

5. CODES FOR COMMERCIAL AND COMMUNITY DEVELOPMENT AND USE

5.1 Code for Town and Village Centres

PURPOSE

- (1) The purpose of this code is to achieve the following outcomes:
- (a) development is consistent with the intended role and desired character of Town Centre Core, Town Centre Frame and Village Centre Precincts and the locality and street in which the development is to be carried out; and
 - (b) development contributes to the creation of successful and attractive Centres at a scale appropriate to the intended role and function of Centres.

(1) Element: Scale and Layout of Premises

PURPOSE

- (a) To create or maintain Centres that accommodate uses, facilities and buildings of a type and scale appropriate to each Centre's desired role and character.
- (b) To create or maintain Centres that facilitate convenient and efficient access – especially for pedestrians, cyclists and public transport.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be of a type and scale consistent with the desired character of the Precinct and locality in which it is situated.	<p>A1.1 Any premises used for commercial purposes and having a gross floor area of over 1000m² are located only in a Town Centre Core or Town Centre Frame precinct.</p> <p>AND</p> <p>A1.2 Where development is in the Maroochydore Planning Area (No. 1), all new buildings have a minimum height of:</p> <ul style="list-style-type: none"> (a) 3 storeys or 12 metres (whichever is the lesser) in the following precincts: <ul style="list-style-type: none"> • Traditional Town Centre; • Maroochydore Central Office (west of First Avenue); • Maroochydore Central Waterfront; and (b) 2 storeys or 8.5 metres (whichever is the lesser) in the Maroochydore Central Office precinct (east of First Avenue). <p>AND</p> <p>A1.3 Premises have a density that does not exceed the preferred maximum density provisions of the relevant precinct (Volume 3 of this Planning Scheme refers).</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 Patterns of streets, lots, urban spaces, buildings and uses must:</p> <p>(a) facilitate convenient access; and</p> <p>(b) provide clear, safe and convenient connections to existing and/or proposed streets, public transport routes and paths for pedestrians and cyclists; and</p> <p>(c) allow for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces.</p>	<p>A2 For assessable development, development is in accordance with an approved site development plan which demonstrates the following:</p> <ul style="list-style-type: none"> • the provision of suitable inter-site pedestrian, cycle and vehicle links; • visual links to views or features of significance are created or maintained through development site, of landscaped public open space in the form of open plaza/courts accessible from the footpath; • all premises are fronting the open space incorporating layouts and windows that permit activity to “spill out” into the space; and • buildings are facing streets and public open spaces and having their entries visible clearly recognisable and accessible from the street or space.

(2) Element: Relationship of Buildings to Public Spaces

PURPOSE

To create or maintain attractive, comfortable and safe public and semi-public urban spaces (where ‘urban spaces’ include public streets and public and semi-public spaces including, but not limited to, parks, squares, plazas, courtyards, arcades and malls).

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Buildings must clearly define, frame or enclose streets and other useable public and semi-public urban spaces.</p>	<p>A1.1 Buildings are located close to the frontages to streets and other important urban spaces for all or most of these frontages so that they create a continuous, or essentially continuous, edge of built form. This includes:</p> <p>(a) at Maroochydore, buildings located along the whole of the front boundary along “core frontages” as shown in Figure 3 - 3.1.3(a); or</p> <p>(b) where elsewhere in a Town Centre Core Precinct, a minimum of 85% of the front facade of the building at street and podium levels abutting or within 3 metres of the site frontage or principal site frontage; and</p> <p>(c) in a Town Centre Frame Area Precinct and a Village Centre Precinct, a minimum of 70% of the front facade of the building at street and podium levels abutting or within 3 metres of the site frontage or principal site frontage.</p> <p>AND</p> <p>A1.2 Car parking areas, service areas and access driveways are located where they will not dominate the streetscape, and in Town Centre Cores and Village Centres will not unduly intrude upon pedestrian use of footpaths, through:</p> <ul style="list-style-type: none"> • the use of rear access lanes, • parking and service areas situated at the rear of the site or below ground level, and • shared driveways.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>LIVELY AND INTERESTING FRONTAGES TO URBAN SPACES P2 Development must be developed in a way which enliven and enrich the experience of people using Centres.</p>	<p>A2 The ground storey level of premises with frontage to a public urban space:</p> <ul style="list-style-type: none"> (a) incorporates activities that are likely to foster casual, social and business interaction for extended periods (such as shopfronts, indoor/outdoor cafes and restaurants); and (b) presents a minimum of 65% of building frontage as windows/glazed doors and a maximum of 35% as solid fa ade; and (c) provide clear or relatively clear windows and, where provided, grille or translucent security screens rather than solid shutters, screens or roller-doors.
<p>SHELTERED AND COMFORTABLE SPACES FOR PEDESTRIANS P3 Footpaths, walkways and other spaces intended primarily for pedestrians must be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.</p>	<p>A3.1 Buildings adjacent to public streets and other public and semi-public spaces provide adequate and appropriate shelter along or around such spaces. Adequate shelter is a minimum width of 3.2 metres for frontages to core frontages and other principal streets in Centres and 2.7 metres in other locations or a lesser distance where footpaths/verges are narrower. Appropriate forms of shelter include verandahs, colonnades, awnings, covered pergolas and arcades.</p> <p>AND</p> <p>A3.2 Outdoor public and semi-public squares or plazas have a minimum of 50% of their area covered or shaded.</p> <p>AND</p> <p>A3.3 Where proposed buildings are a height of more than three storeys or 12 metres (whichever is the lesser), these buildings are not to create unpleasant micro-climatic impacts on any nearby pedestrian spaces, including:</p> <ul style="list-style-type: none"> • overshadowing • wind tunnelling • reflective glare. <p>Evidence accompanying applications is to be provided, if requested by the Assessment Manager that demonstrates to the Assessment Manager’s satisfaction, the achievement of A3.3, evidence includes:</p> <ul style="list-style-type: none"> • shadow analysis for the summer and winter solstice and equinox at the times of 9am, noon and 3pm. • wind affect analysis • solar incidence and reflection analysis. <p>AND</p> <p>A3.4 Hard landscaping and building materials are not highly reflective, or likely to create glare, or slippery or otherwise hazardous conditions.</p> <p>AND</p> <p>A3.5 Where buildings have a height of more than three storeys or 12 metres (whichever is the lesser) they are to allow direct sunlight to reach more than 50% of outdoor public spaces for a minimum of 3 hours between 9am and 3pm on 21 June.</p>
<p>SAFE URBAN SPACES P4 Development must meet the relevant Performance Criteria of Council’s Planning Scheme Design Code for Community Safety and Security.</p>	<p>A4 Development that complies with the relevant Acceptable Measures of Council’s Planning Scheme Design Code for Community Safety and Security.</p>

(3) Element: Distinctive and Legible Centres

PURPOSE

To create or maintain Centres that:

- respond to and enrich the characterising of their setting,
- conserve places of cultural significance,
- are comfortable to be in,
- are distinctive, memorable and visually attractive, and
- are easy to move through and around in.

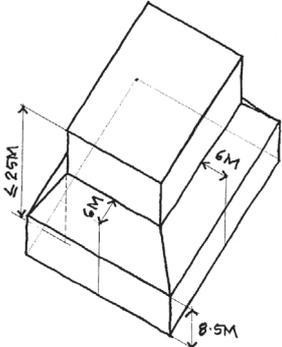
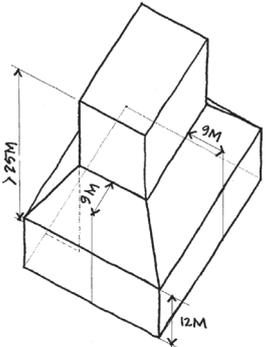
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>DESIRABLE TOWNSCAPE AND LANDSCAPE CHARACTER P1 Development must create or contribute to the desired townscape and landscape character of the precinct, the environs of the site and conserve places of natural and/or cultural significance in which the development is to be carried out.</p>	<p>A1 Development that is consistent with the desired townscape and landscape character of the precinct or locality in which it occurs with respect to:</p> <ul style="list-style-type: none"> • the pattern of streets and spaces, • the siting, form and scale of buildings, • design of buildings and outdoor space having regard to the sub-tropical climate (with appropriate responses for coastal, mountain or hinterland climatic variations), • use of building and landscaping materials and colours, and • conservation of valued landscape elements and places of cultural heritage significance, in accordance with the acceptable measures of this schemes Heritage Conservation Code.
<p>DISTINCTIVE, MEMORABLE AND LEGIBLE CENTRES P2 Development of premises must contribute to distinctive, memorable and legible Centres.</p>	<p>A2.1 New streets and major pedestrian paths are aligned to take advantage of attractive local and distant views (eg. views to the sea, mountains or other important landscape elements).</p> <p>AND</p> <p>A2.2 Buildings located in prominent positions (eg. on ‘gateway’ and corner sites on principal streets, with frontages to major parks or squares, and terminating important vistas,) are designed to express and/or emphasise the importance of their location through architectural expression and/or landscape treatments (such as increased height, reduced building setbacks, entrance location and orientation, decorative treatments, and the like).</p>
<p>BUILDINGS HAVING A CLEAR STREET ADDRESS P3 Buildings must clearly express their primary use and address their principal street frontage.</p>	<p>A3.1 Buildings are to have their most important facades and main public entrances close to, and directly facing, the principal street frontage.</p> <p>AND</p> <p>A3.2 Where development is located on a corner site, the main entrance faces the principal street, or the corner.</p> <p>AND</p> <p>A3.3 Where reasonably practicable, buildings are designed to express their primary intended use in ways which allow traditional associations between the building and use to be made (eg. shops incorporating display windows).</p>

(4) Element: Form and Design of Buildings

PURPOSE

To achieve new buildings within Centres that:

- enhance the character and amenity of their environs,
- promote contemporary architecture appropriate to their settings while respecting older attractive neighbouring premises, and
- take advantage of the prevailing sub-tropical climate and actively minimise reliance on non-renewable energy sources for heating and cooling.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>BUILDING HEIGHT P1 The height of buildings must be appropriate to the desired character of the Centre and the environs of the site.</p>	<p>A1.1 Buildings in Town Centre Core Precincts with a maximum height of:</p> <ul style="list-style-type: none"> • that specified in the Statement of Desired Character for the particular Precinct (in Volume 3 of this Planning Scheme) where at Maroochydore, • 6 storeys (but not more than 25 m) where at Nambour or Sippy Downs, • 3 storeys (but not more than 12m) where being a wholly non-residential building at Mooloolaba. <p>AND</p> <p>A1.2 Buildings in Town Centre Frame Precincts are limited to three storeys (but not greater than 12m) in height unless consistent with the height provisions specified in the relevant desired character statement for the particular Precinct (in Volume 3 of the Planning Scheme).</p> <p>AND</p> <p>A1.3 Buildings in Village Centres are limited to two storeys (but not greater than 8.5m) in height unless consistent with the height provisions specified in the relevant desired character statement for the particular Precinct (in Volume 3 of the Planning Scheme).</p>
<p>BUILDING MASSING AND COMPOSITION P2 Medium height (three to six storey) and taller (over six storey) buildings must have a slender profile and must be located and shaped to:</p> <ul style="list-style-type: none"> • ensure equitable access to attractive views and prevailing cooling breezes, and • avoid excessively wide facades and inadequate spaces between such buildings. 	<p>A2.1 Buildings over 12 metres in height are wholly sited within a building envelope (see Figure 4.5.1A) defined as follows:</p> <p>(a) where no part of the building is higher than 25 metres - planes projected at 45 degrees from a height above ground level of 8.5 metres at the front, side and rear boundaries of the site for a horizontal distance of six metres into the site from the boundaries.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Figure 4.51A Envelope for multi-storey buildings <25m in a town centre.</p> </div> <div style="text-align: center;">  <p>Figure 4.51B Envelope for multi-storey buildings >25m in a town centre.</p> </div> </div>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 continued</p>	<p>(b) where any part of the building is higher than 25 metres - planes projected at 45 degrees from a height above ground level of 12 metres at the front, side and rear boundaries of the site for a horizontal distance of nine metres into the site from the boundaries. (See Figure 4.5.1B)</p> <p>AND</p> <p>A2.2 Any projections occurring outside of the building envelopes on side and rear boundaries only, provided that;</p> <ul style="list-style-type: none"> • balconies may project up to a maximum of 1.5 metres within the setback area where no part of a balcony is closer than 5 metres to a site boundary and the amenity of neighbours is unlikely to be reduced; and • total projections are no greater in length than 25% of the relevant facade and project not more than 20% of the relevant boundary setback. <p>AND</p> <p>A2.3 All storeys of a building above the third storey (or 12m whichever is lesser) are not greater than 1500 square metres in plan area with no horizontal facade dimension more than 45 metres.</p> <p>AND</p> <p>A2.4 Where development is proposed on a site less than 3000m² in area and is isolated from other allotments preventing amalgamation of land, alternative measures for the building envelopes are to be submitted to the Assessment Manager for approval.</p>
<p>BUILDING SETTING AND CONTEXT P3 Buildings and groups of buildings must be sited and designed to respect or enhance the character and amenity of their streets and neighbouring premises.</p>	<p>A3.1 Buildings are sited and designed to be compatible with the scale and significant elements of their streetscape and neighbouring buildings by having:</p> <ul style="list-style-type: none"> • where development is in areas with no established building setbacks, setbacks from the street boundary are to comply with acceptable measure A1.1 of P1 above in Element 2: Relationship of Buildings to Public Spaces, or • where development is in an established area where the setback of an adjacent building is greater than 3m, infill development is to be set back; • the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2 m, or • the average of the setbacks of the adjoining buildings, if the difference between the setbacks of the adjoining buildings is greater than 2 m, or • where development is in established areas where the setbacks of adjacent buildings are 0-3 m, infill development is to be set back the same distance as one or the other of the adjoining buildings, or • setback of buildings in streetscapes of townscape significance are to match that of adjacent development unless an alternative policy has been developed for that street. <p>AND</p> <p>A3.2 Building plan areas and/or facades are articulated and finished in ways that respond to notable, attractive elements of adjacent buildings (eg. in relation to continuity of colonnades, verandahs, balconies, eaves or parapet lines and roof forms), and in accordance with the desired character stated for the applicable precinct.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 continued</p>	<p>AND</p> <p>A3.3 Buildings over three storeys or 12 metres (whichever is the lesser) in height incorporate:</p> <ul style="list-style-type: none"> • distinctions between base or street levels, mid-levels and top levels, and • a podium up to 3 storeys at the base of buildings where they are six or more storeys or 25m (whichever is the lesser) high. <p>AND</p> <p>A3.4 Top levels of buildings and roof forms are shaped to:</p> <ul style="list-style-type: none"> • reduce their apparent bulk and provide visually attractive skyline silhouettes, • screen mechanical plant from view, and • provide roof-top terraces to take advantage of views where appropriate.
<p>VISUAL & ARCHITECTURAL INTEREST</p> <p>P4 Buildings must be designed and finished to:</p> <ul style="list-style-type: none"> • provide visual interest in their forms and facades, • provide outdoor or semi-enclosed public spaces that complement adjoining indoor spaces, and • take advantage of local climatic conditions in ways that reduce demands on non-renewable energy sources for cooling and heating. 	<p>A4 Buildings have articulated and textured facades that incorporate a low proportion of solid to a high proportion of void by using elements such as any or all of the following:</p> <ul style="list-style-type: none"> • wide colonnades, verandahs, awnings, balconies, and eaves, • recesses, screens, awnings and shutters, and • windows that are protected from excessive direct sunlight – especially between the months of October to March inclusive.
<p>ARCHITECTURAL STYLE AND BUILDING MATERIALS AND COLOURS</p> <p>P5 Buildings must respect and reflect the distinctive character of their settings and express contemporary architectural practice.</p>	<p>A5.1 Buildings are finished with external building materials and colours that:</p> <ul style="list-style-type: none"> • are robust and do not require high levels of maintenance, • complement their setting and attractive neighbouring premises, and • are not mirrored or highly reflective. <p>AND</p> <p>A5.2 Where applicable, development that complies with the relevant Acceptable Measures of Council’s Heritage Conservation Code.</p>

(5) Element: Landscaping

PURPOSE

To enhance the character and amenity of Centres with attractive and practical landscaping.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>PUBLIC AND SEMI-PUBLIC URBAN SPACES P1 Landscaping of public and semi-public urban spaces must contribute to a distinctive character and a high level of comfort and visual attractiveness.</p>	<p>A1.1 Development of new premises that incorporate new streets and other public or semi-public thoroughfares is to provide:</p> <ul style="list-style-type: none"> streets with wide landscaped verges with footpaths paved for a minimum width of 1.8 metres (or full footpath widths in Town Centre Core and Village Centre Precincts), avenues of attractive trees located between footpaths and vehicle travel or parking lanes, trees that shade pedestrians and, where appropriate, parked vehicles, adequate lighting, particularly of footpaths and public transport stops (including lamp-post lighting in locations where tree growth may prevent adequate lighting of footpaths from conventional street lights), and robust and comfortable street furniture. <p>A1.2 Where new public or semi-public outdoor spaces are created, such spaces adequately provide for the needs of intended users by:</p> <ul style="list-style-type: none"> having at least one edge (with a length of at least 6m) of the space with a frontage to a public or semi-public street, being effectively integrated into the Centre’s pedestrian movement system, having at least 50% of their area covered or shaded, incorporating seating and other street furniture which is in keeping with any landscaping theme adopted for the Centre, incorporating works of public art, and preserving existing features of cultural and/or landscape significance (including, but not limited to, heritage buildings and items, mature vegetation, natural water features and wetlands). <p>AND</p> <p>A1.3 Landscaping is in accordance with Council’s Code for Landscaping Design.</p>
<p>AMENITY AND CASUAL SURVEILLANCE OF URBAN SPACES P2 Landscaping must enhance the quality of buildings, urban spaces and significant pedestrian and cycle paths without unduly restricting opportunities for casual surveillance.</p>	<p>A2 Mature trees and other vegetation are to provide shade and visual interest yet allow relatively unrestricted views, at heights of between 0.6 and 3 metres above ground level, to paths and spaces likely to be used by pedestrians and/or cyclists.</p>
<p>CHARACTER AND APPROPRIATENESS P3 Plant selection must be in keeping with</p> <ul style="list-style-type: none"> the siting, design and scale of the premises, the desired character of the locality, and the endemic species of the area. 	<p>A3 Trees are selected to:</p> <ul style="list-style-type: none"> complement significant vegetation existing in the vicinity of the premises, introduce attractive foliage and flowers throughout the year, create dramatic focal points in appropriate locations, do not rely on high levels of maintenance or water consumption.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>STREET FURNITURE P4 Adequate street furniture must be provided which is functional, robust and attractive.</p>	<p>A4.1 Street furniture is provided which meets the needs of likely users and contributes to the desired character of the locality, including, but not limited to, seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting.</p> <p>AND</p> <p>A4.2 Street furniture is provided which is comfortable and attractive, is in keeping with any landscaping theme adopted for the Centre, and does not require high levels of maintenance.</p>
<p>LANDSCAPING OF DEVELOPMENT SITES P5 Premises must be attractively landscaped.</p>	<p>A5.1 Soft and hard landscaping is provided on premises, including but not limited to:</p> <ul style="list-style-type: none"> • feature planting areas along important frontages. These should comprise attractive trees, low planting and hard landscaping as may be appropriate and are to extend along those parts of the street frontages not occupied by buildings or access ways for a minimum width of 3 metres; • shade trees in car parks. These should comprise appropriate species of tall-growing trees within and around outdoor car parking areas - generally planted at a spacing of every 4 bay widths to provide shade to parked vehicles; • screen or buffer planting areas. These should comprise densely planted areas having a width of at least 3m, and/or solid fencing or walls, or other screen structures, of a height of at least 1.8 metres; • They are required where necessary to screen out views to potentially unsightly facilities or areas (eg service yards, refuse collection areas) or in cases where protection of privacy is necessary; and • planting integrated with building forms. Planting should be integrated with the design of any multi-level car parking structures where facades are likely to be visible from nearby streets and other public spaces. Terrace or roof-top planting is encouraged to soften the appearance of buildings and provide visual amenity, especially for mixed use buildings which incorporate a residential component. <p>AND</p> <p>A5.2 The provision of a landscaped area not less than 10% of the site.</p> <p>A5.3 Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such as:</p> <ul style="list-style-type: none"> • careful selection and location of lighting fixtures having regard to relevant Australian Standards including AS 4284, • use of building design/architectural elements or landscaping treatments to block or reduce excessive light where it is unwanted, and • alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation. <p>AND</p> <p>A5.4 Buildings over 12m in height, do not have unacceptable micro-climatic impacts, especially on areas likely to be used by pedestrians, by:</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 continued	<ul style="list-style-type: none"> • being located and shaped to avoid creation of ‘wind tunnel’ effects; • incorporating appropriate shelter for pedestrian paths and areas such as colonnades, verandahs or awnings; and • providing screens and landscaping to reduce the effects of strong winds.

(6) Element: Environmental and Amenity Impacts

PURPOSE

To achieve development within Centres that:

- maintains or enhances the amenity of its environs, and
- takes advantage of the prevailing sub-tropical climate, and
- minimises reliance on non-renewable energy sources for heating and cooling.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development must enhance or not unacceptably reduce the amenity or environmental quality of its environs and especially any nearby residential accommodation.	<p>A1.1 Undesirable visual, noise and odour impacts on public and semi-public urban spaces and residential, or mixed use development incorporating residential accommodation, are avoided or reduced by:</p> <ul style="list-style-type: none"> (a) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards, (b) not locating site service facilities and areas along any frontage to a public or semi-public street or other urban space. This particularly applies to mobile refuse bins, (c) limiting refuse collection times to daylight hours where premises are adjacent to buildings containing residential accommodation, and (d) locating and designing ventilation and mechanical plant so that prevailing breezes do not direct undesirable noise and odours towards nearby residential accommodation. <p>AND</p> <p>A1.2 Glare conditions or excessive ‘light spill’ on to adjacent sites and public spaces are avoided or minimised through measures such as:</p> <ul style="list-style-type: none"> (a) careful selection and location of lighting fixtures having regard to relevant Australian Standards including AS 4284, (b) use of building design/architectural elements or landscaping treatments to block or reduce excessive light where it is unwanted, and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation. <p>AND</p> <p>A1.3 Buildings over 12 metres in height, do not have unacceptable micro-climatic impacts, especially on areas likely to be used by pedestrians, by:</p> <ul style="list-style-type: none"> • being located and shaped to avoid creation of ‘wind tunnel’ effects; • incorporating appropriate shelter for pedestrian paths and areas such as colonnades, verandahs or awnings; and • providing screens and landscaping to reduce the effects of strong winds.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 Privacy of residential premises is maintained such that the residents' use of indoor and outdoor living areas is not unreasonably diminished.</p>	<p>A2 For premises adjacent to existing or proposed buildings containing residential accommodation, the reasonable privacy of such accommodation is maintained by having:</p> <ul style="list-style-type: none"> • windows and outdoor areas (eg terraces and balconies) located and designed so they do not directly overlook or look into residential accommodation in surrounding premises; • buildings sited and oriented to minimise the likelihood of overlooking occurring; and • the inclusion of screening over openings.
<p>P3 Mixed use development incorporating residential accommodation must provide reasonable standards of identity, privacy and security for residents and their visitors.</p>	<p>A3.1 For residents and their visitors clearly defined, well-lit and safe entry areas are provided from street frontages and car parking and service areas that are separate from the entry areas provided for other building users.</p> <p>AND</p> <p>A3.2 Appropriate forms of security are installed to distinguish residential occupants and visitors from other building users.</p> <p>AND</p> <p>A3.3 Clearly marked, safe and secure car parking areas are installed for residents and visitors which are separate from the parking areas provided for other building users.</p>
<p>P4 The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A4 Development and use achieves compliance 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>P5 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment, or vandalism. 	<p>No Acceptable Measure nominated</p>

¹ 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*.

5.2 Code for Local Centres and General Stores

PURPOSE

The purpose of this code is to assist with achieving Council’s planning intentions for Local centres and General stores that:

- (a) provide retail and other services that serve a local neighbourhood;
- (b) are of a small-scale;
- (c) are designed to protect the amenity of surrounding dwellings and residential precincts;
- (d) recognise and reflect the character of the applicable planning area; and
- (e) provide a focus for local public transport, cycling and walking.

(1) Element: Location and Site Suitability

PURPOSE

To provide for convenience shopping to be established on suitable sites clearly identified in the Planning Areas’ and Precinct provisions, and General stores in convenient accessible locations.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must be developed on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provisions, and landscaping.</p>	<p>For General Stores A1.1 General Stores are located on a corner site having an area of at least 800m².</p>
<p>P2 Premises are established on a site:</p> <ul style="list-style-type: none"> • if for a local centre, which is identified for local centre purposes; or • if for a general store, which is conveniently accessible. 	<p>For Local Centres (being development other than general stores): A2.1.1 Premises are developed within existing shopping facilities. OR A2.1.2 Premises are developed in a Local Centre Precinct or on a site specifically defined for that purpose by Planning Area provisions in Volume 3.</p> <p>For General Stores: A2.2 Where consistent with the desired character of the relevant precinct, new General stores are developed on a site within convenient walking distance (ie. not more than 400m) of most surrounding residences that it is intended to serve, at the centre of, or at a “gateway” location to the existing or planned new neighbourhood. A2.3 General stores are located at the intersection of two collector or higher order streets. A2.4.1 A General store is located more than 800 metres from any other Local centre or General store OR A2.4.2 General stores are established on a site adjoining existing community facilities (including schools, community halls, churches).</p>

(2) Element: Scale of Development

PURPOSE

To provide for a scale of development and use compatible with the character and amenity of the locality, and which recognises the primacy of the Shire’s higher order centres and the role local centres and general stores to provide community based retailing and other community based services.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must be developed to a size and nature consistent with the provision of local community based retail and community facilities.</p>	<p>For Local Centres (being development other than general stores):</p> <p>A1.1.1 A Shop or Shops, and any other commercial uses have a maximum gross floor area of 1000m², when not involving co-located community facilities.</p> <p>OR</p> <p>A1.1.2 Where involving co-located community facilities, local centres have a total gross floor area of 3000m², including a maximum gross floor area of Shop or Shops and any other commercial uses of 1000m²</p> <p>For General Stores:</p> <p>A1.2 The gross floor area of the retail component of a general store is 150m².</p> <p>A1.3 The retail component is part of or co-located with a single dwelling unit on the same site.</p> <p>A1.4 The maximum site cover of a general store (including the dwelling unit component) is 60%.</p>

(3) Element: Building Form

PURPOSE

To provide for premises that are attractive and compatible with the desired amenity and character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The building form must be integrated into the existing or proposed streetscape in such a way that respects the desired character and amenity of the locality but maintains a visually appropriate form and which provides safe public areas and spaces.</p>	<p>For Local Centres (being development other than General stores):</p> <p>A1.1 The siting and design of premises provides for:</p> <ul style="list-style-type: none"> (a) buildings that are located abutting or within 3 metres of the site frontage or principal site frontage, for a minimum of 60% of the frontage width; and (b) buildings that address the street with main entrances fronting the street or outdoor plazas that constitute the focal point of the centre, rather than to internal spaces or parking areas; and (c) car parking that does not dominate the street address of the premises, whilst providing a mix of spaces on-street, visible from the street and at the rear or below ground; and (d) safe passage for pedestrians from the street to building entrance that is separate from the car park, where car parking areas are situated at the front of, or on the approach side of the site; and (e) buildings that have a traditional character by incorporating any or all of:

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>	<ul style="list-style-type: none"> (i) awnings or verandahs, (ii) high pitched roof forms, (iii) rectangular building plan form, and (iv) extensive use of timber, brick, corrugated iron and similar “traditional” materials, and (v) a minimum 3 metre wide awning or verandah along the street frontage or principal street frontage, providing pedestrian shelter on the footpath or on the site. <p>(f) the appearance of one or a number of residential scale buildings, rather than one large commercial building by using a range of design solutions such as to separate the building bulk into a range of built components.</p> <p>For General Stores:</p> <p>A1.2 The design provides for:</p> <ul style="list-style-type: none"> (a) the Shop component addressing and abutting the street alignment; (b) buildings that have traditional character by incorporating any or all of: <ul style="list-style-type: none"> (i) awnings or verandahs, (ii) high pitched roof forms, (iii) rectangular building plan form, and (iv) extensive use of timber, brick, corrugated iron and similar “traditional” materials, and (v) a minimum 3 metre wide awning or verandah along the street frontage or principal street frontage, providing pedestrian shelter on the footpath or on the site. (c) carparking of one additional space to those available for the Dwelling house component, and to be available for shop deliveries and staff parking.
<p>P2 The building form must be of a scale and bulk that is compatible with surrounding residential premises.</p>	<p>For all development:</p> <p>A2.1 Buildings are setback from side and rear boundaries of adjoining residential properties a minimum of</p> <ul style="list-style-type: none"> (a) 1.5m for walls with a height of less than 4.5m; (b) 2m for walls with a height of 4.5m up to 7.5m; and (c) 2.5m for walls with a height of 7.5m or greater. <p>A2.2 Buildings are one or two storeys unless part of a mixed use development consistent with the relevant Precinct.</p> <p>A2.3 Development involving more than one level is oriented front to rear, and openings and windows are screened to minimise overlooking of adjoining residential premises.</p>

(4) Element: Service Areas and Residential Amenity

PURPOSE

To provide on-site service areas that can be conveniently accessed, are visually attractive and are located to minimise impact on adjoining residential areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must have waste storage and collection areas, loading/unloading areas and any outdoor storage and/or display facilities that are:</p> <ul style="list-style-type: none"> (a) located to minimise impact on the amenity of adjoining residential areas. (b) of sufficient size, (c) suitably located for convenient use, and (d) designed to be visually attractive or screened. 	<p>For all development:</p> <p>A1.1 Waste storage and loading/unloading areas are located for convenient use and collection and adequately screened from public view, and to prevent impacts from odour on the amenity of adjoining residential properties</p> <p>A1.2 Outdoor storage areas are sited so as to be visually unobtrusive from the street or appropriately screened.</p> <p>A1.3 No air conditioning units or shop/business premises support machinery are located within 6 metres of any adjoining residential boundary.</p> <p>A1.4 Car parking areas are screened with a fence capable of shielding headlight glare on to adjoining residential properties.</p>
<p>P2 The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A2 Development and use achieves compliance 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>P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

¹ 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.

(5) Element: Landscaping

PURPOSE

To enhance the character and amenity of Local centres and General stores with attractive and practical landscaping.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must be attractively landscaped.	<p>For all development:</p> <p>A1.1 A landscaped area not less than 10% of the site is provided.</p> <p>A1.2 Side and rear boundary setback areas are landscaped.</p>

(6) Element: Connectivity

PURPOSE

To promote Local centres as a focus of public transport, cycling and walking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Premises must provide facilities and connections for convenient safe and equitable movement of pedestrians and cyclists to and within the Local centre.	<p>For Local centres (being development other than general stores):</p> <p>A1.1 Pedestrian access is provided at street level, with continuous, even, equitable access from the surrounding footpath network.</p> <p>A1.2 The design and location of vehicle access ramps on footpaths minimises disruption to footpaths.</p> <p>A1.3 24 hour public spaces (of an area equivalent to 5% of the gross floor area of the development), including the provision of covered seating, and cycle parking facilities, are provided and properly illuminated at all times.</p> <p>A1.4 The design of premises promotes casual surveillance of all public spaces and car parking on or adjoining the premises.</p> <p>A1.5 Where practical, provision is made for the setdown of buses, and associated facilities (covered seating and water bubbler) for patrons of the bus network.</p> <p>For General stores</p> <p>No Acceptable Measures are nominated</p>

5.3 Code for Child Care Centres

PURPOSE

The purpose of this code is to assess the need for and design of long day care, centre-based care, family day care and outside school hours care at premises situated at conveniently accessible, safe and healthy locations and where they do not have a detrimental impact on the the amenity of the local area.

(1) Element: Location and Site Characteristics

PURPOSE

To provide for child care centres at sites which are conveniently accessible and achieve high standards of local amenity and traffic safety, and encourage multi-purpose trips.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The site must be accessible: (a) to either community facilities, or educational establishments, or at a conveniently accessible site at the ‘gateway’ to a residential area; and (b) via pedestrian paths or public transport services.</p>	<p>A.1 The premises are located either: (a) adjacent to other community facilities such as shopping centres, useable parkland, schools and community halls; or (b) at a conveniently accessible site at the ‘gateway’ to a residential neighbourhood; or (c) at a conveniently accessible site in or near educational establishments, Town and Village Centres or other employment areas.</p>
<p>P2 The premises must be located so: (a) non-local traffic is not introduced into minor residential streets; and (b) noise nuisance is not caused to occupiers of surrounding premises.</p>	<p>A2.1 The premises are located on a site with access other than to a minor residential street, sub arterial or an arterial road. A2.2 The premises are located on a site: (a) not adjoining residential land, or (b) adjoining residential land but having sufficient area to provide for the buffering measures referred to in the Acceptable Measures of Element (2) below.</p>
<p>P3 The premises must be located on a site that is capable of accommodating for a high quality design with integrated and safe outdoor and indoor play areas, and including:</p> <ul style="list-style-type: none"> • the required buildings and structures, • associated vehicle access, parking and manoeuvring, • on-site landscaping, and • any necessary buffering. 	<p>A3 The centre is located on land having: (a) a minimum area of: <ul style="list-style-type: none"> • 1000 m² where less than 25 children are to be accommodated, or • 1500 m² for between 25 and 50 children, or • 2000 m² for more than 50 children. (b) a slope of less than 10%; and (c) a regular shape.</p>

(2) Element: Layout and Design

PURPOSE

To provide for child care centres that achieve high standards of on-site useability, local amenity and traffic safety.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The premises must be sited and designed to minimise conflict with any surrounding residential premises through physical buffering measures such as walls, screens and landscaping.	A1 A solid screen fence 1.8 metres high is erected along the full length of all site boundaries adjoining existing or likely future residential land.
P2 Landscaping must be provided along all street frontages in accordance with Council's Code for Landscaping (Design), and suitable shading incorporated in outdoor play areas.	A2.1 Landscaping along street frontages is provided in accordance with Council's Landscaping Design Code. AND A2.2 A fully covered outdoor activity area of at least 5 m ² per child able to be accommodated at the centre. AND A2.3 At least 50% of the total outdoor area is provided with natural shade between the hours of 9 am and 3 pm.
P3 A safe setdown/pick up area must be provided, with all on-site vehicle manoeuvring and parking areas located and designed to minimise conflicts between vehicles and children.	A3.1 A drive-through lane is provided at the front of the site which allows for the flow of vehicles with good visibility. AND A3.2 For every 5 children able to be accommodated at the centre one safe on-site passenger setdown space is provided.

5. CODES FOR COMMERCIAL AND COMMUNITY DEVELOPMENT AND USE

(3) Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Exposure of the premises to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment¹.</p>	<p>A1 Development and use achieves compliance 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>P2 The emission of sound beyond the boundary of the site²:</p> <ul style="list-style-type: none"> maintains the EPP (noise) Environmental values of the receiving acoustic environment; and is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A2 Development and use achieves compliance 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>P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> aesthetic quality and compatibility; physical accessibility; provision for casual surveillance of public space from dwellings; and opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

¹ 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*

5.4 Code for Outdoor Dining Areas

PURPOSE¹

The purpose of this code is to regulate the establishment and use of outdoor dining areas on public land.

(1) Element: Pedestrian Accessibility and Circulation

PURPOSE

To provide for outdoor dining areas which allow for adequate pedestrian movement and pedestrian accessibility by maintaining a clear and defined circulation pattern.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Outdoor dining areas must be situated so as not to prevent or cause congestion to the movement or flow of pedestrian traffic in public areas.	<p>A1.1 A clear width of at least 2 metres is maintained along a public footpath adjacent to the licensed area to provide safe pedestrian circulation.</p> <p>OR</p> <p>A1.2 At the waterfront, the licensed area is set back at least 3 metres from the water's edge to provide uninterrupted public access to and along the water's edge.</p> <p>AND</p> <p>A1.3 No fixed structures or devices that hinder pedestrian movement are placed or constructed within a public footpath. These devices may include:</p> <ul style="list-style-type: none"> • walls • partitions • fences • planter boxes.
P2 Outdoor dining areas on public land are situated so that pedestrian circulation is not diverted away from either the most direct route or the route offering adequate protection from inclement weather.	<p><i>(in relation to P2 and P3)</i></p> <p>A2.1 A minimum 2 metre wide clear public pedestrian path is maintained through or around outdoor dining areas by either:</p> <ul style="list-style-type: none"> • where an awning or other shade structure covers the entire footpath, locating the outdoor dining area abutting the building so that a minimum 2 metre pedestrian area is available adjacent to the kerb; or • where an awning or other shade structure does not cover the entire footpath allowing for a minimum 2 metre wide pedestrian path to be located adjacent to the building with the outdoor dining area located between the pedestrian path and the kerb.
P3 The design of the outdoor dining areas takes proper account of the extent and shape of the available public footpath area, and access requirements of neighbouring premises.	<p>A2.2 Outdoor dining areas are located more than 1.2m from the kerb.</p>

¹ Applicants are advised that development for outdoor dining purposes must also comply with the requirements for sanitary facilities specified in the Building Code of Australia. In addition, any application for outdoor dining on public land requires consultation with the relevant State Government Department as the administrators of Crown land.

(2) Element: Shade Structures

PURPOSE

To provide for shade structures and devices within the road reserve to be safe and attractive, and for shade devices to be able to be removed when not in use.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Any shade structure or device located within the road reserve or other public space must be compatible with, or enhance, the streetscape character and visual amenity of the locality.	<p>A1.1 Where a streetscape character or theme has been adopted for a locality, any shade structure or device is consistent with or enhancing that character or theme.</p> <p>AND</p> <p>A1.2 Any shade structure or device is visually consistent with the architectural, landscape and/or design theme of the premises for which the outdoor dining area has been provided.</p>
P2 Shade devices (such as umbrellas) must be used in areas that are exposed to the weather.	<p>A2 Umbrellas are used to provide shade and weather protection for outside dining areas not covered by shade structures.</p>
P3 All shade devices within the road reserve must be designed and located to ensure pedestrian safety and to be readily removable.	<p>A3.1 Shade devices provide a minimum clearance height of 2 metres for all pedestrian and patron circulation areas.</p> <p>AND</p> <p>A3.2 Any shade device is removed from the footpath outside the premises' operating hours and stored within the premises.</p>
P4 Umbrellas and other shade devices used for outdoor dining areas must be appropriately secured to ensure they do not become a safety hazard during adverse weather conditions.	<p>A4 Umbrellas and other shade devices are fixed securely when in use.</p>

(3) Element: Layout and Design

PURPOSE

To provide for outdoor dining areas to be designed having proper regard to footpath size and requirements for pedestrian movement, and to have furniture which is removable, attractive, durable and does not detract from the streetscape.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Outdoor dining on public land must be located directly adjacent to the premises or beyond the frontage of the premises where footpath conditions allow for such use and access to, and operations of, adjoining premises are not adversely affected (requires adjoining landowners' written approval).	<p>A1.1 The outdoor dining area is contained within the public footpath area adjacent to the premises of which it is a part and does not extend past the building's frontage.</p> <p>OR</p> <p>A1.2 The outdoor dining area extends beyond the frontage of the premises for which it is provided where:</p> <ul style="list-style-type: none"> • due to an extension of the public footpath as part of an urban improvement project, an area has been designed for outdoor dining that may not be directly in front of the premises, and • clear access is maintained to the entrance and any shop window display of adjoining premises.
P2 Furniture used in outdoor dining areas on public land must be of a high design standard, robust and durable.	<p>A2 Furniture, both tables and chairs, used in outdoor dining areas on public land are constructed of the following;</p> <ul style="list-style-type: none"> • powder coated steel; • polished aluminium; and • wood <p>and not plastic.</p>
P3 All chairs and tables, and associated items must be removed from the public footpath outside trading hours.	<p>A3 Tables and chairs, and associated items, are not fixed within the footpath and are removed from the street at the completion of trading and stored on site.</p>
P4 The design and layout of outdoor dining areas on public land allow for pedestrians and patrons to move freely within the designated dining area.	<p>A4 A minimum area of 1.5 m² is provided for each chair within an outdoor dining area on public land.</p>

(4) Element: Extent of Area Used

PURPOSE

To provide for the extent of outdoor dining to be characteristic of the use, and to be in keeping with the character and amenity of the locality in which it is situated.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The extent of outdoor dining on public land must be in keeping with the size of the premises and the character of the locality.</p>	<p>A1 The number of tables and chairs per premises is limited to:</p> <ul style="list-style-type: none"> • the size of the area available for use having regard to the requirements of the other elements of this code; and • 40% or less of the gross floor area of the premises for which the outdoor dining area is associated.

5.5 Code for Markets

PURPOSE

The purpose of this code is to ensure that markets (both indoor and outdoor, community and commercial) are established where appropriate infrastructure can be provided, and operate with consideration to the amenity of the locality and impact on permanent businesses in the area.

(1) Element: Site Suitability

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The market must be operated at a location where the attraction of a large number of people is consistent with the desired nature and character of the locality.</p>	<p>A1.1 The site is situated in, or adjoining, a Town Centre Core, Town Centre Frame or Village Centre precinct.</p> <p>AND</p> <p>A1.2 Markets (other than markets operated by community or non-profit organisations) are located on private land</p>
<p>P2 The use must:</p> <ul style="list-style-type: none"> • promote community, entertainment and non-profit uses in the market, and • limit commercial/business impacts on established businesses in the vicinity of the market 	<p>A2.1 Market stalls are not located adjacent to similar established business uses unless the consent of the business operator is obtained</p> <p>AND</p> <p>A2.2 A minimum of 10% of stalls are used for the following uses:</p> <ul style="list-style-type: none"> • buskers, • entertainment, • non-profit organisations or uses, • community uses.

Note - In addition to the applicable planning scheme codes applicants must refer to Council's relevant Local Laws and the relevant State legislation for food hygiene.

(2) Element: Site Layout and Operation

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The market must be established and operated to provide a healthy, safe and comfortable environment.</p>	<p>A1.1 A minimum 2.0 metre wide clear pedestrian path is maintained between stall fronts.</p> <p>AND</p> <p>A1.2 Where using the footpath area for market purposes and the road reserve is being used by vehicles during the operation of the market, a minimum 1.2 metre clearance from the kerb to any structure or other use area is provided.</p> <p>AND</p> <p>A1.3 A minimum 2.0 metre wide pedestrian access is provided between stalls and existing shop fronts.</p> <p>AND</p> <p>A1.4 The site layout of the stalls provides view corridors and pedestrian circulation access to adjacent businesses and advertising signs.</p> <p>AND</p> <p>A1.5 (i) Waste containers are provided on the premises for the disposal of waste from stall holders (operators) and the public at a rate of:</p> <ul style="list-style-type: none"> • 1 container for each food stall operator (not including existing street bins), and • sufficient containers for waste generated from each stall (not including existing street bins) <p>in accordance with the Code for Waste Management in Commercial/Business and Community Uses, and</p> <p>(ii) bins are located within the vicinity of the food stall and/or meeting/congregation area in each they are intended to serve.</p> <p>AND</p> <p>A1.6 The area used for market purposes, is maintained in a clean, safe and tidy state at all times by the operator.</p> <p>AND</p> <p>A1.7 At the conclusion of each day's trading, the entire area used for market purposes is left in a clean, safe and tidy state.</p> <p>AND</p> <p>A1.8 Public toilets are provided, and made available, for customers and staff at all times during the operation of the markets, and are located within the area used for the market or are located within 200 metres of the market. If public toilets are not provided on the area used for market purposes, directional signage to the toilets is provided.</p> <p>AND</p> <p>A1.9 Public toilets are maintained in a clean, safe and tidy state at all times.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 The markets must be conducted in ways that do not adversely affect the amenity of the locality.</p>	<p>A2.1 Where outdoors, the markets are conducted (including set-up time) between the hours of 6am and 10pm.</p> <p>AND</p> <p>A2.2 Markets are held on not more than two days per week.</p> <p>AND</p> <p>A2.3 Markets on a site adjoining residential land are within a building, or separated from such land by:</p> <ul style="list-style-type: none"> • a building or buildings not used for residential or market purposes, or • a landscaped buffer area, for the full length of the common boundary, having a minimum width of 3 metres and provided with a solid screen fence (or earth mound) having a height of at least 1.8 metres, or • an open space area of at least 20 metres in width.
<p>P3 The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A3 Development and use achieves compliance 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>P4 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

(3) Element: Vehicle Movement and Parking

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Sufficient vehicle access and car parking must be provided on the premises to accommodate the amount of vehicle traffic expected to be generated by the use</p>	<p>A1. A minimum 3.0 metre wide clear movement path is maintained through or around the market to allow emergency vehicle access.</p>

¹ 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*.

5.6 Code for Mixed Use Premises

PURPOSE

The purpose of this code is to provide for the development of mixed use premises where such premises can take advantage of available physical and social infrastructure in ways that protect and enhance local amenity and fit within the Shire’s preferred land use pattern (including the distribution of Centres) and transport network.

(1) Element: Location Suitability

PURPOSE

To encourage development and use of mixed use premises at locations where such premises are able:

- to benefit from, and contribute to, concentrations of pedestrian activity, and
- to encourage and support opportunities for local employment, increased public transport use, and increased walking and cycling, and
- to avoid the creation of unplanned centres that could undermine the economic and social viability of existing and planned centres, and
- to avoid adversely impacting on the amenity of the surrounding area.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Mixed-use premises must be located:</p> <ul style="list-style-type: none"> • in an area where mixed use premises are in keeping with, and contribute to, the area’s desired local character, amenity and role within the Shire, and/or • on a site fronting, or within a short and easy walking distance of, an area or use which frequently attracts a high level of pedestrian activity. 	<p>A1 Premises are developed on a site with frontage to a Arterial Main Street, Sub Arterial Main Street, Major Collector or Minor Collector Street and:</p> <ul style="list-style-type: none"> • in a Town Centre Core, Village Centre or Local Centre precinct, or • on a site in a Town Centre Frame precinct which is within 400 m of a major transport interchange/terminus, or • on a site in a Multi-storey Residential precinct where non-residential uses are specifically provided for in the table of <i>Maximum Preferred Density</i> in Volume 3 of the planning scheme, or • where consistent with the desired precinct intent in a Master Planned Community precinct.

(2) Element: Mix of Use

PURPOSE

To provide for a mix and distribution of uses which are economically, socially and operationally compatible with each other and with those existing or intended in the surrounding area.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Mixed-use premises must incorporate uses which:</p> <ul style="list-style-type: none"> • are compatible with each other, • can co-exist on the site with little or no conflict, and • contribute to the desired character, vitality and amenity of the area. 	<p>A1.1.1 Where in a Town Centre Core or Town Centre Frame precinct, up to 75% of the gross floor area of the premises is used for residential purposes, with the remaining gross floor area used for one or more of the following purposes:</p> <ul style="list-style-type: none"> • Art and craft centre, • Child care centre • Garden centre, • Light industry (less than 50m² gross floor area), • Medical centre, • Office, • Restaurant, Convenience restaurant or Fast-food store, • Shop, • Special use, • Gymnasium or other indoor recreation use (not being a sports facility, nightclub or other licensed premises), • Veterinary Clinic. <p>OR</p> <p>A1.1.2 Where in a Multi-storey Residential precinct, the premises have non-residential gross floor area no more than the maximum preferred for the particular precinct (refer to Volume 3 of this Planning Scheme), with the non-residential use being for one or more of the following purposes:</p> <ul style="list-style-type: none"> • Art and craft centre, • Child care centre • Garden centre, • Light industry (less than 50m² gross floor area), • Medical centre, • Office, • Restaurant, Convenience restaurant or Fast-food store, • Shop, • Special use, • Gymnasium or other indoor recreation use (not being a sports facility, nightclub or other licensed premises), • Veterinary Clinic. <p>AND</p> <p>A1.2 The premises are designed, and can be readily adapted to accommodate two or more different uses with no, or only minor building work, and no operational works.</p> <p>AND</p> <p>A1.3 The premises have uses which can attract high levels of customer visitation (like shops, cafes, restaurants and business or community uses offering counter services) which are located at ground storey level along the principal street frontage and, if applicable, at the street corner.</p>

(3) Element: Siting and Design of Premises

PURPOSE

To provide for the layout, scale, form and character of mixed use premises:

- to be in keeping with the desired character of the locality, and
- to be compatible with the existing and/or intended use of surrounding premises, and
- to allow for the premises to be adapted for different uses and types of occupancy over time, and
- to contribute to making the adjacent street(s), or other public space(s), more attractive, more interesting and safe.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Buildings must front and address the principal street, and address any adjoining parks or other public spaces.	<p>A1.1 Buildings have:</p> <ul style="list-style-type: none"> • main entries and windows at ground storey level in the principal street, or street corner, facade, and; • windows and/or doors in any facade fronting an adjoining park, public square, courtyard or similar public or communal space. <p>AND</p> <p>A1.2 Premises have a street frontage orientation, rather than being oriented towards a side or rear boundary.</p>
P2 Buildings must be of a height and density consistent with the desired character of the locality.	<p>A2 Premises have a height and density that do not exceed the preferred maximum stated for the precinct in which the site is situated (Volume 3 of this Planning Scheme refers).</p>
P3 Buildings must be designed to be easily adaptable to different uses over time.	<p>A3.1 Habitable parts of buildings above ground storey have a depth (excluding balconies) of not more than 12 metres to allow for good penetration of natural light within the building, except where a light well or court is incorporated which provides for an effective depth of not more than about 12 to 15 metres.</p> <p>AND</p> <p>A3.2 Any ground storey (and, in a Town Centre Code or Town Centre Frame precinct, first storey) of a building has:</p> <ul style="list-style-type: none"> • a height of at least 3.2 metres to allow for possible changes of use over time, or • a height of less than 3.2 metres by way of a false floor or ceiling. <p>AND</p> <p>A3.3 Clearly defined residential entry areas are provided from street frontages and/or car parking areas which are separate from the entry areas provided for other building users.</p> <p>AND</p> <p>A3.4 Clearly marked, safe and secure car parking areas for residents are provided which are physically separated from the parking areas provided for other building users.</p>
P4 The ground storey of the building must be:	<p>A4.1 Buildings at ground storey level:</p> <ul style="list-style-type: none"> • are setback from the street frontage in accordance with the relevant Acceptable Measures of the relevant land use code (sections 2, 3, 4, 5 and 6 of Volume 4 refer) or Local Area Code in which the premises are situated, or
• located at or close to the principal street frontage and/or any other major public or communal pedestrian space so	

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P4 cont that a continuous or mostly continuous built form edge (accommodating publicly accessible use and/or visual interest) is created, or</p> <ul style="list-style-type: none"> otherwise consistent with the desired streetscape character of the locality as described in the relevant Performance Criteria of the relevant land use code or Local Area Code in which the premises are situated. 	<ul style="list-style-type: none"> where no street frontage setback is otherwise required, are setback less than 6 metres from the principal street frontage for at least 20% of the building's front facade. <p>OR A4.2 Site specific measures are used to ensure the premises enhance, or at least do not compromise, the desired streetscape character in accordance with a competently prepared, Streetscape Concept Plan and/or Landscape Plan.</p>
<p>P5 Premises must be orientated towards on-site or adjoining open space, or otherwise to take advantage of any attractive view or desirable aspect, without causing unacceptable levels of adverse impact.</p>	<p>A5.1 Site specific measures are applied such that:</p> <ul style="list-style-type: none"> residents are provided with a sense of address and privacy, and overlooking and/or overshadowing or adjoining living areas is avoided or minimised, and dwelling entries are visible from the street and/or other public and communal spaces. <p>AND A5.2 The premises are sited and designed such that sunlight to the living room windows and/or private open spaces of dwellings on adjoining sites, or to adjoining public open space, is not reduced to less than 4 hours between 9am and 3pm on 21 June, (or by 20% less than existing if already less than 4 hours).</p>
<p>P6 On-site car parking must be provided in a location that is convenient, legible and efficient to use, without adversely affecting the desired streetscape character or amenity of the locality, and having particular regard to:</p> <ul style="list-style-type: none"> the expected extent of sharing of parking spaces at different times by different uses, the availability of on-street and other publicly available spaces in the vicinity of the site, the availability and accessibility of public transport, and accessability during the operational hours of the use requiring the car parking. 	<p>A6 The number of car parking spaces provided on the site is in accordance with the Acceptable Measures of the <i>Code for Transport, Traffic and Parking</i>.</p>

(4) Element: On-Site Open Space

PURPOSE

To provide for on-site open space which:

- provides residents with opportunities for convenient, attractive and comfortable private outdoor living, and
- includes practical and attractive landscaping which enhances the appearance of the premises from outside the site, enhances the micro-climatic conditions within the site and is consistent with the character and amenity of the locality, and
- if necessary, contributes to the buffering of the premises from any adjoining incompatible or sensitive premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Private open space must be provided for each dwelling unit (or potential dwelling unit) to suit expected user needs by:</p> <ul style="list-style-type: none"> • being clearly defined for private use, • being directly accessible from a main living area, • having dimensions capable of accommodating a variety of domestic outdoor recreational activities, and • addressing privacy, outlook and maximum year round use. 	<p>A1.1 On-site open space is provided in accordance with the relevant Acceptable Measures of the land use code (sections 2, 3, 4, 5 and 6 of Volume 4 refer) or Local Area Code in which the premises are situated.</p> <p>OR</p> <p>A1.2 Where there are no relevant Acceptable Measures of another applicable code:</p> <p>(a) on-site open space having a total minimum area of 30% of the area of the site is provided, including:</p> <ul style="list-style-type: none"> • private open space having a total minimum area equal to 20% of the total building gross floor area within the premises, and • landscaping of at least 10% of the area of the site; and <p>(b) secure and conveniently accessible private open space for each dwelling unit (or potential dwelling unit) is provided in the form of a courtyard, balcony or roof deck, having a total minimum area of:</p> <ul style="list-style-type: none"> • 25.0m² where at ground level, with no dimension less than 3m; or • 10.0m², with no dimension less than 2.5m, otherwise; <p>and no one space having an area of less than 6.0m².</p>
<p>P2 High quality soft and hard landscaping must be provided which is in keeping with the siting, scale and design of the premises, and the desired character and amenity of the locality.</p>	<p>A2.1.1 On-site landscaping is provided in accordance with the relevant Acceptable Measures of the code for Landscaping Design.</p> <p>OR</p> <p>A2.1.2 Where there are no relevant Acceptable Measures of the code for Landscaping Design, soft and hard landscaping is provided on the premises which includes:</p> <ul style="list-style-type: none"> • feature planting areas along highly visible frontages - comprising attractive trees, low planting and hard landscaping extending along any part of the street frontage not occupied by buildings or access ways, for a minimum depth of 2.0m,

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P2 continued	<ul style="list-style-type: none"> • shade trees in open air car parks - provided at a spacing of one tree for every 4 bay widths, • screen or buffer planting to any incompatible adjoining use or around any outdoor garbage bin or other service area - comprising densely planted trees and shrubs in areas having a minimum width of 2.0m and/or solid, visually attractive, fencing, walls or other screening structures of a height of at least 1.8m, • planting structurally integrated into the building form (eg, comprising terrace, courtyard, roof-deck and/or front entry planting) which softens the appearance of buildings, provides visual interest, and contributes to a more comfortable on-site micro-climate, and • soft landscaping using predominantly or exclusively native species and provided in a way that generally does not rely on high levels of maintenance.

(5) Element: Environment and Amenity

PURPOSE

To avoid or minimise the noise, vibration and air emissions from any use on the site that could unacceptably impact on other uses on the site or on surrounding sites; and to otherwise provide for acceptable levels of on-site amenity for all occupants of the premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Hours of operation for non-residential premises and refuse collection arrangements must allow for acceptable levels of amenity to be maintained and no unreasonable nuisance to be caused to on-site or adjoining residents.	<p>A1.1 Non-residential uses do not operate outside the hours of:</p> <ul style="list-style-type: none"> • 7am to 10pm Monday to Thursday, • 7am to 11pm Friday and Saturday, and • 9am to 10pm Sunday or any public holiday. <p>AND</p> <p>A1.2 Service vehicle loading/unloading and refuse storage/collection facilities are provided:</p> <ul style="list-style-type: none"> • within buildings, or • within enclosed service yards or courtyards that are located other than along the frontage of the site to a street or other public space and out of direct line-of-sight of, and at least 9.0m from, the windows and doors of the main living areas and bedrooms of on-site dwellings. <p>AND</p> <p>A1.3 Refuse collection times are limited to within the hours of:</p> <ul style="list-style-type: none"> • 6am to 6pm Monday to Friday, • 7am to 5pm Saturday, and • 8am to 1pm Sunday or any public holiday.
P2 No environmental harm or nuisance is caused to surrounding premises, and an acceptable level of amenity for on-site residents is established and maintained.	<p>A2.1 Mechanical plant and equipment is enclosed or shielded with acoustically rated materials and is located to ensure that sound pressure levels are no greater than 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>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 continued</p>	<p>AND A2.2 Glare conditions and unwanted light-spill onto the windows and doors of on-site and neighbouring dwellings are avoided by:</p> <ul style="list-style-type: none"> (a) selection and installation of light fixtures that comply with relevant Australian Standards AS 4282 - 1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>, and (b) use of building elements, orientation or landscaping treatments.
<p>P3 The private open spaces and living rooms of adjoining and facing dwellings must be protected from direct overlooking by means of dwelling layout, building orientation, screening devices, landscaping and/ or separation distance.</p>	<p>A3.1 Windows and balconies are screened or obscured where they face directly into the private open space or living area of any other dwelling which is within 9.0m of the window or balcony. Provided that no screening is required for:</p> <ul style="list-style-type: none"> • non-habitable rooms; and • habitable rooms (including bathrooms) which have sill heights of at least 1.5m above floor level or have translucent glass in any window having a lower sill height; and • habitable rooms facing a property boundary where there is a visual barrier (such as a fence, screen or vegetation) that reaches a height of at least 1.5m above the floor level of any such room; and • balconies, terraces, verandahs or decks which have solid or translucent balustrades to a height of at least 1.5m. <p>AND A3.2 Windows and balconies of an upper-level dwelling are designed to prevent overlooking of more than 50% of the private open space of any dwelling directly below.</p>
<p>P4 The emission of sound beyond the boundary of the site:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A4 Development and use achieves compliance 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>P5 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

¹ 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*.

5.7 Code for Waste Management for Commercial and Community Uses

PURPOSE¹

- (1) The purpose of this code is to ensure that development of commercial premises incorporates suitable provisions for the collection and storage of waste and recyclable materials which are appropriate and adequate for the type and amount of waste generated.
- (2) Waste management provisions should ensure appropriate levels of hygiene can be maintained, be easily accessed and readily serviced for both customers as well as business operators. The code aims to facilitate and encourage source separation of waste for recycling.
- (3) Access to appropriate waste disposal and recycling provisions is particularly important for mixed residential/commercial use properties.

NOTES

- (1) Performance Criteria P1 to P4 are relevant to commercial developments less than 4 storeys in height or where the Commercial premises are limited to the lower 3 floors of a multi storey building.
- (2) Performance Criteria P4 and P5 are relevant to commercial developments above 3 storeys in height.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WASTE STORAGE P1 Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises</p>	<p>A1.1 Each commercial unit has sufficient level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each such waste storage area:</p> <ol style="list-style-type: none"> (a) is easily accessed and convenient to use, and (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point, and (d) is not located adjacent to the living, eating, working or customer areas of neighbouring properties, and (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (f) is of sufficient area to fully contain the required number of waste containers, and (g) is a constructed hardstand area with screening, and (h) where the waste storage area caters to more than one unit, the waste storage area is located on land over which each property to which the area caters has control via access rights or ownership.

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¹ To demonstrate compliance with this code, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>	<p>AND</p> <p>A1.2 Where waste services other than kerbside wheelie bin services are to be used, service points for servicing of the waste containers are provided on the site, such that:</p> <ul style="list-style-type: none"> (a) the permanent waste storage areas are also the service points and are located to allow servicing of the bins directly, or (b) a hardstand area is constructed at each service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1(d), A1.1(f) and where servicing is more frequent than twice weekly A1.1(e). (c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. <p>AND</p> <p>A1.3 Where waste areas cater to more than 2 wheelie bins or any waste containers other than wheelie bins, a waste wash-down area is provided for the regular cleaning of waste containers if the waste includes putrescible or wet waste. This waste wash-down area meets the following criteria:</p> <ul style="list-style-type: none"> (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to customer, eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) a hosecock is located in the vicinity of the wash-down area.
<p>WASTE SERVICING</p> <p>P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises.</p>	<p>A2.1 The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced at a maximum frequency of twice per week.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 continued</p>	<p>AND A2.2 Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. <p>AND A2.3 Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.
<p>WASTE MINIMISATION P3 Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p>A3.1 Each waste storage area includes recycling provisions and:</p> <ul style="list-style-type: none"> (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s). <p>AND A3.2 For uses defined as a shopping complex or medical centre or other commercial use greater than 1000m² GFA, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Scheme Policy No. 10, and which demonstrates the proposals satisfaction of the Performance Criteria.</p>

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5. CODES FOR COMMERCIAL AND COMMUNITY DEVELOPMENT AND USE

MIXED USE PREMISES P4 Provide access to appropriate waste and recycling provisions for all users and occupiers of the property.	A4 Waste storage areas for commercial waste are clearly separated from waste storage areas for residential waste.
MULTI-STOREY COMMERCIAL DEVELOPMENT P5 To provide appropriate, convenient provisions for the disposal of waste and recyclable items, which work effectively, are easily serviced and minimise impacts on the amenity of users, occupiers and neighbours of the premises	A5 Commercial developments that exceed 3 storeys in height comply with the Acceptable Measures of Element 8 of the Code for Multi-Storey Residential Premises.

6. CODES FOR INDUSTRIAL DEVELOPMENT AND USE

6.1 Code for Industries in Urban Areas

PURPOSE

The purpose of the code is to achieve the following outcomes:

- (a) A wide range of industries, including manufacturing, processing, transport and storage/distribution uses, is consolidated within the major industrial areas are shown on the Strategic Plan map;
- (b) Industries having potential for serious or material environmental harm or nuisance are located where air emissions, odour and/or noise generation, the handling and storage of dangerous goods, traffic generation and other effects, can be adequately controlled and/or buffered, generally in parts of the major industrial areas which are more remote from residential and other sensitive uses;

- (c) Smaller-scale service trades and light industry activities which serve surrounding community needs and provide local employment opportunities are also located in the frame areas of the Shire's larger centres, and, for premises at an appropriately small-scale, the village centres, where the proposed development:
 - (i) has adequate accessibility,
 - (ii) is able to be economically serviced, and
 - (iii) is unlikely to adversely affect residential or any other sensitive receiving environments.

(1) Element: Site Suitability

PURPOSE

To provide for industrial premises to be established on suitable land having particular regard to topography, accessibility, provision for utility services, surrounding land use, the desirability of consolidating areas of industrial use, and the desired character of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must be established on land included in an industrial precinct, or where in another precinct, at a suitable location having particular regard to topography, accessibility, provision of utility services, surrounding land use, and the desired character of the precinct.</p>	<p>A1.1 Premises are established on land in a Core Industry or Business and Industry Precinct with reticulated water supply, sewerage and electricity.</p> <p>OR</p> <p>A1.2 Premises are established on a site within a Town Centre Frame or Village Centre Precinct which allows for the Acceptable Measures of the other Elements of this code to be achieved.</p>
<p>P2 Premises must be established on a site having sufficient area and dimensions to accommodate the building or buildings, associated parking area, service vehicle provision, storage areas, landscaping, vehicle access and on-site vehicle movement.</p>	<p>A2.1 Premises are established on a regular-shaped site having an area of at least 2000 m² and an average width of not less than 40 metres in a Core Industry precinct, and 1000 m² and 25 metres elsewhere.</p>

(2) Element: Site Layout

PURPOSE

To achieve a coherent site layout that provides an efficient, safe and attractive working environment, and protect the amenity of any adjoining or nearby residential development or other sensitive receiving environment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The site layout must take into account on-site and surrounding topography, drainage patterns, utility services, access, vegetation, and adjoining land use.	A1 For assessable development, development is undertaken in accordance with a site analysis plan that demonstrates how the considerations referred to in the Performance Criteria are proposed to be taken into account.
P2 The site layout and building form must assist in minimising noise generation and spill lighting, and screening unsightly open storage and other outdoor use areas from public view.	A2 The site layout and building form maximise protection of surrounding sensitive uses from adverse impacts by having: <ul style="list-style-type: none"> • all or most building openings facing away from sensitive uses, and • external lighting oriented away from sensitive uses, and • open use areas separated from sensitive uses by buildings or solid screen fencing at least 1.8m high, and • landscaping which complies with the Acceptable Measures of Element (4) below.
P3 The site layout must contribute as much as possible to energy efficiency (in terms of heating, cooling, lighting and natural ventilation) and water conservation.	A3 Landscaping is established and maintained to maximise summer shading and is in accordance with the relevant Acceptable Measures of Council’s Landscaping Code and Element (4) below.
P4 Where the site is not being fully developed at one time, the layout must allow for later development to be carried out in an orderly and efficient manner.	A4 The layout of any early stage of site development allows for the orderly and efficient development of the balance of the site.

(3) Element: Waste Management¹

PURPOSE

To ensure that development of industrial premises incorporates suitable provisions for the collection and storage of waste and recyclable materials which are appropriate and adequate for the type and amount of waste generated.

¹ To demonstrate compliance with this element, Council may request the preparation of a waste management plan in accordance with Planning Scheme Policy No 10 Preparation of Waste Management Plans.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 WASTE STORAGE Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises</p>	<p>A1.1 Each industrial unit has a level area provided for the permanent storage of waste and recyclable items in standard waste containers. Each such waste storage area:</p> <ul style="list-style-type: none"> (a) is easily accessed and convenient to use, and (b) has unobstructed access provided for removal of the containers to the roadside/service point for servicing, and (c) is located within 40 metres of the service point and for steep properties is located adjacent to the service point, and (d) is not located adjacent to the living, eating, working or customer areas of neighbouring properties, and (e) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, and (f) is of sufficient area to fully contain the required number of waste containers, and (g) is a constructed hardstand area with screening, and (h) where the waste storage area caters to more than one unit, the waste storage area is located on land over which each property to which the area caters has control via access rights or ownership. <p>AND</p> <p>A1.2 Where waste services other than kerbside wheelie bin services are to be used, service points for servicing of the waste containers are provided on the site such that:</p> <ul style="list-style-type: none"> (a) the permanent waste storage areas are also the service points and are located to allow servicing of the bins directly, or (b) a hardstand area is constructed at each service point for the temporary storage of waste containers awaiting servicing and this area meets acceptable measures A1.1 d) and A1.1f) and where servicing is more frequent than twice weekly A1.1e). (c) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. <p>AND</p> <p>A1.3 Where waste areas cater to more than 2 wheelie bins or any waste containers other than wheelie bins, a waste wash-down area is provided for the regular cleaning of waste containers if the waste includes putrescible or wet waste. This waste wash-down area meets the following criteria:</p> <ul style="list-style-type: none"> (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to customer, eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area, and (f) a hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 WASTE SERVICING Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact to surrounding land uses and users of the area.</p>	<p>A2.1 The kerbside is used as the service point, only for wheelie bin services and where sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced at a maximum frequency of twice per week. <p>AND</p> <p>A2.2 Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. <p>AND</p> <p>A2.3 Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 WASTE MINIMISATION Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p>A3.1 Each waste storage area includes recycling provisions and: (a) has sufficient space to store all the recycling containers within the waste storage area, and (b) is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).</p> <p>AND</p> <p>A3.2 For any industrial activity which requires and environmental licence or is a notifiable activity, recycling provisions are in accordance with an approved Waste Management Plan, developed in accordance with Planning Policy No. 10, and which demonstrates the proposals satisfaction of the performance criteria.</p>

(4) Element: Environmental Performance

PURPOSE

To avoid causing environmental harm or nuisance, particularly by having regard to any standards adopted by Council.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES																																																
<p>P1 AIR QUALITY Development and use must prevent or minimise any emissions of odour, dust and air pollutants such that:</p> <ul style="list-style-type: none"> • nuisance is not caused beyond the site boundaries, • applicable State and national legislative requirements are satisfied, and • air quality conducive to the life, health and well-being of people is maintained. 	<p>A1 Development and use achieves the air emission standards set out in the State's Environmental Protection (Air) Policy provisions, and under that policy are not "unreasonable", or the following (where best available and practical technology cannot achieve lower emission levels):</p> <p>(a) Air Quality Indicators and Goals</p> <table border="1"> <thead> <tr> <th rowspan="2">Air Quality Indicator</th> <th colspan="3">Air Quality Guide</th> </tr> <tr> <th>Measure</th> <th>Unit</th> <th>Averaging Time</th> </tr> </thead> <tbody> <tr> <td>Carbon monoxide</td> <td>8</td> <td>ppm</td> <td>8 hours</td> </tr> <tr> <td>Lead</td> <td>1.5</td> <td>Kg/m³</td> <td>3 months</td> </tr> <tr> <td>Nitrogen dioxide</td> <td>0.16</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td>Ozone</td> <td>0.1</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Particles (as PM₁₀)</td> <td>0.08</td> <td>ppm</td> <td>4 hours</td> </tr> <tr> <td>150</td> <td>Kg/m³</td> <td>24 hours</td> </tr> <tr> <td rowspan="2">Sulphur dioxide</td> <td>50</td> <td>Kg/m³</td> <td>1 year</td> </tr> <tr> <td>0.2</td> <td>ppm</td> <td>1 hour</td> </tr> <tr> <td rowspan="2">Dust</td> <td>0.02</td> <td>ppm</td> <td>1 year</td> </tr> <tr> <td>500</td> <td>Kg/m³</td> <td>20 minutes</td> </tr> <tr> <td></td> <td>120</td> <td>mg/m²</td> <td>24 hours</td> </tr> </tbody> </table> <p>(b) Lead or Sulphur concentrations acceptable in liquid fuel used for stationary fuel burning equipment not exceeding the following values:</p> <ul style="list-style-type: none"> • a concentration of lead or a lead compound of not more than 0.02% by weight or • a concentration of sulphur or a sulphur compound of not more than 3% by weight. <p>(c) Odour emissions which do not cause:</p> <ul style="list-style-type: none"> • a nuisance (ie. in excess of 5 odour units) beyond the site boundaries in a Core Industry precinct, or • a noticeable smell (ie. in excess of 1 odour unit) beyond the site boundaries otherwise. 	Air Quality Indicator	Air Quality Guide			Measure	Unit	Averaging Time	Carbon monoxide	8	ppm	8 hours	Lead	1.5	Kg/m ³	3 months	Nitrogen dioxide	0.16	ppm	1 hour	Ozone	0.1	ppm	1 hour	Particles (as PM ₁₀)	0.08	ppm	4 hours	150	Kg/m ³	24 hours	Sulphur dioxide	50	Kg/m ³	1 year	0.2	ppm	1 hour	Dust	0.02	ppm	1 year	500	Kg/m ³	20 minutes		120	mg/m ²	24 hours
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6. CODES FOR INDUSTRIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 NOISE The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> maintains the EPP (noise) Environmental values of the receiving acoustic environment; and is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A2 Development and use achieves compliance 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>P3 NOISE Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> aesthetic quality and compatibility; physical accessibility; provision for casual surveillance of public space from dwellings; and opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>
<p>P4 WASTE MANAGEMENT Development and use must provide for the collection, treatment and disposal of solid and liquid wastes such that:</p> <ul style="list-style-type: none"> any applicable State and national legislative and policy requirements are satisfied; off-site releases of contaminants do not occur, all wastes are collected and disposed of in accordance with relevant licence and approval conditions, and measures to minimise waste generation and to maximise recycling are identified and implemented, having particular regard to the <i>Waste Management Strategy for Queensland</i>. 	<p>A4 Site specific waste management measures which are based on the hierarchy of:</p> <ol style="list-style-type: none"> waste prevention/avoidance, waste recycling/reuse, waste to energy, waste treatment, and then waste disposal. <ul style="list-style-type: none"> in compliance with the principles and provision of the <i>Waste Management Strategy for Queensland</i>, and any State Environmental Protection (Waste) Policy.
<p>P5 LIGHT, VIBRATION AND RADIATION Development and use must avoid or manage any emissions of light, vibration or radiation beyond the site boundaries such that:</p> <ul style="list-style-type: none"> nuisance is not caused beyond the site boundaries, applicable State and national standards and requirements are met, and unacceptable risks to the environment and to personal and public safety will not be caused. 	<p>A5.1 The level of illuminance on any nearby residences does not exceed a value of 1 lux.</p> <p>A5.2 Light spill resulting from direct, reflected or other incidental light does not exceed the criteria in AS 4282-1997 "Control of the obtrusive effects of lighting" at surrounding sensitive uses; and</p> <p>A5.3 The vertical illumination resulting from direct, reflected or other incidental light emanating from lighting does not exceed 1 lux when measured at the boundary of environmentally sensitive areas (Nature Conservation Management Unit or a Nature Conservation Management Area shown on <i>Figure 4 - 2.1.1 Nature - 2.1.1 Nature Conservation Strategy</i>) and protected estate boundaries at any level from ground level upward.</p>

¹ 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*.

6. CODES FOR INDUSTRIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
	A5.4 Vibration does not exceed maximum acceptable levels (such as those referred to in the British Standard BS6472:1992 Evaluation of Human Exposure to Vibration in Buildings (1 hz to 80 hz).
P6 ENERGY EFFICIENCY Development and use must use the best available energy efficient technology, in the operation of the premises.	A6 For assessable development, site specific measures apply.
P7 The provision of documentation to demonstrate to Council's satisfaction that environmental management requirements have been properly identified, and can be effectively implemented and monitored, where the development is in relation to either of the following and is not minor: (a) Environmentally assessable industry, or (b) any other use where the Assessment Manager considers such documentation is warranted by a high impact potential, and the carrying out of the required management measures.	A7 Assessable development for which an environmental impact study, management plan, and/or other suitable report or statement has been prepared which satisfies the Assessment Manager that adequate management, technical and financial resources are to be provided to effectively meet environmental management commitments; and then the provision of the required resources.

(5) Element: Landscaping

PURPOSE

To establish and maintain on-site landscaping that:

- creates a pleasant and safe working environment;
- is environmentally responsive, enhances the appearance of the premises and helps the premises blend into the streetscape; and
- helps provide a buffer to nearby incompatible uses.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping must be designed, established and maintained in a manner to: • be an appropriate scale relative both to the street reserve width and to the size and nature of the development; • incorporate significant existing vegetation, where possible; • be sensitive to site attributes, such as streetscape character, natural landform, existing vegetation, views and drainage;	A1 The provision of on-site landscaping: (a) along the full length of the road frontage of the site, apart from vehicle access points, where such landscaping has a minimum width of 3 metres, and (b) elsewhere on the site to screen outdoor storage areas and other unsightly open areas from public view; provided that the minimum area of such landscaping is: (a) for sites along a Sub-Arterial or Arterial road, 10% of the total site area, or

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 contiued</p> <ul style="list-style-type: none"> • allow adequate lighting and pedestrian and vehicular safety; • effectively screen storage and service areas from views from outside the site; and • provide visual relief and shade, particularly throughout open car parking areas. 	<p>(b) for other sites, 7.5% of the total site area, and</p> <p>(c) at least 50% of the area is located in one area.</p> <p>it complies with the relevant Acceptable Measures of Council’s Landscaping Code.</p>
<p>P2 Where applicable, landscaping must include densely planted buffer areas and/or fencing, which can provide effective visual or acoustic screening to adjoining land used or likely to be used for residential or other incompatible purposes.</p>	<p>A2.1 Densely planted buffer areas, having a minimum width of 10 metres in a Core Industry precinct, or 3 metres otherwise, are established and maintained along any boundary of the site which adjoins land used or intended for use for residential or other incompatible purposes.</p> <p>AND</p> <p>A2.2 Solid screen fencing and/or earth mounding having a minimum height of 1.8 m, and designed and constructed to be visually attractive, is provided along the full length of any boundary referred to in Acceptable Measure A2.1 above.</p>

(6) Element: Building Setbacks

PURPOSE

To provide for buildings to be sited so that efficient use can be made of the land and an attractive streetscape can be established and maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The building must be setback from the road frontage in such a way that:</p> <ul style="list-style-type: none"> • allowance is made for efficient use of the site; • significant landscaping is able to be provided at the front of the site; • some visitor carparking is able to be provided at an easily visible location at or near the front of the site; • the building contributes to an attractive streetscape character; • the building helps to screen any unsightly outdoor service, storage or other use area; and • the location of utility services and drainage paths are taken into account. 	<p>A1 The building is setback not less than 10 metres from an Arterial road frontage or 6 metres from any other road frontage.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 The building must be sited in relation to side and rear boundaries such that:</p> <ul style="list-style-type: none"> • allowance is made for efficient use of the site; • the location of utility services and drainage paths are taken into account; • the building helps to screen any unsightly outdoor service, storage or other use area; and • existing or likely future use of adjoining land is not significantly adversely affected. 	<p>A2 The building is setback:</p> <ul style="list-style-type: none"> (a) not less than 10 metres from any boundary adjoining land used or intended for use for residential, or other sensitive purposes, or otherwise; (b) more than 6 metres from any side or rear boundary, unless situated with a zero side or rear setback, and (c) more than 6 metres on at least one side boundary if the rear boundary setback is more than 6 metres, at any point along that boundary.

(7) Element: Building Scale and Appearance

PURPOSE

To provide for buildings to be designed and finished to be attractive when viewed from a public street and to be compatible with that of surrounding development.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The front of the building must be designed and oriented to address the street.</p>	<p>A1.1 The main entry to the building is easily identifiable from the street and directly accessible through the front of the building.</p> <p>AND</p> <p>A1.2 The office space of each building is sited and oriented towards the principal road frontage of the site.</p>
<p>P2 The building must be designed and finished to have a high quality, modern appearance.</p>	<p>A2 A building has materials, colours and architectural details of a high standards, and in accordance with the following:</p> <ul style="list-style-type: none"> (a) Materials - brick, masonry, glass, colorbond; (b) Colours - “earth tones”, greens, blues, greys; and (c) External Walls - having a modern/high quality appearance.
<p>P3 The building must have a height and bulk that allows for the building to be set into the landscape/streetscape without becoming visually intrusive.</p>	<p>A3 A building:</p> <ul style="list-style-type: none"> (a) occupying not more than 65% of the area of the site (or 50% where an Environmentally assessable industry); and (b) having a gross floor area not greater than the area of the site, (c) having a height not greater than 15 metres where in a Core Industry Precinct, 12 metres in a Business and Industry precinct or 8.5 metres elsewhere.
<p>P4 The building must have a form and finish recognisable as being compatible with traditionally appropriate built forms for that use.</p>	<p>A4 For assessable development, site specific measures apply.</p>

(8) Element: Service Areas

PURPOSE

To provide on-site service areas, such as garbage bin enclosures, loading/unloading areas and outdoor storage and/or display areas (when provided), which can be conveniently accessed and are visually attractive or screened.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises which have waste storage and collection areas, loading/unloading areas and any outdoor storage and/or display facilities:</p> <ul style="list-style-type: none"> • being of sufficient size; • suitably located for convenient use; and • designed to be visually attractive or screened. 	<p>A1.1 Waste storage and loading/unloading areas are located for convenient use and collection, adequately screened from public view and not located closer than 3 metres to the road frontage or 1.5 metres to any other site boundary which adjoins land not in an industrial precinct.</p> <p>AND</p> <p>A1.2 Outdoor storage areas are sited so as to be visually unobtrusive from the street or any nearby residential or other incompatible use, or effectively and attractively screened.</p>

(9) Element: Fences and Walls

PURPOSES

To provide for fences and walls to be erected and maintained in a manner consistent with a high quality appearance.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Fences and walls:</p> <ul style="list-style-type: none"> • are finished and maintained to be visually attractive and to contribute to or blend with the site's landscaping; • where appropriate, are designed and detailed to provide visual interest to the streetscape; • are constructed of materials which are compatible with the buildings on the site; • can provide effective screening from adjoining residential or other incompatible use; and • where appropriate, assist in highlighting entrances and paths. 	<p>A1.1 Where possible, fencing is erected along the building line rather than the street frontage and/or screened by landscaping.</p> <p>AND</p> <p>A1.2 Retaining walls do not exceed a height of 1.5 metres and are landscaped or otherwise detailed to be visually attractive and not appearing to be overbearing.</p> <p>AND</p> <p>A1.3 Solid fencing, walls or landscaped earth mounds are provided to screen views and/or buffer noise to adjoining residences or other incompatible use.</p>

6.2 Code for Service Stations and Car Washing Stations

PURPOSE

The purpose of this code is to provide for any site proposed for a Service station or Car washing station to be large enough to accommodate all activities together with adequate buffer strips, sufficient road frontages to enable safe vehicle crossings, and be suitably located to enable safe and convenient access. It also seeks that high standards of safety, amenity and appearance are achieved by such premises

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Premises must be developed on a site having sufficient area and dimensions to accommodate the building(s), other structures, vehicle access and movement areas, and landscaping.</p>	<p>A1.1 The premises are established on a site having an area of at least 1500 m².</p> <p>AND</p> <p>A1.2 The premises established on a site having a frontage of not less than:</p> <p>(a) 40 m where the site is not a corner site, or</p> <p>(b) 35 m otherwise.</p> <p>AND</p> <p>A1.3 The provision of a landscaped area not less than 10% of the site.</p>
<p>P2 Premises must be developed on a site which allows for safe and convenient vehicle access, including provision for access:</p> <ul style="list-style-type: none"> • from a road other than a minor residential street, • by way of separate entrance to and exit from the site, • by way of adequately spaced, sized and located vehicle crossings, and • where warranted by local traffic conditions, by way of a deceleration/ and/or an acceleration lane, and/or right-turn only lane facilities. 	<p>A2.3 The premises established on a site which is situated not more than 100 m from the intersection of two or more roads, one of which is an Arterial Road, Sub arterial or a Trunk Collector Street.</p> <p>AND</p> <p>A2.2 The premises have not less than two vehicle crossings, each between 6 and 9 metres wide, and not closer than 10 metres to:</p> <ul style="list-style-type: none"> • any other vehicle crossing, or • any road intersection.
<p>P3 Fuels pumps must be located:</p> <ul style="list-style-type: none"> • wholly within the site, • such that vehicles while fuelling are standing wholly within the site, and • a safe distance from all site boundaries. 	<p>A3 Fuel pumps are located in accordance with AS1940 “The storage and handling of flammable and combustible liquids”.</p>
<p>P4 Inlets to bulk fuel storage tanks must be situated so that fuel delivery vehicles are standing wholly within the site when filling the tanks, and that a safe distance is provided from all site boundaries.</p>	<p>A4 Inlets situated within the site, not closer than 5 m to any boundary of the site and with an adjoining clear area of at least 3.5 m x 17.5 m (wholly within the site boundaries and suitable for the standing of a fuel delivery truck), and in accordance with AS 1940 “The storage and handling of flammable and combustible liquids”.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P5 Customer air and water facilities, and automatic mechanical car washing facilities, must be located such that:</p> <ul style="list-style-type: none"> • vehicles using, or waiting to use such facilities are standing wholly within the site, and • an adequate buffer can be provided to any adjoining residential land. 	<p>A5 Facilities are situated within the site and not closer than 5 m to any boundary of the site.</p>
<p>P6 The use of Service Station premises for ancillary purposes being the sale by retail of goods, including food stuffs, must not involve more than a limited amount of floor area that would, on its own or in combination with existing and likely future nearby uses, not compromise the viability of the preferred distribution of Centres.</p>	<p>A6 The floor area used for the ancillary sale of goods by retail being limited to a maximum of 150 square metres (whichever is greater).</p>
<p>P7 WASTE STORAGE Premises must provide adequate areas for the storage of waste and recyclable items, in appropriate containers, which are suitably located for use, servicing and to minimise impacts on the amenity of users, occupiers and neighbours of the premises.</p> <p>P8 WASTE SERVICING Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact to surrounding land uses and users of the area.</p> <p>P9 WASTE MINIMISATION Premises must accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.</p>	<p><i>(In relation to P7, P8 and P9)</i></p> <p>A7 The site layout complies with Element 2 - P5, P6 and P7 of The Code for Industries in Urban Areas.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P10 The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A10 Development and use achieves compliance 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>P11 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>

¹ 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*.

6.3 Code for Extractive Industry

PURPOSE

The purpose of the code is to achieve the following outcomes:

- (a) Extractive industry operations occur where the overall community benefits of winning an available resource are not overridden by adverse environmental or amenity impacts,
- (b) Extractive industry operations are protected from the intrusion of sensitive or otherwise incompatible surrounding development.

(1) Element: Site Planning

PURPOSE

To provide for the significant impacts of extractive industry on the environment to be adequately addressed in the planning and setting up of the operations.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development must be designed, and the premises established, to provide for:</p> <ul style="list-style-type: none"> • adequate buffering to protect the surrounding area from significant noise, dust and visual impacts of operations, • suitable vehicle access, • protection against erosion, • acceptable quality of water leaving the site, • public safety, and • acceptable restoration measures. 	<p>A1 Development in accordance with an approved environmental management plan which addresses environmental impacts in relation to:</p> <ul style="list-style-type: none"> • site establishment works, • method and staging of operations, and • restoration works, <p>and which describes:</p> <ul style="list-style-type: none"> • the programme's objectives, • all protection and mitigation measures, • implementation responsibilities, • clean-up and emergency procedures, • monitoring programmes, and • performance-achievement criteria.
<p>P2 Environmental management requirements must be properly identified, and their effective implementation and monitoring properly planned so as to ensure acceptable levels of environmental impact.</p>	<p>A2 Development for which an approved environmental impact study, environmental management plan, and/or other suitable report or statement has been prepared which demonstrates that adequate management, technical and financial resources are to be provided to meet environmental management commitments.</p>
<p>P3 Extraction volumes must be planned and staged so that a suitable and sustainable landscape form remains on the extraction site.</p>	<p>A3 Appropriate depth and batter slopes of any water bodies are created through the extraction process which can support aquatic vegetation.</p>

(2) Element: Management of Operations

PURPOSE

To provide for extractive industry operations to be managed so that significant environmental impacts are contained within the site itself.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Vehicle access to and from, and within, the site must be provided so as:</p> <ul style="list-style-type: none"> • to be adequate for the type and volume of traffic to be generated; • not to create or worsen any traffic hazards, • not to have adverse effects on the amenity of the locality, and • to ensure disturbance to surrounding land uses is minor and that impacts from emissions are minimised. 	<p>A1.1 Written approval of proposed vehicle access arrangements is obtained from the relevant State Government Department where direct access is proposed to a road under that Department’s control.</p> <p>AND</p> <p>A1.2 The proposed access route to and from the site is along sealed roads of adequate width and construction standards which will not require heavy vehicle traffic to use residential or rural residential streets.</p> <p>AND</p> <p>A1.3 Each access driveway has a width of between 6 and 9 metres and located not less than 9 metres from any other access driveway to the site.</p> <p>AND</p> <p>A1.4 All driveways are designed, constructed and maintained in compliance with the Council’s current engineering standards.</p>
<p>P2 The siting and extent of operations must allow for an area to be provided around the perimeter of the site to effectively buffer surrounding areas from noise, dust and visual impacts.</p>	<p>A2.1 No hard rock extraction and processing activities involving blasting are carried out within 10 metres of any boundary of the site or within 500 metres of any existing or approved noise sensitive place on surrounding land.</p> <p>AND/OR</p> <p>A2.2 Extraction and processing activities not involving blasting are not carried out within 10 metres of any boundary of the site or within 250 metres of any existing or approved noise sensitive place on surrounding land.</p> <p>AND</p> <p>A2.3 A densely vegetated buffer strip or mound, having a minimum width of 10 metres, is provided to all boundaries of the site and any areas of significant vegetation.</p> <p>AND</p> <p>A2.4 Extraction and processing activities are screened from view from any sub-arterial or higher order roads, and any urban areas, by natural features and/or landscaping.</p> <p>AND</p> <p>A2.5 Development and use achieves the air emission standards set out in the State’s Environmental Protection (Air) Policy provisions, and under that policy are not “unreasonable”.</p>
<p>P3 On-site drainage must be designed, constructed and maintained:</p> <ul style="list-style-type: none"> (a) to prevent ponding in excavated areas, (b) to avoid erosion, 	<p>A3.1 Banks and channels are constructed to divert stormwater runoff away from excavated areas.</p> <p>AND</p> <p>A3.2 Sediment basins are provided as required to detain stormwater runoff from disturbed areas such that there is no off-site discharge likely to cause environmental harm.</p> <p>AND</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 continued (c) to prevent pollution of groundwater and surface water, (d) to protect the quality of downstream water, and (e) to provide opportunities to recycle water for use in processing, washing and/or screening of materials.</p>	<p>A3.3 Bunding, treatment and disposal of industrial wastes is carried out such that no environmental harm is caused.</p> <p>AND</p> <p>A3.4 Lining and/or other suitable treatment of erosion-prone areas is established and maintained at discharge points.</p>
<p>P4 Blasting, crushing, screening and loading must be carried out safely and so that disturbance to surrounding land uses is minor and that impacts from emissions are minimised.</p>	<p>A4.1</p> <p>(a) Blasting operations are limited to the hours of 9am to 5pm Monday to Friday.</p> <p>(b) Other operations are limited to the hours of 6am to 6pm Monday to Friday and 7am to 1pm on Saturdays.</p> <p>(c) No operations are conducted on Sundays or public holidays.</p> <p>(d) Regard is to be given to the best available current standards regarding vibration (such as British Standard BS6472:1992 - Evaluation of Human Exposure to vibration in buildings (1hz to 80hz) in relation to vibration).</p> <p>AND</p> <p>A4.2 The site is suitably signed to warn the public of operations and safety hazards.</p>
<p>P5 The emission of sound beyond the boundary of the site⁵:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A5 Development and use achieves compliance 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>P6 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>
<p>P7 Operations areas must be fenced to prevent unauthorised or accidental public entry.</p>	<p>A7 Fencing having a minimum height of 1.8 metres is erected and maintained, at a safe distance around any excavated areas and ponded water having a depth of one metre or more, to prevent unauthorised access.</p>
<p>P8 All aspects of the operations must be carried out in compliance with all relevant statutory requirements, including licensing from the Council.</p>	<p>A8 Operations are carried out in accordance with the Council's licensing requirements and all relevant State Government requirements.</p>

⁵ 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.

(3) Element: Rehabilitation

PURPOSE

To provide for disturbed areas to be restored excavation operations, to achieve a stable landform and an agreed end land use suitability.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Rehabilitation must be in accordance with a management plan providing for:</p> <ul style="list-style-type: none"> • progressive/staged rehabilitation works, • appropriate clean-up works (taking particular account of areas of possible soil contamination), • agreed landform and soil profiles, • suitable revegetation, and • establishment phase requirements. 	<p>A1 Rehabilitation is carried out in accordance with a management plan approved by Council prior to commencement of the use.</p>
<p>P2 Rehabilitation works must be bonded to ensure the effective return of disturbed areas to acceptable land use suitability.</p>	<p>A2 Rehabilitation works are bonded to the satisfaction of the Assessment Manager with bonded monies progressively returned as staged works are completed to Council's satisfaction.</p>
<p>P3 Rehabilitation must allow for suitable use of any water bodies created through the extraction process, having regard to water quality, hydraulic conditions, land form and vegetation.</p>	<p>A3.1 Rehabilitation is carried out to provide water quality of a standard which can support aquatic vertebrates and invertebrates. AND A3.2 Fringes of water bodies planted with wetland species such that a sustainable aquatic plant community is established.</p>
<p>P4 Landscaping for rehabilitation must be undertaken undertaken in accordance with the Code for Landscaping.</p>	<p>A4 For Assessable development site specific measures apply.</p>

7. LOCAL AREA CODES

7.1 Blackall Range Local Area Code

PURPOSE

The purpose of this code is to ensure that development in the Blackall Range Planning Area:

- protects the natural, rural and village character and atmosphere of the area;
- maintains a desirable quality of life for local residents and an attractive environment for visitors;
- has a form and character consistent with the planning intentions of Council and the community consistent with that described in the Blackall Range Planning Area and Precincts contained within this Planning Scheme;
- prevents environmental degradation of natural resources;
- protects viable areas of agricultural resources; and
- ensures the protection of water quality in Lake Baroon and other catchments.

(1) Element: Building Design

PURPOSE

- (a) To create appropriate architectural forms for built elements which maintain or enhance the preferred character of the landscape.
- (b) To support and encourage the evolution of innovative, contemporary expressions of Queensland vernacular building traditions, where these buildings relate to their context or promote a defined character for an area.

PERFORMANCE CRITERIA

P1 The height, scale and bulk of buildings must be at a "human scale" consistent with a village and small-scale rural character (see figure 1) and sited within the landscape in a way which responds sensitively to topography, existing vegetation and/or surrounding built forms.

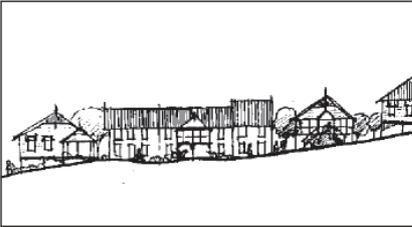


Figure 1: Building of Consistent Height and Bulk as to Achieve a Human Scale.

Windows, doors and voids combine to create strong visual energy. Where elements are repeated, this reinforces the emphasis of a building. For example, a long roof line creates a strong horizontal emphasis where as large narrow vertical windows create vertical emphasis.

P2 Buildings and other structures must have exterior surfaces with colours and textures that allow the structures to blend in with the natural landscape or otherwise harmonise or complement the colours and textures used on attractive neighbouring buildings, except where:

- landscaping dominates the appearance of the premises from the street (see Figure 3), or
- the structure will serve as an attractive and positive landmark or node.

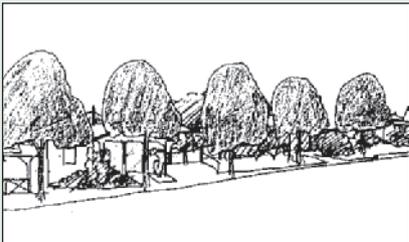


Figure 3: Use of Street Trees and Site Frontage Landscaping Allows for Greater Variety of Building Types and Treatments

ACCEPTABLE MEASURES

A1.1 For assessable development buildings and other structures are not more than two storeys (8.5m) in height except where the structure is:

- sited and designed to be an attractive character component (such as landmark or node) in the landscape (which may include elements such as belvederes, parapets, turrets, clock towers, etc. in the building);
- treated so as to be inconspicuous, by the use of non-reflective neutral or earth coloured and traditional building materials and/or screening landscape treatments;
- landscaped in a manner which breaks up the strong linear forms of the building (refer to Figure 2);
- a visual centre piece of a group of buildings;
- sited within an area of existing vegetation in rural areas, where such vegetation is likely to continue to provide an effective visual buffer.

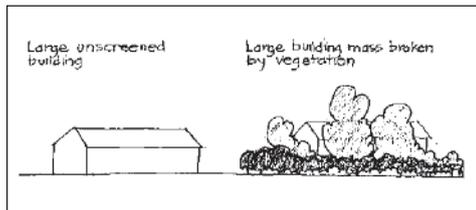


Figure 2: Use of Vegetation to Break Up Large Building Masses

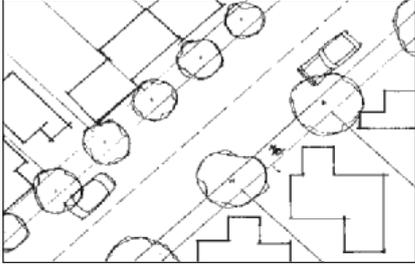
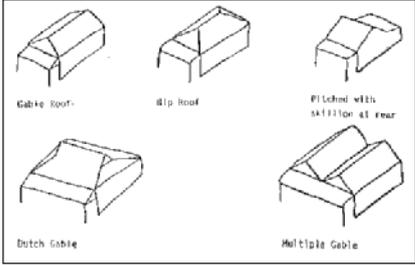
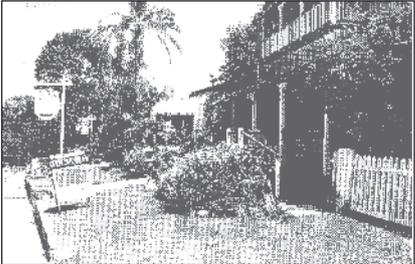
OR

A1.2 For all other development, buildings and other structures are not more than two storeys (8.5 m) in height.

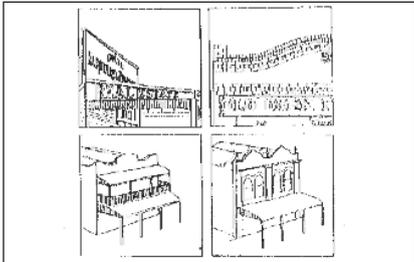
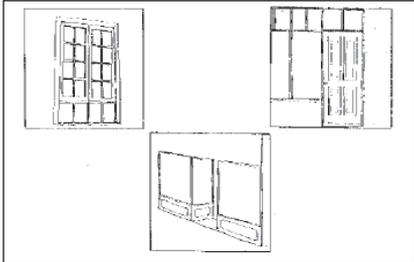
A2.1 Buildings and other structures have exterior surfaces (including roofs) which use earth or forest colours, non-reflective materials, and textures and forms which are in keeping with Queensland vernacular traditions.

OR

A2.2 Where any building and/or its roof is likely to dominate a ridgeline or otherwise be seen from scenic lookouts so as to appear to be sitting above the surrounding ridgeline and vegetation, roof materials are of a suitable neutral colour such as blue, light grey, white or cream.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3.1 In Centre precincts, buildings must be sited to fit in with existing and likely future premises on surrounding sites, with the front of the building designed to address the street or other public space from which the main pedestrian access is obtained.</p> <p>OR</p> <p>P3.2 In other areas, buildings must be sited and oriented to take best advantage of the site's topography and having regard to surrounding premises.</p>	<p>A3 In Centre precincts, buildings are oriented parallel to the frontage of the street or other public space providing pedestrian access (Figure 4 refers), with the main building entry easily identifiable and directly accessible at the front of the building.</p>  <p>Figure 4: "Square-on" Alignments: in village centres, buildings are generally sited as to be square on to the street, as illustrated on the left hand side of the street. In rural or residential areas, larger lots allow for alignments which may have regard to other factors such as breezes, solar gain, privacy, etc. (see right hand side of street).</p>
<p>P4 Roof lines and forms must be consistent with those of surrounding buildings, including innovative yet compatible roofs.</p>	<p>A4.1 Are one of the following (refer Figure 5).</p>  <p>Figure 5: Example of Typical Queensland Vernacular Roof Designs (extracts from <i>Design Guidelines for Rural Townships</i>).</p> <p>A4.2 Roof forms are not mansard or domed.</p>
<p>P5 Buildings with awnings and/or verandahs at the front facades, and/or must have mature or semi-mature deciduous shade trees planted along the site frontage.</p>	<p>A5 Buildings have awnings and/or verandahs at the front facades (see Figure 6), and/or with mature or semi-mature deciduous shade trees planted along the site frontage.</p>  <p>Figure 6: Awnings and Verandahs are traditional components of many Queensland vernacular styled buildings and create attractive and functional additions to them. In settlements, these have lent a strong character to their urban form which has been capitalised particularly well in Montville. Also note the subtle use of signage and positioning of signboards.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P6 In the Mapleton Village Centre, retail and other commercial buildings must have parapets or other visually compatible treatment which provides an interesting, distinctive and compatible top-level to the building facade.</p>	<p>A6 Retail and other commercial buildings have parapets which may be used to identify the building and the name and type of business carried on there (Figure 7 refers).</p>  <p>Figure 7: Use of Awnings and Parapets on Traditional Commercial Buildings in Rural Settlements (extracts from <i>Design Guidelines for Rural Townships</i>).</p>
<p>P7 In Centre Precincts, buildings must have windows, doors and other large voids which have predominantly vertical elements.</p>	<p>A7 In Centre Precincts, buildings have:</p> <ul style="list-style-type: none"> • windows and door openings with vertical lines and rhythms (see Figure 8), and • double doors and/or doors embellished with window panels, sidelights and/or fan lights, and • the main entry door(s) are set within a small landing or threshold, and • large voids (such as display windows), broken up through the use of posts, mullions, rails or other detailing maintain the vertical emphasis of the building's design.  <p>Figure 8: Typical Window and Door Detailing in Commercial Buildings in Traditional Rural Commercial Centres (extracts <i>Design Guidelines for Rural Townships</i>).</p>
<p>P8 In Centre Precincts, buildings must incorporate architectural detailing and front facade treatment which add to the identity and character of the building and are appropriate to the intended character, scale and complexity of the building and its form.</p>	<p>A8 In Centre Precincts, buildings include a combination of the following functional and decorative details appropriate to the intended character, scale and form of the building (see Figure 9):</p> <ul style="list-style-type: none"> • window hoods, louvres, slates and/or shutters, • ornamental panels and brackets, • finials, fret work and gable vents, • stained glass.

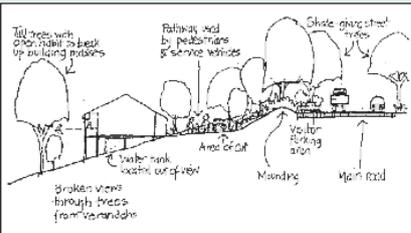
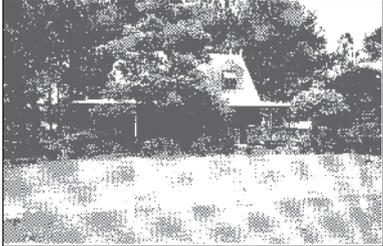
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P8 continued</p>	<div data-bbox="651 369 1062 633" data-label="Image"> </div> <p>Figure 9: Appropriate Detailing contributes to the quality of buildings and promotes harmony between them. The level of ornamentation should be consistent with the complexity of the building (extract from <i>Design Guidelines for Rural Townships</i>).</p>
<p>P9 In Centre Precincts, on corner and other visually significant sites, buildings must incorporate attractive components to create a landmark feature appropriate to the site and its setting.</p>	<p>A9 In Centre Precincts, on corner and other prominent sites, buildings incorporate such elements as turrets, belvederes, and clock/bell towers to create a strong identity for the building where such embellishment is befitting the character and setting of the building and is an attractive landmark (see Figure 10).</p> <div data-bbox="651 974 1062 1238" data-label="Image"> </div> <p>Figure 10: Embellishment - Use of Components Which Create a Distinctive Character: on this example, a belvedere has been incorporated on a street corner.</p>

(2) Element: Siting of Buildings and Other Structures and Site Works

PURPOSE

- (a) To provide for buildings and other structures to be sited so as to minimise their visual and physical impacts on the landscape, and reflect the desired character of the Precinct in which they are located.
- (b) To ensure that site works are carried out in a manner that minimises their impacts on the environment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Lots reconfigured, buildings and other structures sited, and associated operational, building and Drainage Works undertaken must be sensitive to the visual character and landscape of the Blackall Range by:</p> <ul style="list-style-type: none"> • buildings and other structures are sited in a manner which respects the character of the Precinct in which they are located; • avoiding or minimising the loss of existing vegetation, • minimising earthworks (and the visual and physical scarring that can result), • achieving a balance between optimising views from a building while minimising views to the building from outside locations (see Figures 11 and 12), • allowing for adjoining landholders to enjoy the amenity and use of their land, without the loss of privacy and natural light, etc.; • protecting existing wildlife and habitat areas, • conserving or preserving heritage items of value to the community, and • siting and designing buildings to optimise beneficial climatic conditions (eg. cool summer breezes) and minimise undesirable influences (eg. cold winter winds). 	<p>A1 Lots reconfigured, buildings and other structures are sited, and associated operational, building and Drainage Works are undertaken (where being assessable developments) so that:</p> <ul style="list-style-type: none"> • existing vegetation is retained, thinned or cleared to a standard and degree in accordance with the relevant development permit; • minimal or no permanent scarring of the landscape occurs; • provision is made for the sustainability of retained vegetation and drainage corridors; • buildings and other structures being sited to readily and subtly mould into the landscape (Figures 11 and 13 refer); • large building masses are visually broken up by existing vegetation or landscape works; • in highly and extremely visually sensitive locations, buildings and other structures integrate appropriately in landscapes of high scenic value or which are highly or extremely sensitive to development, • the integrity of the settings for sites of high community significance is maintained or enhanced in accordance with the Acceptable Measures of Element (4) of this code; • where structures are for an activity ancillary to the predominant use of the site, that they are sited and designed to be visually subordinate to the main use on the site by, for example, being at the rear of the site, and/or in a substantially smaller building; • appropriate buffer planting can be included within the site while respecting access and other needs; • living areas are oriented to the north and east, and/or with shade, and wind-break plantings/ structures provided to westerly aspects.
	
<p>Figure 11: Siting of Built Elements so as to ensure that buildings, structures and roadways integrate into the landscape.</p>	<p>Figure 13: Building Integrated Sensitive into Landscape: this building offers views through the thicket behind.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>  <p>Figure 12: Broken Views are obtainable from a Sensitive Sited Building: this diagram demonstrates how views can be obtained while ensuring that buildings, structures and roadways integrate into the landscape.</p>	
<p>P2 Development must be carried out in ways which retain or rehabilitate and extend, significant areas of existing vegetation, particularly at environmentally and/or visually sensitive locations.</p>	<p>A2 Assessable development is carried out in ways which retain, and where possible, rehabilitate and extend, significant areas of existing vegetation, particularly:</p> <ul style="list-style-type: none"> • on the crests of ridgelines, • on land with slopes of generally 25% or greater, • on land prone to slippage, • along drainage channels, and • along ecologically important corridors, <p>except to remove invasive or noxious weeds.</p>
<p>P3 Development involving the excavation or filling of land must be carried out :</p> <ul style="list-style-type: none"> • in ways which minimise the extent and duration of disturbance, particularly in areas highly sensitive to change or in areas of high visual quality, • in stages, • with all elements that need protection suitably identified and marked, • to achieve as much as possible, a natural looking landform on completion, and • to ensure that earthworks are stabilised and rehabilitated as soon as possible after their completion. 	<p>A3.1 Assessable development is planned to limit the extent and duration of disturbance to as small an area and short a time as reasonably possible, including staging of development works where feasible.</p> <p>AND</p> <p>A3.2 Prior to the commencement of earthworks, all existing landscape elements which are to be maintained are being tagged or cordoned off in a manner which prevents damage to them.</p> <p>AND</p> <p>A3.3</p> <ol style="list-style-type: none"> (a) All topsoil and subsoil, except that underneath a building slab, is returned to, or remains on the site. (b) All topsoil and a 200 mm depth of subsoil from a site is stockpiled into separate labelled piles prior to the commencement of bulk earthworks, with such stockpiles covered or treated in a manner which prevents soil from being washed off the site. (c) Stockpiled topsoil is spread over compacted surfaces on completion and compacted to standards as specified in relevant Australian Standards. <p>AND</p> <p>A3.4 On the completion of earthworks, parts of the site where soft landscape works are to occur are scarified and ripped in a manner which allows for the establishment of vegetation.</p> <p>AND</p>

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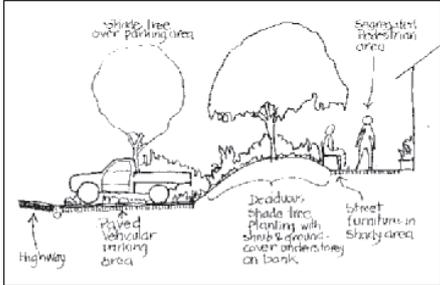
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P3 continued	A3.5 For assessable development rehabilitation and landscape works being staged to be carried out in tandem with stages of a development project and carried out within a time period as agreed with Council.
P4 Utility services must be sited such that: <ul style="list-style-type: none"> • tree species which reflect the character of the area can be established, particularly in road reserves, and • the area's scenic qualities and environmental integrity are respected. 	A4 For assessable development street trees planted and as much vegetation as possible is retained on sites within Centre, village residential and Rural Residential Precincts. In this regard, preference given to underground services or alternatively to provide services which are located and treated so as to prevent root penetration and damage by vegetation. In particular, existing mature healthy vegetation being retained and safeguarded and other alternative means of service supply used (for example, tree mounted power lines as used in State Forests, National Parks and State Forest Parks).

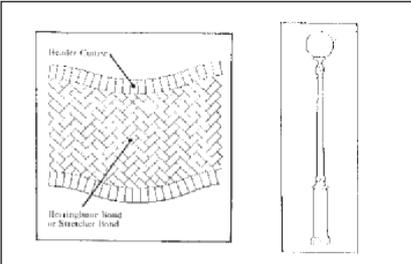
(3) Element: Landscaping**PURPOSE**

- (a) To provide for landscape works to be carried out to a standard which complements the landscape character of the Precinct in which they occur, and in a way that creates attractive useable environments for a range of users.
- (b) To encourage landholders to maintain or upgrade the scenic quality and character of their land.

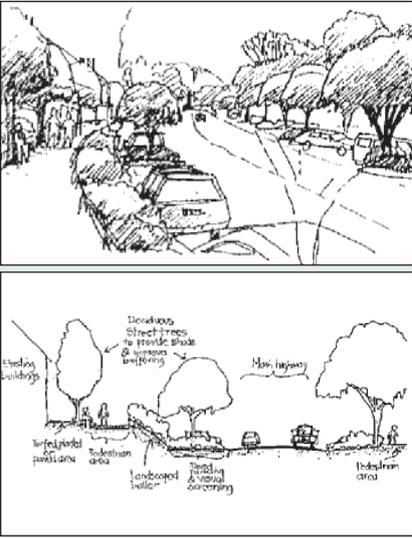
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Landscaping must: <ul style="list-style-type: none"> • be compatible with the character of the Range's rural and natural settings, • serve to reduce the visual prominence of built forms within the natural landscape, • retain as much as possible of the remnant native vegetation and other mature existing vegetation, • soften the dominance of built forms and hard surface areas within the Centre precincts particularly (see Figure 14), • use species appropriate to the climate, soils and character of the area, and • be in accordance with an approved Landscaping Plan (in the case of assessable development). 	<p>A1.1 For assessable development, soft and hard landscaping is undertaken in accordance with a Landscaping Plan approved by Council.</p> <p>AND</p> <p>A1.2 Landscaping uses vegetation species suitable for the area's cooler climate and local soils, and locally native vegetation in particular.</p> <p>AND</p> <p>A1.3 Use of palms is limited to those situations where native palms (and preferably <i>Archontophoenix cunninghamii</i>) are appropriate. Such palms would be particularly suitable where planted in conjunction with clumps of other endemic rainforest species to facilitate habitat formation.</p> <p>AND</p> <p>A1.4 Buffer landscaping is provided in areas abutting major roads (particularly the Mapleton-Maleny Road), and between potentially conflicting activities (see Figure 15) having regard to the State Government's Guidelines on Separating Agricultural and Residential Land Uses.</p> <p>AND</p> <p>A1.5 Locally native or appropriate exotic species and deciduous trees are used in the Montville and Mapleton Village Centres, and particularly in areas of predominantly European architecture.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>  <p>Figure 14: Landscape Treatment: The Herb Garden Montville. Settings have been created within this precinct in Montville which are reinforced by a carefully coordinated arrangements of elements. Trees have been used to provide shade and act as sculptural elements in their own right.</p>	<p>AND</p> <p>A1.6 In the Flaxton Local Centre, where the preferred building style is one of small cottages in the Queensland vernacular, landscaping expresses a traditional cottage garden in a setting of locally native vegetation and street trees.</p> <p>AND</p> <p>A1.7 All landscaping is to be consistent with the Code for Landscaping Design.</p>  <p>Figure 15: Use of Landscape Works to Create Buffering is particularly important in settlement areas.</p>
<p>P2 Fences, seating, bins, lighting, shade structures/shelters, drinking fountains, other public space furniture, and retaining and free-standing walls must be in keeping with the character of both their immediate setting and the Precinct in which they are situated.</p> <p>P3 Street furniture and other hard landscape elements, of an appropriate character and standard, supplied and installed in public spaces by Council, or by a developer as a reasonable and relevant condition of approval or by agreement, must respond to the needs of local residents and works and serves the large number of visitors to the area.</p>	<p><i>(In relation to P2 and P3)</i></p> <p>A2.1 Any use of close picket or similar fencing or walls is limited to Centre and Village Residential Precincts.</p> <p>AND</p> <p>A2.2 In Rural and Sustainable Rural Residential precincts, fences remain a minor visual element in the landscape, such as post and rail or post and wire.</p> <p>AND</p> <p>A2.3 Where carried out by Council, or by a developer as a reasonable and relevant condition of development approval or by agreement, a range of street furniture and other built elements are supplied and installed in public spaces where such elements are of a design and finish appropriate to the character of their setting and to a Council approved standard. Such elements include any or all of the following:</p> <ul style="list-style-type: none"> • seating; • shade structures/shelters and/or bus shelters and/or planting; • rubbish bins; • drinking fountains or water source; • pathways; • plant beds with planting; • street trees and tree surrounds, stakes and grates; • irrigation systems; • street lighting; • play spaces; • parking areas. <p>AND</p> <p>A2.4 Siting of facilities achieves the following:</p> <ul style="list-style-type: none"> • Seating/picnic tables placed in convenient locations set back from pedestrian pathways, sheltered, located so as not to obstruct pedestrian paths but so as to be readily accessible from them, and orientated toward a suitable view or feature.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 & P3 continued</p>  <p>Figure 16: Example of Hard Landscape Components which may be appropriate for use on the Range.</p>	<ul style="list-style-type: none"> • Drinking fountains or water sources placed in the more civic areas of the Centre precincts eg. the Village Green near the Post Office, so as to not disturb private business amenity, and be easily located by visitors to the area. • Rubbish bins placed within 3m of seating, picnic shelters, etc., and designed to be fauna proof and to minimise odours. • Lighting sited so as to illuminate a designated area of a footpath or other location, to facilitate safe movement, and to provide a change of mood and atmosphere during the evening; with the design of the street lighting being compatible with the architecture of the surrounding area (see Figure 16).
<p>P4 Planting and other soft landscaping treatments must:</p> <ul style="list-style-type: none"> • soften the appearance of, and integrates, new buildings and other built forms, • be compatible with the landscape and architectural character of the area in which they are set, • respond to, and incorporate, the landform and existing vegetation as much as possible, to soften the impact of built forms, • use mainly locally native vegetation species or, in Centre precincts, exotic species suited to the climate, soils and character of the area, • provide appropriate and effective buffers to such sensitive areas as escarpment edges, remnant vegetation corridors, conservation parks, creeks, productive agricultural land and road reserves, • assist with micro-climatic management, privacy, and wildlife protection, • facilitate the successful establishment and maintenance of the plants and other treatments, and • be in accordance with an approved Landscaping Plan. 	<p>A4 For assessable development, planting and other soft landscaping treatments:</p> <ul style="list-style-type: none"> • screen or provide an attractive visual setting for buildings and other built elements in view from roads and other public places, • protect and as necessary, enhance, areas of remnant native vegetation and other existing mature vegetation, • use vegetation which is locally native and appropriate to the specific area, be it the structurally and floristically complex subtropical rainforest found on the rich volcanic soil, with adequate soil moisture and rainfall support, to the Eucalypt communities found on the steeper or less fertile soils, • In Centre precincts, may incorporate exotic plant species (such as annual, biennials and perennial lower storey vegetation) suitable to the area's character, climate and soils (see Figure 17), • in Centre and Village residential precincts, incorporate suitable street tree planting at the rate of one tree per 7 or 8m of site frontage, • provide for the proper preparation and early maintenance of planting areas and plants by such means as staking, grates and tree guards, • provide for the comprehensive landscape treatment of development on land that was previously cleared for agriculture, • ensure that where plants are used that are not locally native, the plants are not invasive and will not adversely affect the integrity of any ecosystem beyond the site boundaries, • use exotic species in landscaping only in Centre precincts or otherwise no further than 20m from any building and not beyond the site boundaries, • if appropriate in Rural precincts, use hedgerows for wind protection and privacy, and • are in accordance with a Landscaping Plan approved by Council and which has regard to Council's Code for Landscaping Design.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P4 continued</p>  <p>Figure 17: Street Trees and Lower Storey Plantings in Centres provide shade, reinforce a village character (particularly where awnings have not been used), and provide an attractive, non-threatening environment for pedestrians.</p>	

(4) Element: Places Having High Community Value

PURPOSE

- (a) There is considerable merit in maintaining and conserving elements which possess cultural or heritage value and integrating them sensitively within development projects. These elements can include buildings, monuments, structures, vegetation and Aboriginal sites. In many instances, only relics of this past exist but it is still possible to create a picture of what these relics signify, through interpretive means, such as signage, identification plaques, heritage walks, museums, etc.
- (b) This code element seeks to provide for sites, buildings or structures possessing significant value to the community to be identified, safeguarded, restored and sensitively integrated into any development projects and within the landscape.

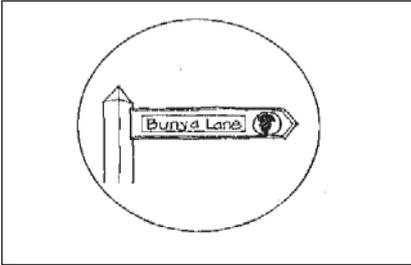
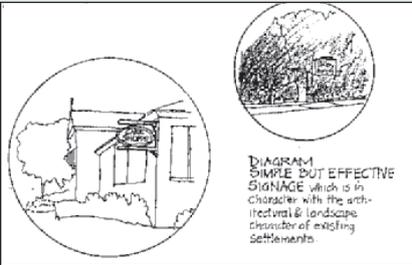
- (c) Places of community value can be utilised imaginatively and practically for a variety of contemporary uses. It is a challenge to capitalise on the potential of these places and ensure that they assist in enriching the meaning and quality of our lives. For example, they can act as ‘keystones’ or landmarks to development projects and can assist in creating appropriate architectural and landscape architectural themes, could become museums or the focus of a heritage trail. Many developers have successfully utilised such places as “selling tools” for their developments.
- (d) The places presently considered to be of significant value to the community are listed in the Schedule to this code. This listing may be amended from time to time as further research and identification work is carried out.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Where development involves a site listed in the Schedule to this code, the cultural and community heritage values must be retained (see the example at Figure 18).</p>  <p>Figure 18: Places of High Community Value add considerably to the architectural landscape, monumental, cultural and historic significance of the Range. The building known as Misty's Mountain Restaurant epitomises this. It acts as a prominent visual focus and has a rich history.</p>	<p>A1 Development is assessed and undertaken consistent with Council's Heritage Conservation Code and Section 7 Volume 1 of the Planning Scheme.</p>
<p>P2 Development adjoining a site listed in the Schedule to this Code must respect the cultural and community heritage values and setting of the adjacent site.</p>	<p>A2 Development adjoining a listed site complies with:</p> <ul style="list-style-type: none"> • the relevant Acceptable Measures of Council's Heritage Conservation Code, and • the relevant heritage conservation provisions of Section 7 of Volume 1 of this Planning Scheme.

(5) Element: Signage

PURPOSE

- (a) Inappropriate signage can detract from the prevailing character of a rural area or settlement. Careful consideration should therefore be given to the potential impact of signs on the tone of the buildings, streetscape and rural character of the countryside.
- (b) Signage falls into the following two categories:
 - public signage that detail matters of public information, ie. street signs, location information, and
 - private signage which publicly advertises information for a private individual or company.
- (c) This code element seeks to provide for all signage to achieve its purpose of advertising an activity or attraction while maintaining the character and quality of urban and rural landscapes and built elements.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Public signage must provide visual cohesion and exhibits a character reminiscent of the Blackall Range, including street name and public information signs which are simple, clear and informative, and sited in appropriate locations to maintain the integrity of the setting while promoting public safety, and meeting relevant State Government Department's requirements if applicable.</p>	<p>A1 A common theme developed is for public signage which embraces an identifiable colour scheme, layout design and letter character. This could include a logo which reflects a strong common element found on the Blackall Range, for example, a bunya pine symbol (see Figure 19).</p>  <p>Figure 19: Public Signage - a possible logo incorporating a strong common element found on the Blackall Range.</p>
<p>P2 Private signage must be coordinated and rationalised so as to maintain the character of both rural and urban areas, and enhances the perceptions and experience of the Blackall Range for tourists and residents (see Figure 20).</p>  <p>Figure 20: Sensitive Private Signage</p>	<p>A2.1 Signage is placed only on the site of the premises with which it is associated.</p> <p>AND</p> <p>A2.2 Signage uses colours and treatments appropriate to and coordinated with its landscape/townscape setting.</p> <p>AND</p> <p>A2.3 Temporary signs are sited so that they do not obstruct any public pathways.</p>
<p>P3 Signage must be developed in an integrated way and based on a common theme.</p>	<p>A3 Signage uses on buildings using colours, layout and lettering consistent with or complementary to the overall colour scheme and architecture of the individual building and surrounding buildings.</p>
<p>P4 Signs must avoid the visual clutter, conflict and confusion which results from a proliferation of signs.</p>	<p>A4.1 Signage on buildings is limited to parapets, awnings (sides and suspended underneath), and fascia boards.</p> <p>AND</p> <p>A4.2 No billboards are used on or within the curtilage of buildings.</p>
<p>P5 Signage which meets the relevant Performance Criteria of Council's Advertising Devices.</p>	<p>A5 Signage complies with the relevant Acceptable Measures of Council's Advertising Devices.</p>

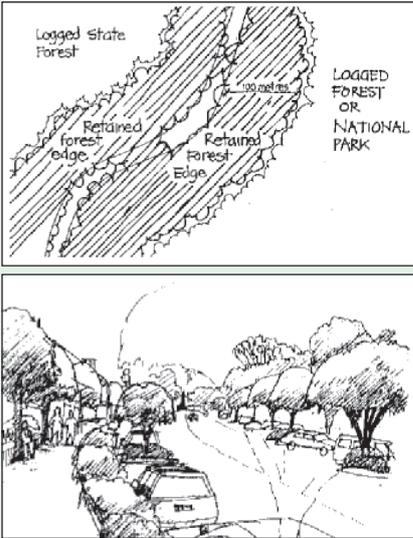
(6) Element: Transport

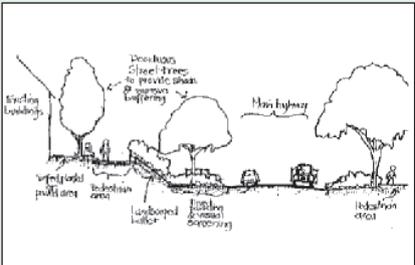
PURPOSE

(a) The Mapleton-Maleny Road is the central access spine into and through the Planning Area. The road passes through a variety of settings influenced by the rural and natural undulating character of the landscape. Protection of the character and capacity of this, and other roads, lanes and pathways in the area are important to the maintenance of the experience of the Blackall Range for both residents and visitors.

(b) Accordingly, this code element seeks:

- to provide for all elements within the road reserve to complement the existing and proposed land uses and character for the Planning Area,
- to maintain or upgrade the character of roadways within the area,
- to provide for road ways which have minimal or no negative visual and physical impacts on the landscape,
- to provide for the conflicting needs of all road users to be resolved in a satisfactory manner, and
- to provide for road design to be appropriate to the road's setting.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Roadway character which complements that of the landscape and/or townscape through which the roadway passes.</p>  <p><i>Figure 21: Retaining the Vegetative Edge in State Forests and National Parks: such techniques have been used successfully along tourist roads in New Zealand and ensure that high quality tourist and resident experiences are maintained.</i></p>	<p>A1.1 The character of roadways other than declared or distributor roads reflect the landscape character in which they are set by suitable planting of road verges and edges to match that of a rural laneway and to enhance views.</p> <p>AND</p> <p>A1.2 Rural laneways maintain or recreate a rural character by enclosing vegetation and/or buildings and/or other roadside treatment, while still meeting acceptable safety standards.</p> <p>AND</p> <p>A1.3 Roadways in Montville and Mapleton, and in Sustainable Rural Residential precincts, have a distinctive and coordinated landscape theme as agreed with Council.</p> <p>AND</p> <p>A1.4 Access roads to and through National Parks and State Forests maintain a rural laneway character and, within areas of significant remnant vegetation, banks of existing vegetation retained for a minimum of 100 metres on both sides of the carriageway as a means to secure the forested character of these areas (refer to Figure 21).</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 Carriageways within the Planning Area must:</p> <ul style="list-style-type: none"> • be designed to minimise their visual and physical impacts on the landscape including the prevention of soil erosion, land slippage, etc. • be of a matching character to the landscape through which they pass both in the moulding of batters and verges/edges and in plant species use; • be sited so that they have minimal visual and physical impacts on the landscape; • have appropriately treated batters and edges to allow for the successful establishment of landscape works; • have important landscape components, such as prominent rock outcrops and vegetation stands, safeguarded through the appropriate siting and design of roads and associated works; • provide soft landscape works which assist in reducing the visual impact; • be designed and laid out so as to have minimal impacts on adjoining premises through measures such as soft and hard landscape works.  <p>Figure 22: Roads in Settlements: Street trees have been used to provide shade for pedestrians and over parked vehicles and to soften the impact of the main road through the heart of a settlement. Additional buffer works help to create a non-threatening pedestrian environment (possible streetscape improvements to Montville near to Connemara Cottage.)</p>	<p>A2.1 In the Village Centre precincts of Montville and Mapleton, roads designed and developed to lower vehicle traffic speeds by:</p> <ul style="list-style-type: none"> • appropriate carriageway surface treatments; • signage; • adjustment to street widths at critical points; • creating safe pedestrian crossings; • street lighting; • providing appropriate pathways which meet the needs of other road users (see Figure 22). <p>AND</p> <p>A2.2 Road layouts and roadside treatments provide buffering and other treatment so as to lessen the impact of roadways on the enjoyment of abutting activities.</p> <p>AND</p> <p>A2.3 Where reduced road reserve and pavement widths are appropriate to reduce the dominance of vehicles through the locality, development incorporates any or all of the following:</p> <ul style="list-style-type: none"> • the provision of onstreet parking areas; • service roads; • pathways; • pedestrian crossings; • lighting and other street furniture; • soft landscape works. <p>AND</p> <p>A2.4 In Rural and Special Purpose precincts:</p> <ul style="list-style-type: none"> • road surfaces crowned or cambered to drain into swale drains, • road surfaces which are flush with verges, as opposed to kerb and channelling; • the appearance of roadside verges being rural, and therefore not heavily maintained or manicured, • roads not being widened unless the height to width ratio of vegetation is maintained, and • the use of such measures as vehicle barriers, bollards, fencing, gates, tree planting and grading works, to prevent vehicle access to sensitive parts of the environment.

(7) Element: Vehicle Parking

PURPOSE

This code element seeks to resolve vehicle parking needs in a sensitive, low key manner, which also addresses safety.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Where additional parking is likely to detract from the amenity or environmental qualities of a site and/or its locality, no more than the minimum number of parking spaces, as required under Council's Code for Transport, Traffic and Parking, must be provided on the site.</p>	<p>A1 For development in Centre precincts, and other areas where the amount of on-site car parking should be limited because of potential adverse effects on the amenity or environmental qualities of the area, no more than the minimum number of parking spaces required for the development under Council's Code for Transport, Traffic and Parking is provided on the site.</p>
<p>P2 Parking areas must be sited and designed to:</p> <ul style="list-style-type: none"> • avoid or minimise conflict with service and access needs of local residents and businesses, • have a minimal impact on the landscape and be relatively inconspicuous, • not detract from the enjoyment or safety of activities within the vicinity, • meet the needs of people with disabilities, and • be well landscaped so as to be themselves pleasant locations for motorists and passers-by (see Figure 23). <div data-bbox="228 1368 639 1637" style="text-align: center;"> </div> <p>Figure 23: Vehicular Parking Areas should be pleasant locations in themselves and should provide shade and buffering.</p>	<p>A2.1 Development of premises provides for:</p> <ul style="list-style-type: none"> • soft and hard landscaping to parking areas and access driveways such that the areas are identifiable and distinctive, with any large expanses of parking area broken up by planting, • separate on-site service vehicle bays, or separate service vehicle bays and access driveways, • dual pedestrian/vehicle pathways where vehicle traffic movements are infrequent, and • parking areas and pathways which facilitate access needs of people with disabilities in accordance with the relevant Acceptable Measures of Council's Code for Transport, Traffic and Parking. <p>AND</p> <p>A2.2 Assessable development where more than 3 parking spaces are to be provided on the site is subject to an approved Landscape Plan, which is consistent with Council's Landscaping Design Code, and indicates:</p> <ul style="list-style-type: none"> • how the parking area is to be incorporated into the existing site; • the extent of proposed cut and fill and existing and proposed levels; • the angle and treatment for any proposed batters; • the character and design of any rehabilitation and stabilisation works, including species to be used; <p>with a bond paid if required by Council as a means to ensure that such works are carried out to Council's satisfaction.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 Development of premises must adequately addresses service vehicle needs by providing any or some of the following:</p> <ul style="list-style-type: none"> • loading zones, • parking bays allocated for business use, • rear service access and limited street access, • and loading bays, <p>in ways which take into proper account:</p> <ul style="list-style-type: none"> • the location of the business activity; • proposed ingress and egress points; • the extent of vehicular and pedestrian activity in the vicinity of the business; • the quality of the existing environment, including vegetation, streetscape, scenic quality and landscape sensitivity; and • the number and distribution of service vehicular movements which that business generates. 	<p>A3 Premises requiring regular non-goods delivery access (such as doctor's surgeries and professional offices) have rear service access provided, or alternative satisfactory access arrangements put in place where:</p> <ul style="list-style-type: none"> • a rear access point has been considered and found to be non-viable; • adequate on-site provision is to be made which does not conflict with vehicular and pedestrian movements, nor detracts from residential amenity; • the location and treatment of parking areas ensures a townscape character compatible with that of surrounding premises; and • business parking and delivery areas are designed and located so as to be compatible with the character and enjoyment of adjoining activities.

(8) Element: Non-Motorised Vehicle Transport

PURPOSE

- (a) To provide for adequate, safe and accessible pathways which complement the existing and proposed land uses and character of the Blackall Range.
- (b) To provide or strengthen gathering points within pedestrian areas of Centre Precincts and other prominent community foci on the Range.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The development of an integrated network of formed district (Planning Area wide), local (Precinct wide) and connecting pathways, suitable for use by pedestrians and cyclists, which links:</p> <ul style="list-style-type: none"> • commercial uses, • community nodes, • tourist facilities, and • recreation areas, <p>and thereby provides better opportunities to explore and enjoy the range's natural and built assets, in addition to providing emergency access.</p>	<p>A1.1 For assessable development, existing pathways are rationalised, widened and upgraded, especially in Montville, to Council's satisfaction.</p> <p>AND</p> <p>A1.2 For assessable development, pathways are established and/or upgraded by Council as part of its works programmes, and/or by developers where agreed, and/or by landowners where a relevant infrastructure charge is fixed.</p> <p>AND</p> <p>A1.3 For assessable development, where necessary to ensure pedestrian/cyclist safety, segregation or buffering is provided between roadways and pathways.</p> <p>AND</p> <p>A1.4 For assessable development, pathways are provided where part of the desired network:</p> <ul style="list-style-type: none"> • as formed paths in Centre and village residential precincts, • on roadside verges and on at least one side of vehicle carriageways along declared and distributor roads (as referred to in Acceptable Measures A2 of Element (6) of this Code),

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued</p>	<ul style="list-style-type: none"> • in Sustainable Rural Residential and Rural precincts, as maintained grassed edges on one side of roads which serve fewer than 20 dwellings and the road is not a declared or distributor road.
<p>P2 Pathways must be designed, established and maintained to:</p> <ul style="list-style-type: none"> • be safe, • be free of obstructions, • use pavement surfaces which are in keeping with the character of the landscape or townscape in which they are set, • be suitable for use by people with disabilities, and other mobility impairments, where suitable, and • have adequate width, grade and standards of construction for the expected level of use. 	<p>A2.1 For assessable development, pathways are designed, established and maintained to:</p> <ul style="list-style-type: none"> • Council’s satisfaction, • acceptable engineering standards (having particular regard to Council’s Operational Works Code), and Austroads Guide to Traffic Engineering Practice Part 13, • create, contribute to or continue the character of the location in which they are set, • have a minimum unobstructed width of 1.2m generally, but 1.5m in Centre and village residential precincts and 2m at gathering points or where used by both pedestrians and cyclists, • avoid the use of steps, • have crossfalls of less than 1:50 for sealed paths and 1:20 for unsealed, • be accessible by all people as much as possible by having gradients generally less than 1:12 and where slopes exceed this gradient resting platforms provided no less than every 13 metres and a handrail also provided, • integrate with any landscape proposals for the locality.
<p>P3 Gathering points must be established or enhanced at places where pedestrian activity is concentrated in Montville and Mapleton, and at major tourist and recreation attractions.</p>	<p>A3 Gathering points are developed to:</p> <ul style="list-style-type: none"> • provide shade and shelter, • be visually prominent, • provide some form of seating, • be safe, and • incorporate lighting where likely to be used at night.

(9) Element: Recreation

PURPOSE

- (a) To provide for high quality useable public recreation space to be created which is accessible and appropriate to its setting.
- (b) To create or strengthen public recreation space corridors throughout the Planning Area.
- (c) To encourage community involvement in the use and upgrading of public recreation space as a means to ensure its relevance and aesthetic appeal.
- (d) To improve access and linkages to recreational assets within and beyond the Planning Area through the creation of a hierarchical network of pathways.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The development of an integrated network of public recreation spaces which must include the following:</p> <p>(a) open space corridors which link up to existing or potential recreation spaces and provide pathways where a continuous recreation space corridor can be created,</p> <p>(b) public recreation spaces which lend or maintain a character to or for an area and are integrated sensitively into the layout and design of a development project. Recreational space which is tucked away out of sight or which is hemmed in by development may not necessarily achieve this,</p> <p>(c) public recreation space which is conveniently accessible to residents, tourists and workers, with residents having access to recreational space within reasonable walking distance. The recreation space should be a place to pass through (on foot and/or by cycle) enroute to other areas,</p> <p>(d) Public recreation space containing:</p> <ul style="list-style-type: none"> • shade trees; • buffer planting particularly abutting roads and residential areas; which can allow for partial views into the open space; • grassed areas for passive, and possibly active, recreation; • other facilities and installations as appropriate to meet local needs, <p>(e) recreational space embracing components which have scenic, ecological, heritage or other values,</p> <p>(f) recreational space which is designed and developed in a manner which facilitates maintenance by Council, and</p> <p>(g) recreational space designed and located so that it serves an appropriate specific recreational function.</p>	<p>A1.1 The development of an integrated network of public recreation spaces which includes the following:</p> <ul style="list-style-type: none"> • parkland within reasonable walking distance (ie. about 400m) of residents, • in Montville, public recreation space which incorporates prominent local features such as the depression behind the existing township, the Village Green, and existing vegetation which currently acts as a backdrop to the main street, • development along Kondalilla Road which includes streetscape works as an alternative to the provision of public open space, with such works providing street furniture and other hard landscape components which ensure their relevance, utility value and aesthetic appeal. In this situation, the non-vehicular areas of the street will be regarded as public recreation space, • in Mapleton, the Lilyponds becoming a focus for the village, and combined with State Forests, new public recreation space and school grounds in its vicinity.

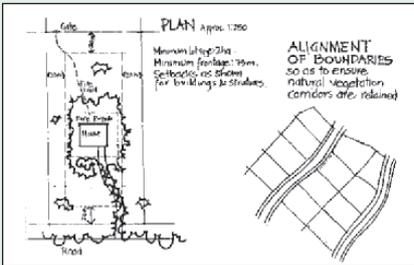
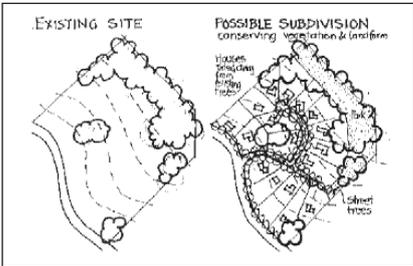
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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 The establishment and upgrading of scenic lookouts, either as public or private recreation spaces, which meet the following criteria:</p> <p>(a) design which ensures safe ingress and egress points to and from parking areas and pedestrian crossings where vehicular parking is located across the road from the lookout,</p> <p>(b) sited and designed to be inconspicuous elements in the landscape when viewed from other locations, excepting for a landmark feature which should be integrated sensitively into the landscape,</p> <p>(c) having landscape treatment which ensures that they are framed by vegetation which maintains the predominantly vegetative character of the ridgeline on which they is located, and</p> <p>(d) having vehicle parking areas which are buffered from pedestrian components of the lookout and which cannot be seen beyond the lookout and connecting road.</p>	<p>A2 Scenic lookouts contain some or all of the following features (depending upon the outlook, size and scale of the area):</p> <ul style="list-style-type: none"> • passive recreation areas (grassed areas set amongst clumps of trees); • a number of lookout points which offer different views or aspects of a scene; • toilet blocks (dry waste, biocycle/composting toilets preferred); • vehicle parking areas including vehicle restraint measures which maintain much of the scenic lookout as a pedestrian area and are located on the same side of road as the lookout; • refreshment facilities; • picnic shelters and barbeques; • water supply; • picnic tables; • commemorative trees or features in conjunction with other soft landscape works; • pathways which link areas within and beyond the area; • other street furniture, including lighting; • safety fencing where necessary; • tree species which have their lowest branches at least 3 metres above ground when mature to ensure that views are maintained, • lower storey planting in the foreground area to reduce the visual impact of the lookout, and • interpretative and other signage.
<p>P3 The development of an integrated network of open space corridors and scenic drives which maximise use of the area's recreational and environmental assets within the sustainable capacity of such assets.</p>	<p>A3.1 Retention and integration, as public open space, of pedestrian/cyclist pathways and flora/fauna corridors which pass through the development site.</p> <p>AND</p> <p>A3.2 Corridors, links and trails which provide access into and through conservation parks and State Forests are established to the satisfaction of the relevant State Government department or agency and in compliance with any applicable management plan prepared or approved by that department or agency.</p> <p>AND</p> <p>A3.3 In Rural precincts, pathways are constructed where such works will not cause permanent scouring of visible slopes and ridgelines and can be readily stabilised and integrated into the landscape.</p>
<p>P4 Private open space must be developed to a high standard of visual amenity and suitable and available for use by the specified user group and, as appropriate, the public.</p>	<p>A4.1 Private open space in a community title scheme landscaped to a high standard as a means to compensate for the smaller sized open space area and in accordance with a Landscape Plan approved by Council.</p> <p>AND</p> <p>A4.2 Open space leased or otherwise developed for private use to a sporting or other organisation, is designed in a way which facilitates the passive and active use of such spaces by the public at times when that organisation is not using that space for its nominated purpose, and developed in accordance with a Landscape Plan approved by Council.</p> <p>AND</p> <p>A4.3 Where appropriate, public open space is provided which is accessible to the public in part, eg. for access through an area, with a clear distinction being made between the publicly and privately accessible areas.</p>

(10) Element: Fauna and Flora Protection and Rehabilitation

PURPOSE

- (a) To provide for adequate protection to be given to those areas of habitat identified as worthy of protection.
- (b) To provide for scenic values of vegetation to be respected in all development, so as to maintain scenic quality and minimise adverse visual impacts.
- (c) To encourage the rehabilitation and reforestation of land within various parts of the Planning Area.
- (d) To encourage landholders to undertake tree planting, particularly in moderately to extremely visually sensitive landscapes and on the edges of and within settlements and along flora and fauna corridors.
- (e) To encourage revegetation and replanting in development projects.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development must meet the Performance Criteria of Environmental Management Codes where applicable.</p>	<p>A1 Development complies with the Acceptable Measures of Council’s Environmental Management Codes where applicable.</p>
<p>P2 In the Forest Residential precincts, lot reconfiguration must provide for new lot layouts that:</p> <ul style="list-style-type: none"> • acknowledge and preserve the essentially natural and aesthetic environment, • provide for significantly larger lots than would otherwise be appropriate for rural residential purposes, • provide for lot boundaries to be aligned such that natural vegetation corridors can be maintained (see Figure 24), • identify suitable house and other building sites on lots, • allow for minimal clearing of existing vegetation.  <p>Figure 24: Forest Residential Lot Reconfiguration Requirements.</p>	<p>A2.1 In the Forest Residential precincts, lot reconfiguration provides for new lot layouts in which:</p> <ul style="list-style-type: none"> • areas or sites of high conservation value have been identified and retained; • an adequate buffer of natural vegetation, not less than 20 m in width, has been preserved along all lot boundaries (other than to allow for access); • an adequate buffer of natural vegetation, not less than 20 m in width measured from the top of the bank, has been preserved on each side of a watercourse; • vegetation which has high scenic quality or minimises the impact of development has been retained (see Figure 25). <p>AND</p> <p>A2.2 Each new lot has a minimum area of 2 ha, a minimum frontage of 75m, and a suitable area or areas identified for buildings and wastewater disposal.</p> <p>AND</p> <p>A2.3 The layout provides for lot boundaries to align in such a way that natural vegetation corridors can be maintained.</p>  <p>Figure 25: Keying-in Landform and Existing Vegetation into Lot Reconfiguration: note that lot boundaries have been located near to an existing clump of trees and that the park embraces a major tract of vegetation; also that street trees have been planted.</p>

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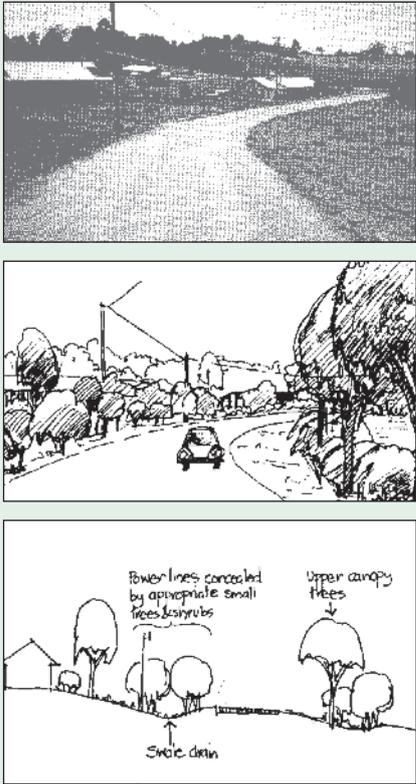
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 Development must identify and protect areas of significant remnant native vegetation, other mature attractive existing vegetation, and fauna habitat.</p>	<p>A3 For assessable development, a competent assessment is undertaken of the significance of the existing vegetation on the site (having regard to Council’s relevant environmental management code provisions), and measures taken to effectively protect significant vegetation from loss or disturbance especially where the vegetation includes such species as:</p> <ul style="list-style-type: none"> • Bunya Pine (<i>Araucaria bidwillii</i>); • Macadamia sp. (<i>Macadamia interifolia</i> and <i>M. ternifolia</i>); • <i>Romnaldia strobilacea</i>.
<p>P4 Development must provide for the rehabilitation or revegetation of land back to a natural or semi-natural state or to lessen the impacts of built elements on the landscape, and especially including cleared land which:</p> <ul style="list-style-type: none"> • is prone to landslip, • is located within the water catchment of Lake Baroon, • is moderately to extremely visually sensitive to change or development by being steep or highly visible from public roads and/or lookouts, • lies along the path of an existing or identified flora and fauna corridor, • is located along a creek corridor, or • includes built elements which are considered intrusive in the landscape (see Figure 26). 	<p>A4.1 Development provides for the rehabilitation or revegetation of cleared or otherwise disturbed land of a type referred to in the Performance Criterion where necessary to maintain the desired character and amenity of the locality, and, for assessable development, in accordance with an approved land management plan which:</p> <ul style="list-style-type: none"> • shows the different land classes over the site, where a land class is a category of land with a relatively uniform set of characteristics (soil type, geology, slope, etc.) which allow it to support a distinctive type and intensity of use; • indicates what management practices are proposed for each class of land; • shows the locations of fence lines and proposed land use activities within each fenced area; <ul style="list-style-type: none"> • detail any rehabilitation works and the methods proposed for rehabilitation; • indicate what other measures are proposed which will result in the stabilisation and management of the land. <p>OR</p> <p>A4.2 In Rural areas, revegetation and/or rehabilitation is undertaken by way of sustainable farm forestry using indigenous timbers, and in particular, native cabinet timbers.</p>

Figure 26: Planting Up Existing Rural Areas so as to lessen the impact of built elements on the landscape and in order to recreate a rural or natural character. The above illustrations show an existing area and indicates how vegetation can transform this visually into a rural scene.

(11) Element: Development Adjoining Environmentally Sensitive Areas

PURPOSE

- (a) Within the Planning Area there are opportunities for development adjacent to or near the National Parks, State Forests and Linda Garrett Park and other ecologically sensitive locations. Where development is proposed in such locations, consideration must be given to the particular environmental qualities of the area and ensure that appropriate safeguards are provided.
- (b) Accordingly, this code element seeks to minimise the potential for adverse environmental impacts on ecologically sensitive areas.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Development must meet the Performance Criteria of relevant Environmental Management Codes.	A1 Development complies with the Acceptable Measures of relevant Environmental Management Codes.
P2 Development must not conflict with the intentions for the management of the adjoining sensitive area.	A2 Development does not conflict with the intentions of the relevant public authority for the management of the adjoining sensitive area.
<p>P3 Development of land adjoining a sensitive area must address the following issues:</p> <p>(a) the significance of any vegetation, if any, on the proposed site to the vegetation communities and fauna habitats of the environmentally sensitive area,</p> <p>(b) the significance of the proposed site as a fauna and flora corridor between environmentally sensitive areas and other habitats, and</p> <p>(c) the potential for ecological degradation of environmentally sensitive areas as a result of the proposed development.</p>	<p>A3.1 Development of land adjoining a sensitive area addresses all relevant environmental impacts, which, in the case of assessable development, is by way of an environmental management plan, including the following particular issues:</p> <ul style="list-style-type: none"> • adequate buffering for fire hazard, • the potential effect of the invasion of ecologically sensitive areas by domestic cats and dogs and exotic plants species, especially noxious weeds, • the potential for water quality decline in ecologically sensitive areas from liquid waste disposal and the use of fertilisers and pesticides, and • the potential for erosion and siltation in ecologically sensitive areas from runoff, the clearing of vegetation, and the alteration of natural surface levels on the proposed site. <p>AND</p> <p>A3.2 Boundaries which adjoin the sensitive area are appropriately fenced to discourage backyard extensions, invasion by some domestic animals and the spread of weeds.</p>

(12) Element: Agricultural Land Protection

PURPOSE

- (a) To provide for the remaining viable areas of good quality agricultural land to be preserved for agricultural purposes, where such areas are recognised through inclusion in Sustainable Horticultural Lands Precincts.
- (b) To minimise conflict and the potential for conflict between agricultural holdings and non-rural land uses.
- (c) To provide for non-rural activities to be integrated sensitively into their rural setting.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development which does not fragment a land holding in a Sustainable Horticultural Land Precinct, nor introduce a premises or activity which either does not support the rural use of the land or prejudices the land's continued rural use.</p>	<p>A1 In a Sustainable Horticultural Lands Precinct:</p> <ul style="list-style-type: none"> • Reconfiguring a Lot which does not create an additional lot other than a Farm Restructuring Lot created for the purposes of intensifying, or allowing the continued, rural use of the land, and/or • development and use of land only for rural purposes, or purposes which are associated with and support rural use.
<p>P2 An effective buffer established and maintained on the edge of the site of non-rural premises which abuts rural land.</p>	<p>A2 Provision and maintenance of a buffer on the edge of the site of non-rural premises which abuts land used or proposed for use for rural activities, where the buffer complies with the State Government's "Planning Guidelines for the Separation of Agricultural and Urban Land Uses".</p>
<p>P3 Any new rural use adjacent to the site of an existing non-rural premises must be established and conducted in a manner which minimises or avoids land use conflict.</p>	<p>A3 Any new rural use adjacent to the site of an existing non-rural premises is established and conducted in a way consistent with the State Government's "Planning Guidelines for the Separation of Agricultural and Urban Land Uses".</p>
<p>P4 An effective vegetation buffer established and maintained on the edge of residential or rural residential premises which abuts rural land.</p> <div data-bbox="225 1554 638 1767" data-label="Image"> </div> <p>Figure 27: Vegetation Buffer used on the edge of a non-rural development which abuts a rural area. Street trees would act as a major component in breaking up building masses. Such soft landscape treatment will ensure that development rapidly fits into the landscape.</p>	<p>A4 A minimum 30m wide vegetation buffer is established and maintained on the edge of residential or rural residential premises which abuts land used or intended for use for rural activities. Suitable vegetation consists of broad leafy plants, including trees to a height of at least 5m as well as shrubs, grasses and ground covers. Such vegetation also serves the purpose of minimising the intrusiveness of buildings in their setting and ensuring that such premises integrates into the landscape (see Figure 27).</p>

Schedule to Planning Scheme Code 7.1 Sites Of Community Significance On The Blackall Range

Site No.	Element	Cultural	Heritage	Architectural	Landscape	Element
EUROPEAN						
Mapleton						
1.	RSL Park		•		•	•
2.	Monument and Monument stone		•		•	•
3.	Red cedar trees - eg of what hunted in gullies, possibly Tanglewood		•			•
4.	Well, T.D. Smith (now Mr Bob Williams)		•			
5.	Tramlines - Tramway/Railway, Mapleton & Station opposite Mapleton Hall		•			
6.	Seaview Guesthouse (College/Mapleton, Mapleton Homestead)		•	•		
7.	Smith brothers' residence, Mapleton Falls Road		•			
8.	Smith Memorial Park & Obelisk, Mapleton Residence/House opp RSL Park				•	•
9.	Cemetery at Mapleton (1901)		•			
10.	Will Whalley's Store, Mapleton Town Centre (Mapleton Real Estate)		•	•		
11.	Mapleton Hotel & Strongaird Residence		•	•	•	
Flaxton						
12.	Family grave, Flaxton Mill Road		•		•	•
13.	Chermside Homestead, Flaxton		•	•		
14.	Ex-school building, Flaxton		•	•		
Montville						
15.	Belbury, Western Avenue, Montville		•	•		•
16.	Monty Smith's home, opposite Belbury, Western Avenue		•	•		
17.	Razorback Road, Montville		•		•	
18.	Monument at Razorback Lookout		•		•	•
19.	Montville House, Western Avenue/Range Road, Montville		•			
20.	Maryalda Guest House (now Montville Art Gallery)		•	•		
21.	Lachlan Guest House (now offices & shops, M/nl)		•	•		
22.	School of Arts building/Montville Hall		•	•		
23.	Montville Methodist Church		•	•	•	
24.	St. Mary's Church of England Church		•	•	•	
25.	Misty's Mountain Restaurant		•	•	•	
26.	Some school buildings, Montville State School		•	•	•	
LANDSCAPE COMPONENTS						
Mapleton						
27.	Pear tree in front of Mapleton library		•		•	
28.	Memorial trees in grounds of Hall, Mapleton		•		•	•
29.	Giant Box tree, Mapleton Falls (ex Flying Fox)		•		•	
30.	Lilyponds, Mapleton		•			
31.	Kondalilla Falls NP (originally bequeathed by Skene)	•	•		•	
32.	Macadamia & avocado plantations, Flaxton & Montville					•
33.	The Village Green, Montville		•		•	
34.	Fig & Camphor Laurel trees, Montville State School		•		•	
35.	Linda Garrett Park, Mapleton				•	
36.	Mapleton Falls National Park	•	•		•	
37.	Montville Bicentennial Bridge		•		•	
38.	Bunya Pine Trees					

7. LOCAL AREA CODES

7.2 Buderim Local Area Code

PURPOSE

The purpose of this code is to provide for the achievement of Council's Planning Area intentions for Buderim, particularly the:

- (i) "Townscape and Built Form" intentions for the Buderim Village Centre Precinct and the Buderim Community Facilities Precinct, and
- (ii) To enable, within the Buderim Central Residential Precinct, flexibility in building siting and design, while protecting reasonable neighbour amenity expectations and maintaining appropriate residential character; and

- (iii) To ensure development within the Hillslope Residential Precinct or on the ridgeline of the Buderim escarpment maintains the dominance of important topography and natural vegetation.

(1) Element: Building Appearance

PURPOSE

To create a vibrant sub-tropical mountain village which promotes a "sense of place" for Buderim using architecture which is responsive to its natural and cultural environment and climate, and not using replica architecture which creates a false historic theme.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Buildings and their entries must be readily apparent from the street.	A1 Buildings adjacent to the public street address the street by having a front door and windows facing the street
P2 Building height at the street frontage must maintain a scale compatible with surrounding premises.	A2 Differences in height between existing buildings and new buildings are not more than one storey or 3.5 metres (whichever is the lesser) when viewed from the public street and adjoining properties. This requirement applies to the building for a depth of one room.
P3 Buildings must reflect relevant features of the prevailing character of surrounding attractive streetscapes, and built-form character which has been identified as part of the desired future character of the area.	<i>(in relation to P3 and P4)</i> A3 Buildings viewed from the public street and adjoining properties, have a dominant roof form with a minimum pitch of 25 (1 in 2) responds to Buderim's sub-tropical climate and rainfall conditions. Where adjacent roofs are flat, steeper roof pitches that contribute to the streetscape are permitted AND
P4 Buildings must be designed to enhance existing attractive built-form character by translating the following characteristics found in the surrounding built-form into innovative design solutions: <ul style="list-style-type: none"> • mass and proportion • building materials, patterns, textures, colours and decorative elements • ground floor height above natural ground level • floor to ceiling height • roof form and pitch • facade articulation, detailing, and window and door proportions • verandahs, eaves and parapets • driveway crossovers, fence style and alignment • landscaping. 	A4 Buildings have pedestrian sun and rain shelters (awnings) of a design compatible with that on adjoining properties AND A5 Building design, roof form, detailing and materials visible from public areas and adjoining properties are not in strong visual contrast with the character of attractive neighbouring buildings. Materials to be avoided include:- <ul style="list-style-type: none"> • glazed curtain walls • unrelieved painted, render or similar finishes • unarticulated concrete surfaces • unarticulated cladding systems • fluorescent and iridescent paints. Colours to be avoided include metallic and reflective finishes AND A6 Building design enables individual tenancies and/or dwellings to be clearly identified from public streets. AND

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 continued	<p>A7 Buildings have a maximum unarticulated length of 15 metres to the public street frontage. Punctuation by bay windows, verandahs, balconies or wall offsets is considered to be adequate articulation.</p> <p>AND</p> <p>A8 Buildings two or more storeys in height are to be designed to provide balconies at the storeys above ground storey.</p> <p>AND</p> <p>A9 Building design is to provide for mechanical plant and equipment such that it is not visible from the public street and adjoining properties.</p>

(2) Element: Landscaping and Open Space

PURPOSE

To protect Buderim’s stands of vegetation, surrounding natural environment and ecological features of heritage value which contribute to its unique character, whilst landscaping new premises to enhance Buderim’s environment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Landscaping works must soften the impact of hard paving and building surfaces or to enhance street environments and the cohesion of adjoining premises.</p> <p>P2 Landscaping must consist predominantly of local, native species, proven tolerant of growing within urban surroundings.</p>	<p><i>(in relation to P1 and P2)</i></p> <p>A1 Landscaping in accordance with the Code for Landscaping Design and an approved landscape plan that shows proposed works in compliance with the performance criteria.</p> <p>AND</p> <p>A2 Development allows the creation of a canopy layer within Buderim comprising “Pine Blade Landmarks”, landscaped roundabouts, “Fig Corners”, “Poinciana Avenues” and a “Trellis Layer” as illustrated in Diagrams BVMP 1 to 9.</p>
<p>P3 Development must conserve the Buderim escarpment and other sensitive environmental features (such as slip prone areas, major creeks, riparian habitat) as open space incorporated into the design of new or existing neighbourhoods, using ecologically sustainable principles.</p> <p>P4 Development within the Hillslope Residential Precincts, or on the ridgeline of the Buderim must:</p> <ul style="list-style-type: none"> • maintain the dominance of important topography and natural vegetation • minimise the extent of site works, and • minimise the visual scarring of significant natural elements. 	<p><i>(in relation to P3 and P4)</i></p> <p>A3.1 The dedication of areas having vegetation, landforms or waterways of conservation value as public open space.</p> <p>AND</p> <p>A3.2 The development of public space as illustrated in Diagrams BVMP 15 and 16.</p> <p>AND</p> <p>A3.3 Roof lines of buildings in the Hillslope Residential Precincts designed to be lower than the surrounding tree canopy</p> <p>AND</p> <p>A3.4 In the Hillslope Residential Precincts, buildings are pole and frame construction, designed to step with the contours of the land, rather than slab on ground.</p> <p>AND</p> <p>A3.5 Buildings and roadway pavement on sites in the Hillslope Residential Precincts are not to cover more than 25% of the site.</p> <p>AND</p> <p>A3.6 Buildings in the Hillslope Residential Precincts located in existing clearings or previously disturbed areas with low ecological values to minimise the removal of vegetation.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 continued	<p>AND</p> <p>A3.7 Buildings in the Hillslope Residential Precincts are located in existing clearings or previously disturbed areas with low ecological values to minimise the removal of vegetation.</p> <p>AND</p> <p>A3.8 The colours of materials and paints used on buildings in the Hillslope Residential Precincts, and on the ridgeline of the Buderim escarpment, being the natural hues of the surrounding vegetation, timbers and the earth's soil.</p> <p>AND</p> <p>A3.9 Any application for residential lot reconfiguration within a Hillslope Residential Precinct are to identify a house site for each new lot that allows for premises to be sited and designed in a way which allows for the Performance Criteria P3 and P4 of this Element to be met.</p>
P5 Front fences and walls, where used, must improve amenity for residents and contribute positively to the streetscape and adjacent buildings whilst conserving the 'garden village' ambience of Buderim.	A5 Front fences and walls are built in accordance with Element B3 of QRDG (Part 3).

(3) Element: Outdoor Advertisements

PURPOSE

To ensure that the "Village" character of Buderim is not spoilt by the proliferation of outdoor advertisements.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Outdoor advertisements must complement the village character of Buderim and the premises at which they are displayed.	A1 Outdoor advertisements are in accordance with the Code for Siting and Design of Advertisements, with the exceptions outlined in A2 below.
P2 Outdoor advertisements must not adversely affect or dominate the area through their appearance, size, illumination, overshadowing or in any other way.	<p>A2.1 Pylon signs are less than 3.6 metres in height where at premises in the Buderim Village Centre Precinct and Buderim Community Facilities Precinct.</p> <p>AND</p> <p>A2.2 Signs are placed only on the site of the premises where the business or activity is being conducted.</p> <p>AND</p> <p>A2.3 Third party advertising panels are not placed on undeveloped/ vacant land.</p> <p>AND</p> <p>A2.4 Fluorescent and iridescent paints are avoided.</p> <p>AND</p> <p>A2.5 Signs are not neon, revolving and flashing advertisements.</p>

(4) Element: Site Layout

PURPOSE

To achieve a coherent site layout which provides a pleasant, attractive, manageable, resource-efficient and sustainable living environment within Buderim.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The Development’s site layout integrates with the surrounding environment through:-</p> <ul style="list-style-type: none"> • convenient, safe and attractive pedestrian, cycle and vehicle links to street and open space networks for able-bodied and disable people, • buildings facing streets and public open spaces which maintain the continuity of built-form along the street, • building, streetscape and landscape design relating to the site topography and to the surrounding neighbourhood character or desired future, and • the preservation or creation of habitat corridors and the protection of natural creeklines and Buderim’s escarpment. 	<p><i>(in relation to P1 and P2)</i></p> <p>A1 Assessable development is in accordance with a Site Development Plan, approved by the Assessment Manager, which demonstrates how the performance criteria are met by showing:-</p> <ul style="list-style-type: none"> • where development is on or adjoining a place of cultural or townscape significance, compliance with the acceptable measures in the Heritage Conservation Code, • the provision of suitable inter-site pedestrian, cycle and vehicle links, as illustrated in Diagram BVMP 17, • that existing natural features (if any) are maintained or enhanced where possible, • natural watercourses are retained and buffered by locally native vegetation, • the creation of habitat corridors over vegetated land having ecological significance, • visual links to views or features of significance such as the coastline are created or maintained through development sites from a publicly accessible place or roadway, including protection of the view corridors identified in Diagram BVMP 18 “View Corridors”, • the provision, within the development site, of landscaped public open space in the form of open plazas/courts accessible from the footpath, • all premises are fronting the open space incorporating layouts and windows that permit activity to “spill out” into the space, • buildings are facing streets and public open spaces and having their entries visible clearly recognisable and accessible from the street or space’, and • the retention of any existing major vegetation.
<p>P2 Developments must conserve places of natural, cultural or townscape significance.</p>	

(5) Element: Building Envelope

PURPOSE

- (a) To enable, within the Buderim Village Centre Precinct and Buderim Community Facilities Precinct, flexibility in building siting while creating an appropriate village character, providing adequate daylight to buildings and sunlight to the public realm, and establishing an attractive streetscape.
- (b) To enable, within the Buderim Central Residential Precincts, flexibility in building siting, while protecting reasonable neighbour amenity expectations, maintaining appropriate residential character, providing adequate daylight to dwellings and sunlight to private open space, and establishing an attractive streetscape in which garages/carports are set back from the street to provide adequate space for landscape, visual and acoustic privacy, and vehicle parking.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Buildings must respect Buderim’s village centre role and desired future character, hilltop setting, and adjoining premises and public spaces.</p>	<p><i>(in relation to P1 to P3 for development within the Buderim Village Centre Precinct and Buderim Community Facilities Precinct)</i></p> <p>A1 Buildings are sited within the building envelope indicated in Figure 7.3A, allowing for variations associated with the retention of existing trees, cultural features of heritage value, and public plazas/courts.</p>
<p>P2 The setback of buildings must contribute to existing or proposed streetscape character, assists the integration of new premises into the public streetscape, makes efficient use of the site and provides amenity for visitors, workers and residents.</p>	<p><i>(in relation to P1 to P3 for developments within the Buderim Central Residential Precinct)</i></p> <p>A2 Buildings are sited within the building envelope indicated in Figure 7.3A, allowing for variations associated with the retention of existing trees, cultural features of heritage value, and public plazas/courts.</p>
<p>P3 Developments must reduce their reduce bulk and overshadowing impacts while maintaining adequate daylight and sunlight by progressively increasing setbacks as wall height increases.</p>	
<p>P4 Buildings located on the Buderim ridgeline must reduce the visual impact of their bulk viewed from the coastal lowlands.</p>	<p>A4.1 Buildings on the ridgeline have landscaped terraces stepping within a plane projected at 45° from a height of 3.5 metres above ground level</p> <p>OR</p> <p>A4.2 Buildings on the ridgeline have a minimum 3 metre landscaped buffer planted with an adequate number of pioneer species which will grow in a reasonable time (3-5 years) to create a layered visual screen no less than the height of the building.</p>

(6) Element: Vehicle Parking and Service Areas

PURPOSE

To achieve vibrant and pedestrian-friendly street environments in the Buderim Village Centre and the Buderim Community Facilities Precinct, whilst adequately accommodating the car parking and servicing needs of the Centre’s visitors, residents, operators and workers.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Development must provide on-site car parking which is not visually intrusive from the street and does not dominate the appearance of the premises by allowing the built-form to address the street.</p>	<p>A1.1 On site car parking is located to the rear of the premises, linked and integrated with car parking on adjoining sites as illustrated in Diagram BVMP 19.</p> <p>AND</p> <p>A1.2 Access driveways and car parking areas occupy no more than 30% of the length of the street frontage of the lot.</p> <p>AND</p> <p>A1.3 At grade, open-air, car parking areas are planted with shade trees every 4 linear car bays.</p> <p>AND</p> <p>A1.4 Service and garbage refuse areas are located away and screened from any street.</p>

(7) Element: Public and Communal Streetscapes

PURPOSE

- (a) To provide attractive streetscapes and public places which balance the movement, cultural and infrastructure services functions of the street and are sensitive to the built-form, landscape and environmental conditions of the locality.
- (b) To provide for development which enhances the visual attractiveness and comfort of streets/public spaces, generates activity and interest along streets/public space and contributes to the memorability and legibility of the Buderim Village Centre Precinct and Buderim Community Facilities Precinct.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Public and communal spaces/ places must:</p> <ul style="list-style-type: none"> • defines a theme for new streets, or complements existing streetscapes and integrates with new development • is sensitive to site attributes • complements the function of the street • reinforces desired traffic speed and behaviour • is appropriately scaled relative to both street width and the building bulk • incorporates existing vegetation where possible • enhances opportunities for pedestrian comfort by assisting in micro-climate management • maximises absorptive landscaped areas for on site infiltration of stormwater where appropriate • provides attractive and coordinated street furniture unique to Buderim to meet user needs, and • satisfies maintenance and utility requirements and minimises their visual impact. 	<p>A1.1 Landscape and civil works of public and communal streets/ places that accords with the Buderim Village Master Plan (Figure 4 - 7.3.1 (a)).</p> <p>AND</p> <p>A1.2 The carrying out of frontage works, including undergrounding of power, paving, landscaping, street trees, Footpath Trellis and coordinated street furniture along the full frontage of the development, as specified in Diagrams BVMP 8 to 15.</p> <p>OR</p> <p>A1.3 The provision of a monetary contribution in lieu of the required works, to be used by Council for construction of the works.</p>

(8) Element: Facades

PURPOSE

To provide development which enhances the visual attractiveness and comfort of streets/public spaces, generates activity and interest along streets/public space and contributes to the memorability and legibility of the Buderim Village Centre Precinct and Buderim Community Facilities Precinct.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Architecture must be unique to Buderim, creates a strong “sense of place” and reinforces the functions of the street/ public place.</p>	<p>A1.1 Development in accordance with Acceptable Measures specified in Element (1) above - Building Appearance, to ensure buildings integrate with adjoining development:-</p> <ul style="list-style-type: none"> • horizontally with similar massing and rhythm of facades, and • with similar awning heights and form. <p>AND</p> <p>A1.2 Building design and tenancy location allows activities to “spill out” of the building frontages facing streets, public spaces and footpaths.</p> <p>AND</p> <p>A1.3 Buildings on corner sites are to reinforce the corner by truncating the facade and/or creating a vertical statement</p> <p>AND</p> <p>A1.4 Buildings along secondary streets are to continue the urban wall, in the absence of development, through:-</p> <ul style="list-style-type: none"> • continuation of facades, and • screen walls and or landscaping.

(9) Element: Safety and Security

PURPOSE

To ensure streets and public/communal spaces are designed to meet the community's and user expectations for a safe and secure environment in Buderim.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Public and communal street/ places must:</p> <ul style="list-style-type: none"> • promotes safety and casual street surveillance, • achieves lines of sight for pedestrians, cyclists and vehicles, and • provides adequate lighting for pedestrian and vehicular safety 	<p><i>(in relation to P1)</i></p> <p>A1.1 Building design provides opportunities for casual surveillance by locating activity areas with windows facing the street/public place.</p> <p>AND</p> <p>A1.2 Building design minimises opportunities for personal concealment.</p> <p>AND</p> <p>A1.3 Trees and tall branching to maintain clear pedestrian and vehicular sight lines.</p> <p>AND</p> <p>A1.4 Shrubs and groundcovers are no more than 0.6 metres above ground level to assist casual surveillance of public places and prevent personal concealment.</p> <p>AND</p> <p>A1.5 Lighting is provided to all pedestrian paths adjoining development, all pedestrian paths, car parking areas and public places, to relevant Australian Standards.</p>

(10) Element: Pedestrian Comfort

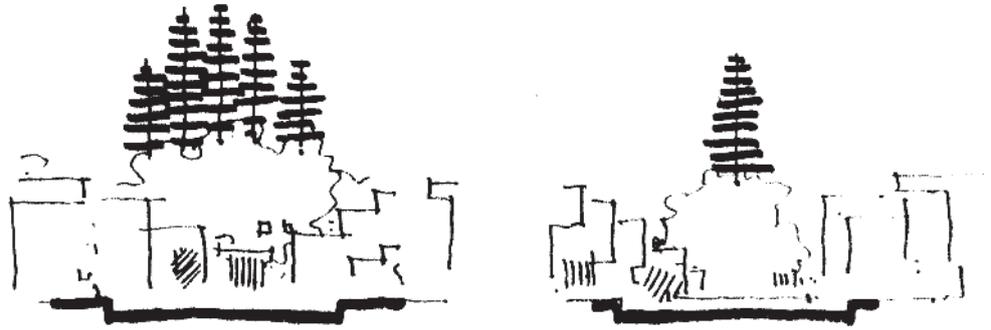
PURPOSE

To ensure streets/public spaces are designed to meet the community's and user expectations for a comfortable and pedestrian friendly environment in Buderim.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Public and communal streets/ places must enhance opportunities for pedestrian comfort by assisting in micro-climate management</p>	<p><i>(in relation to P1)</i></p> <p>A1.1 Development provides awnings, colonnades or sun and rain shelters along all facades addressing streets and any adjoining footpath with a minimum cover (width) of 2.7 m.</p> <p>AND</p> <p>A1.2 Pedestrian pavements along street frontages and public places are to provide open shade trees for every 10 metres of length and/or street frontage,</p> <p>OR</p> <p>As indicated in the Buderim Village Master Plan (Figure 4 - 7.3.1 (a)).</p> <p>AND</p> <p>A1.3 Provision of Footpath Trellises as part of frontage works in accordance with Diagram BVMP 8 "Trellis Layout".</p>

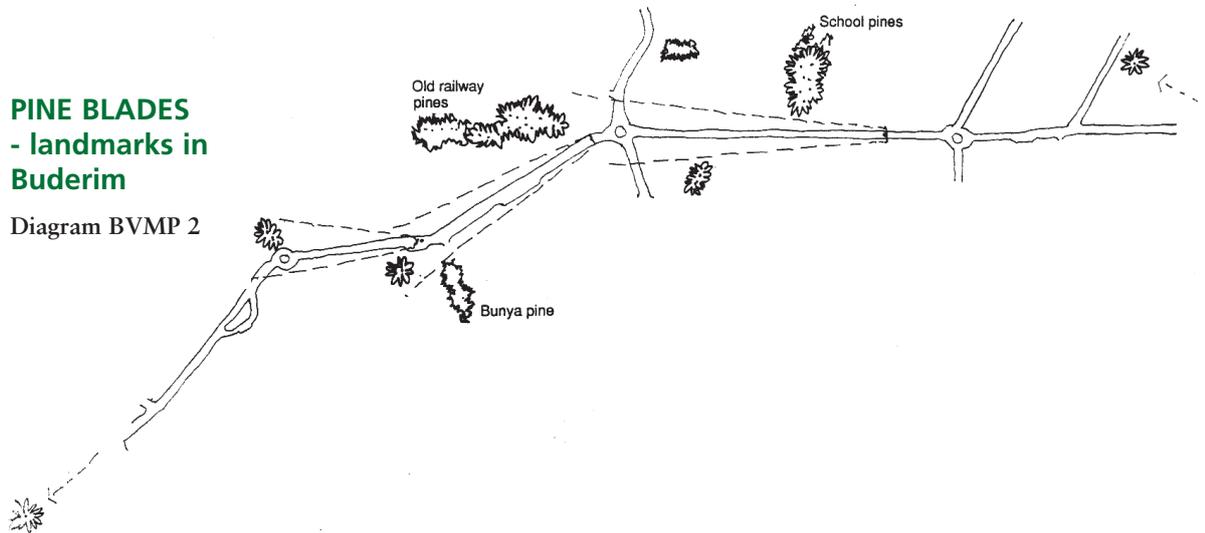
**PINE BLADES
- landmarks in
Buderim**

Diagram BVMP 1



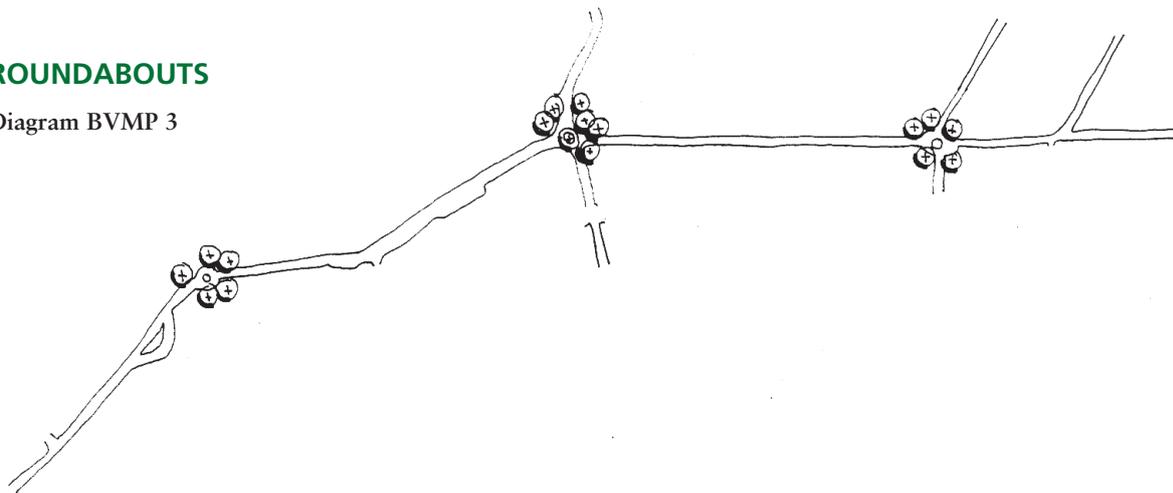
**PINE BLADES
- landmarks in
Buderim**

Diagram BVMP 2



ROUNDBABOUTS

Diagram BVMP 3

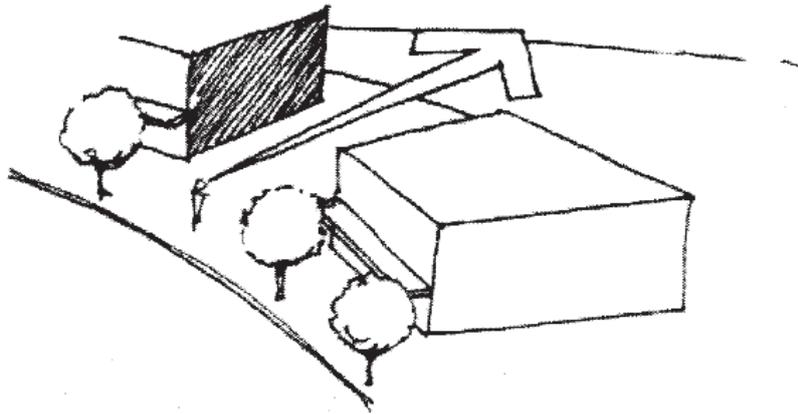


ROUNDBABOUTS

Diagram BVMP 4



Diagram BVMP 5



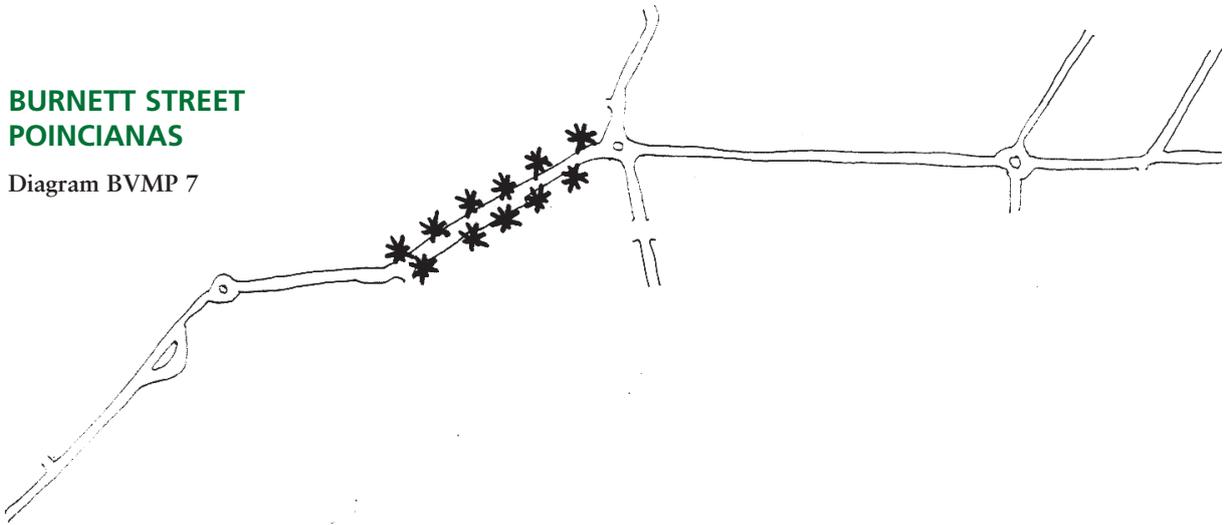
POINCIANA AVENUES

Diagram BVMP 6



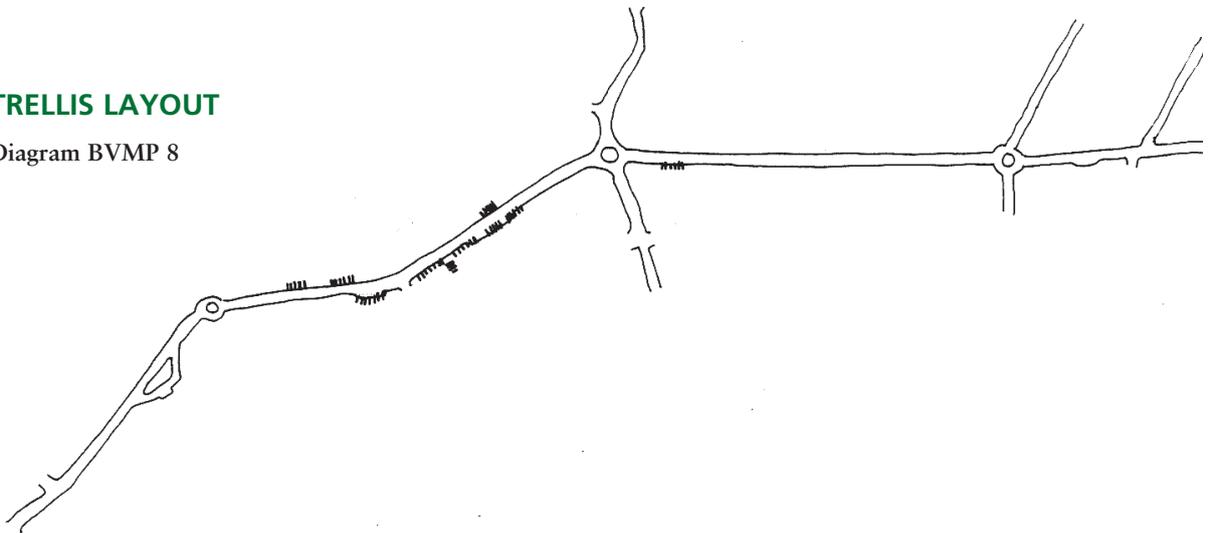
**BURNETT STREET
POINCIANAS**

Diagram BVMP 7



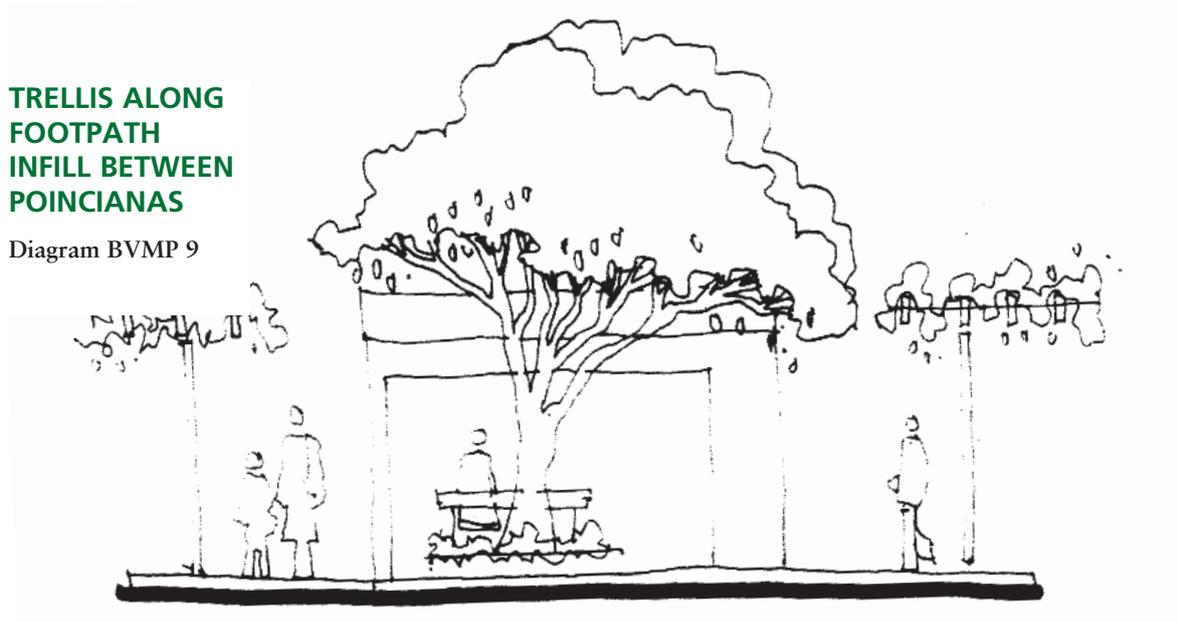
TRELLIS LAYOUT

Diagram BVMP 8



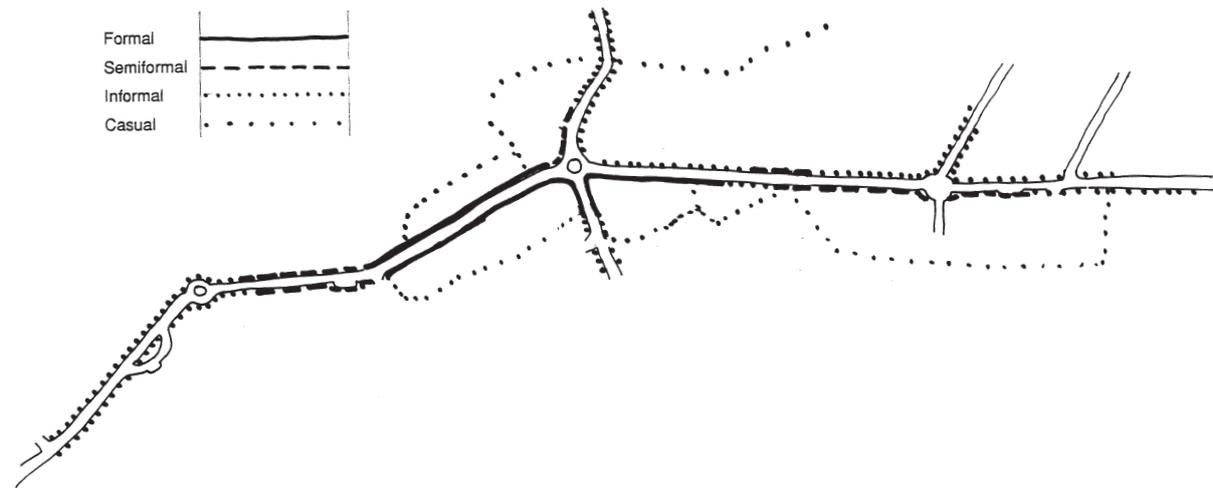
**TRELLIS ALONG
FOOTPATH
INFILL BETWEEN
POINCIANAS**

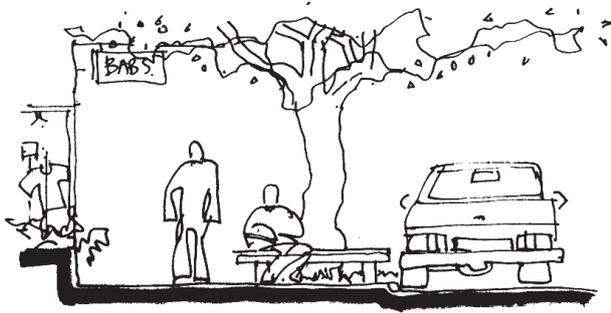
Diagram BVMP 9



FOOTPATH CHARACTER

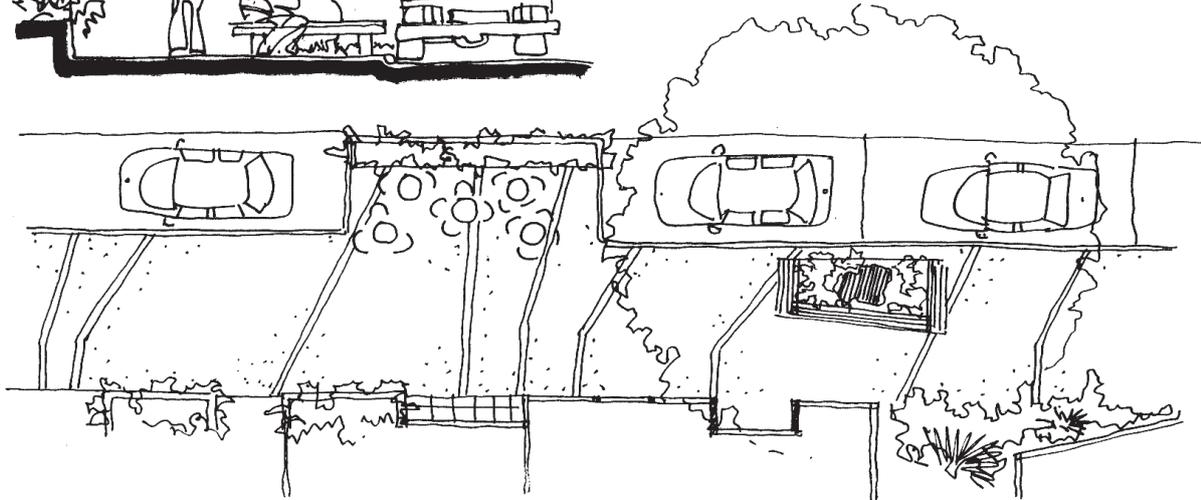
Diagram BVMP 10





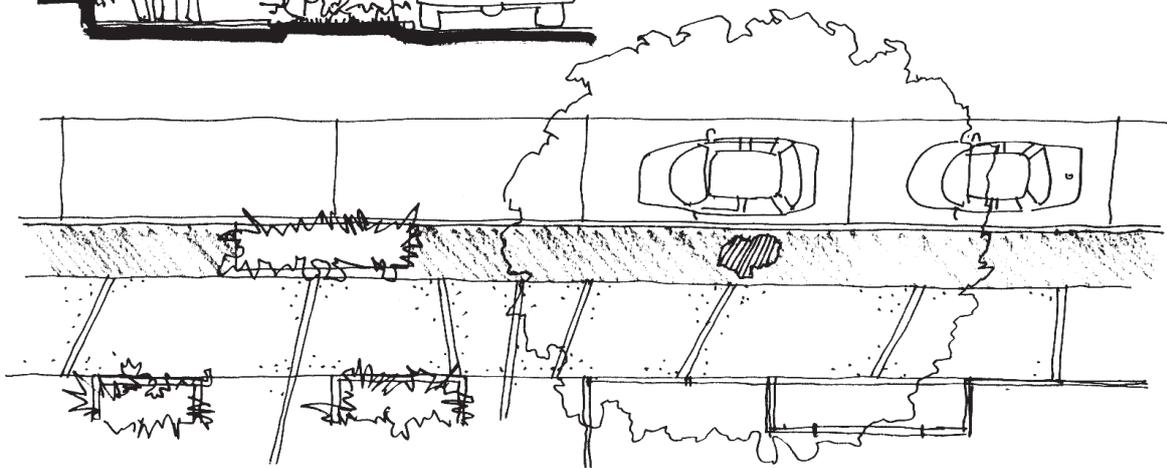
**FOOTPATH
CHARACTER
Formal**

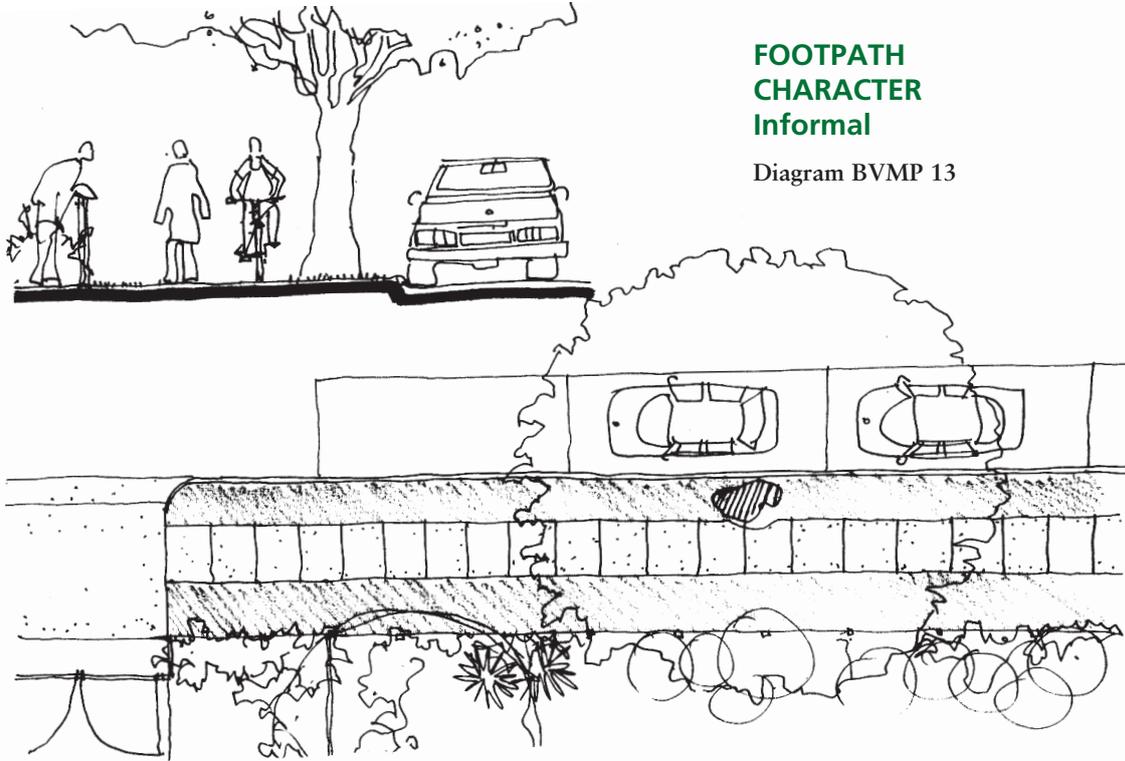
Diagram BVMP 11



**FOOTPATH
CHARACTER
Semiformal**

Diagram BVMP 12



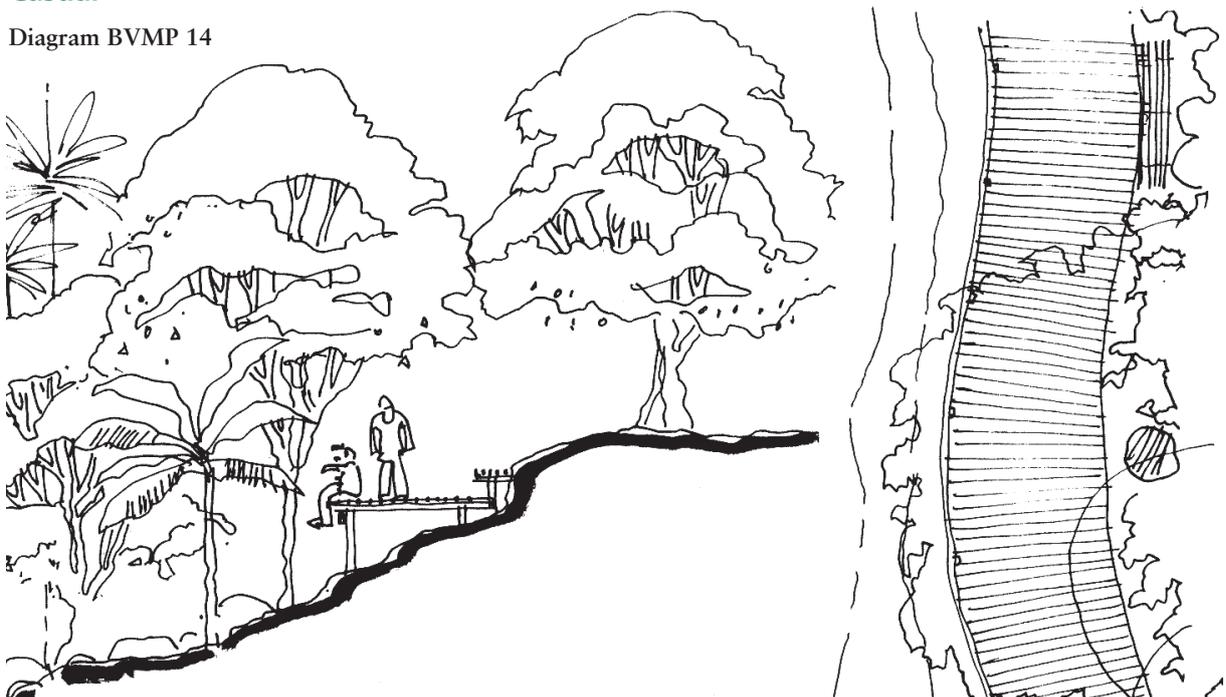


FOOTPATH CHARACTER
Informal

Diagram BVMP 13

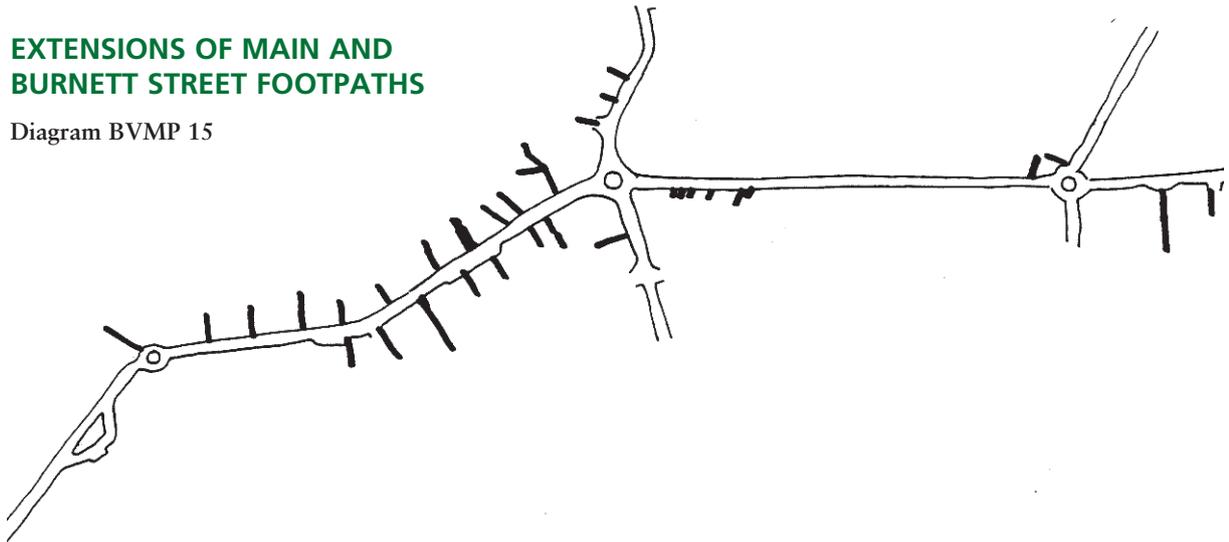
FOOTPATH CHARACTER
Casual

Diagram BVMP 14



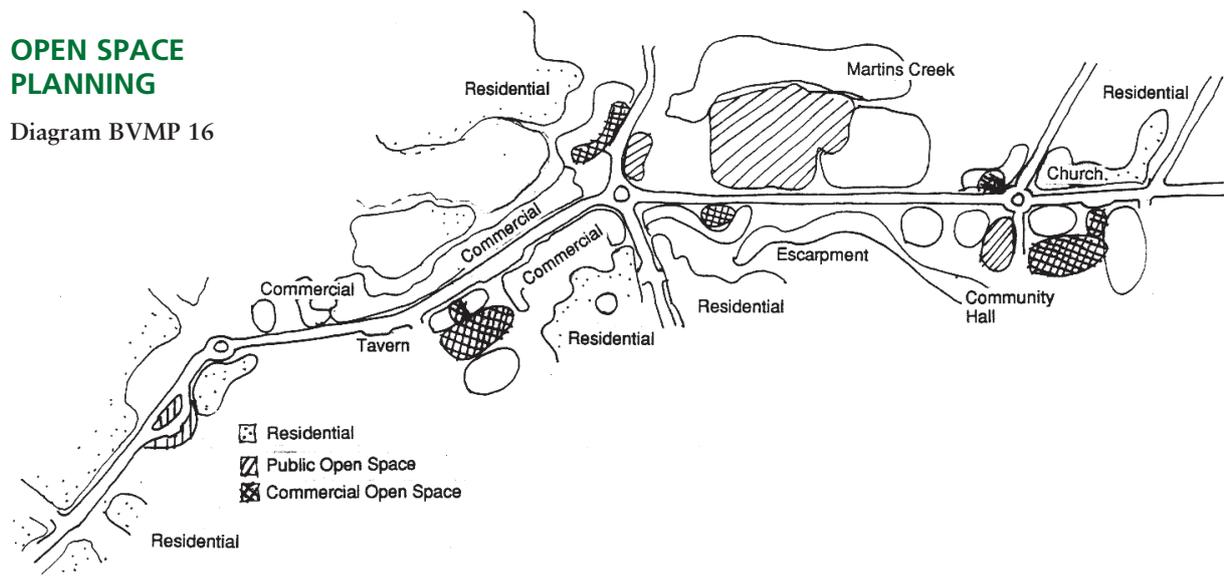
EXTENSIONS OF MAIN AND BURNETT STREET FOOTPATHS

Diagram BVMP 15



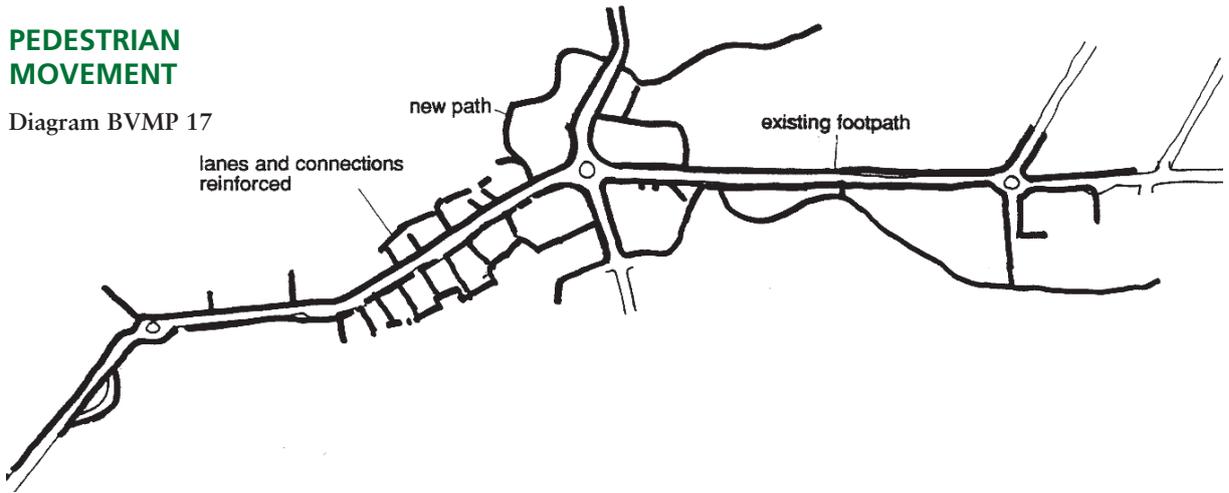
OPEN SPACE PLANNING

Diagram BVMP 16



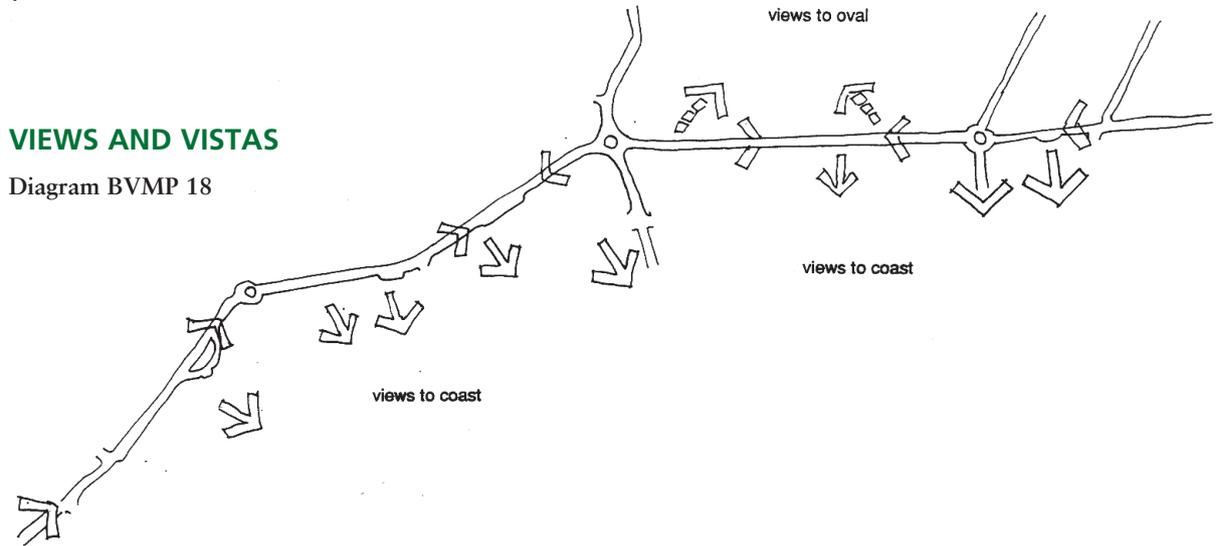
PEDESTRIAN MOVEMENT

Diagram BVMP 17



VIEWS AND VISTAS

Diagram BVMP 18



CAR PARKING

Diagram BVMP 19

- On street
- Possible linked car parks
- Public parking
- Commercial parking

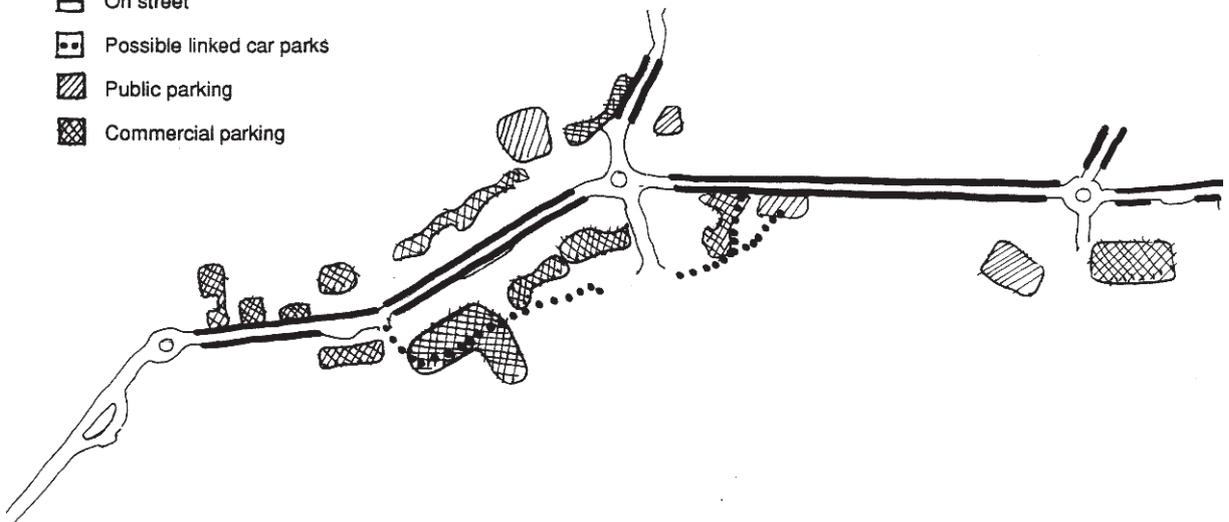


FIGURE 7.3A

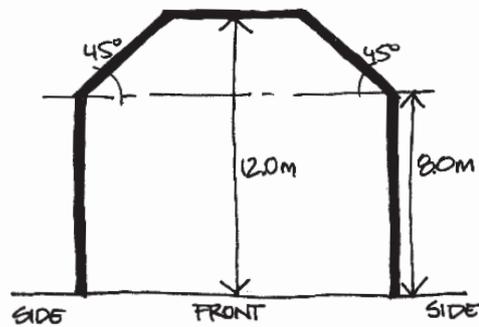
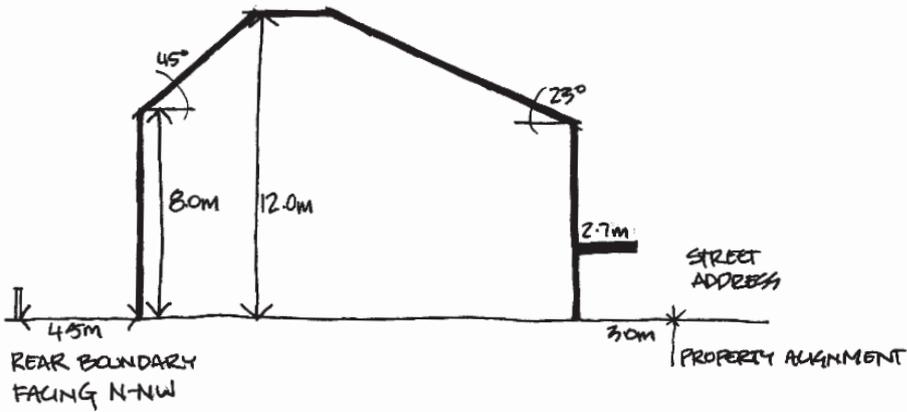
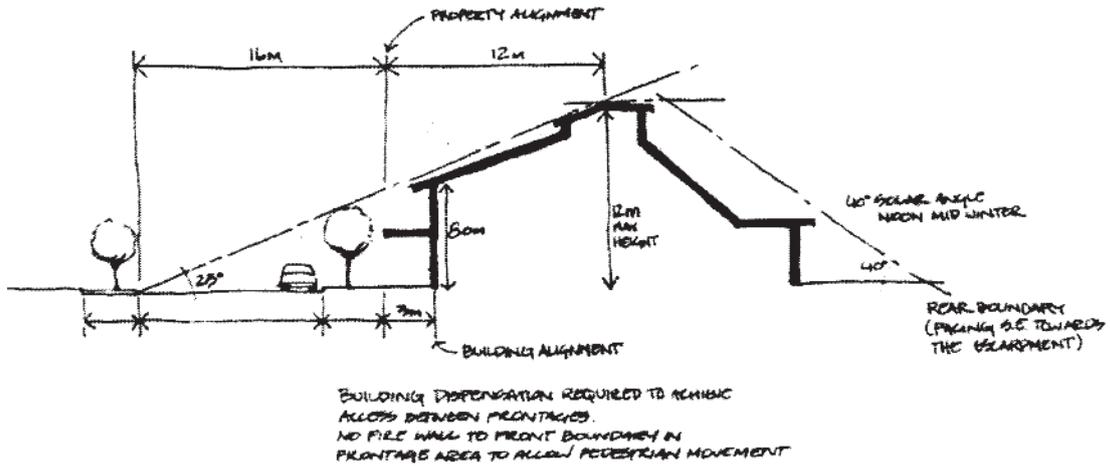
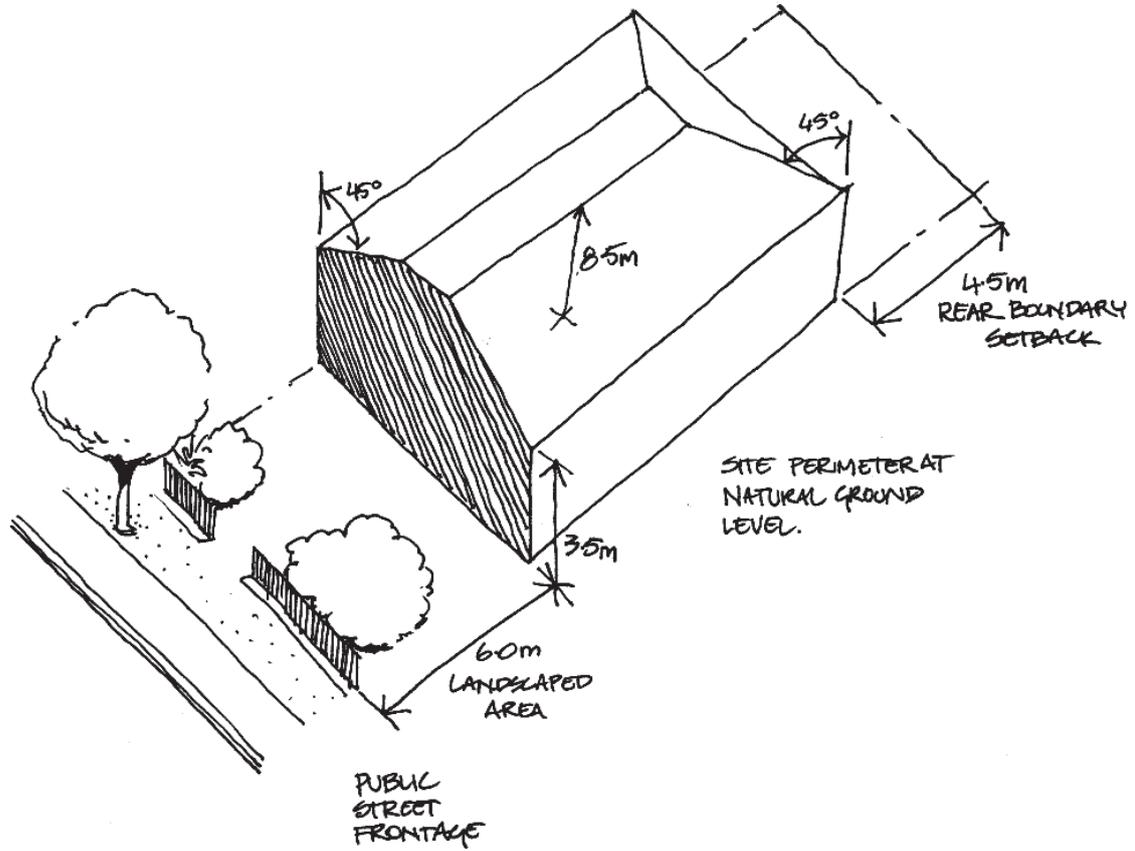


FIGURE 7.3A CONTINUED



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 Maroochydore 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>	<p>A4.1 No acceptable measures.</p>
<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>	<p>A5.1 No acceptable measures.</p>
<p>P6 Development in the Town Centre Core Precinct for any commercial use does not provide for a drive through facility.</p>	<p>A6.1 No acceptable measures.</p>
<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 	<p>A7.1 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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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.

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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 block¹⁴ 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 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 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 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 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 cunningghamiana</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

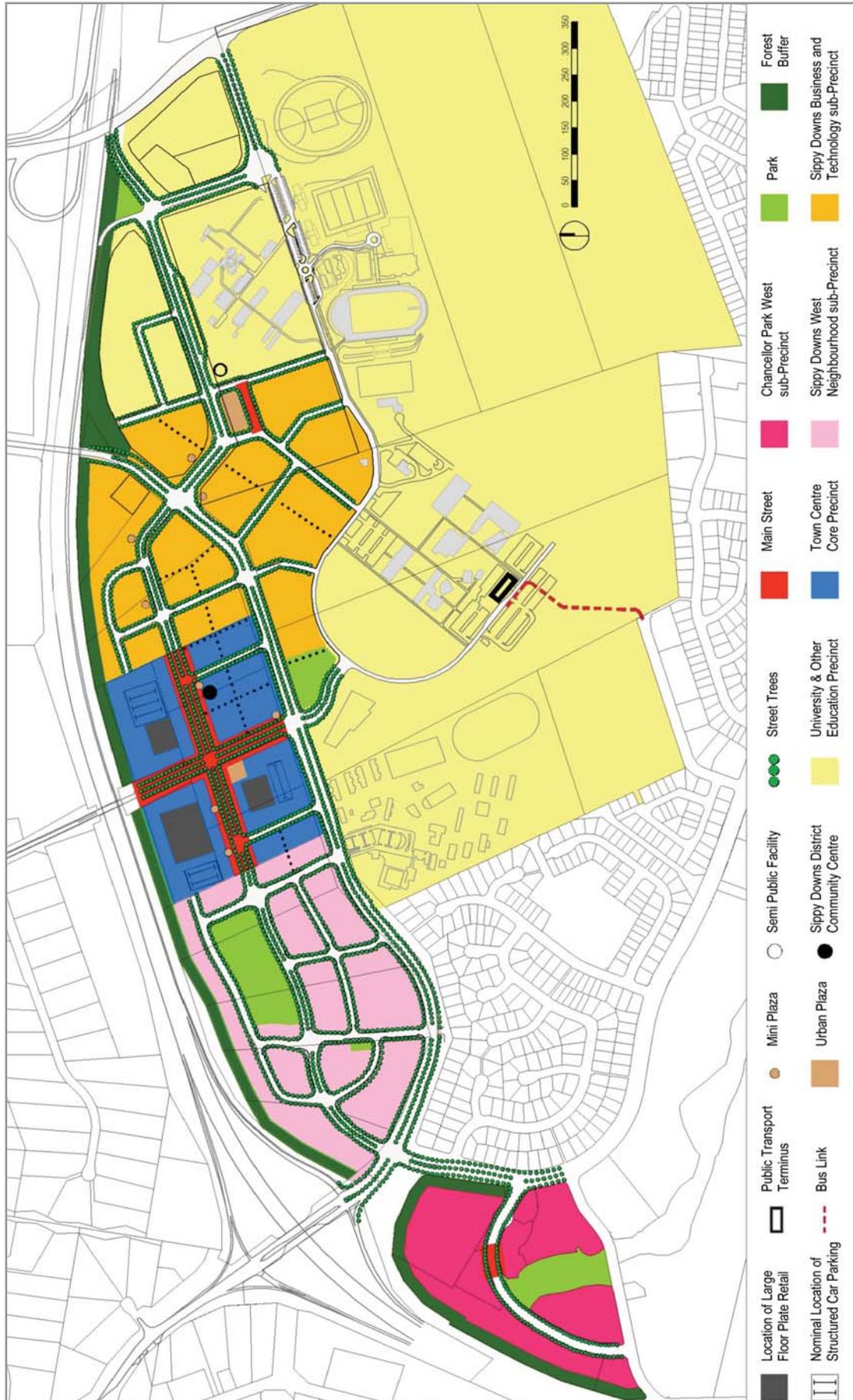


Figure 7.3.3 – Road/Street Designations



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.

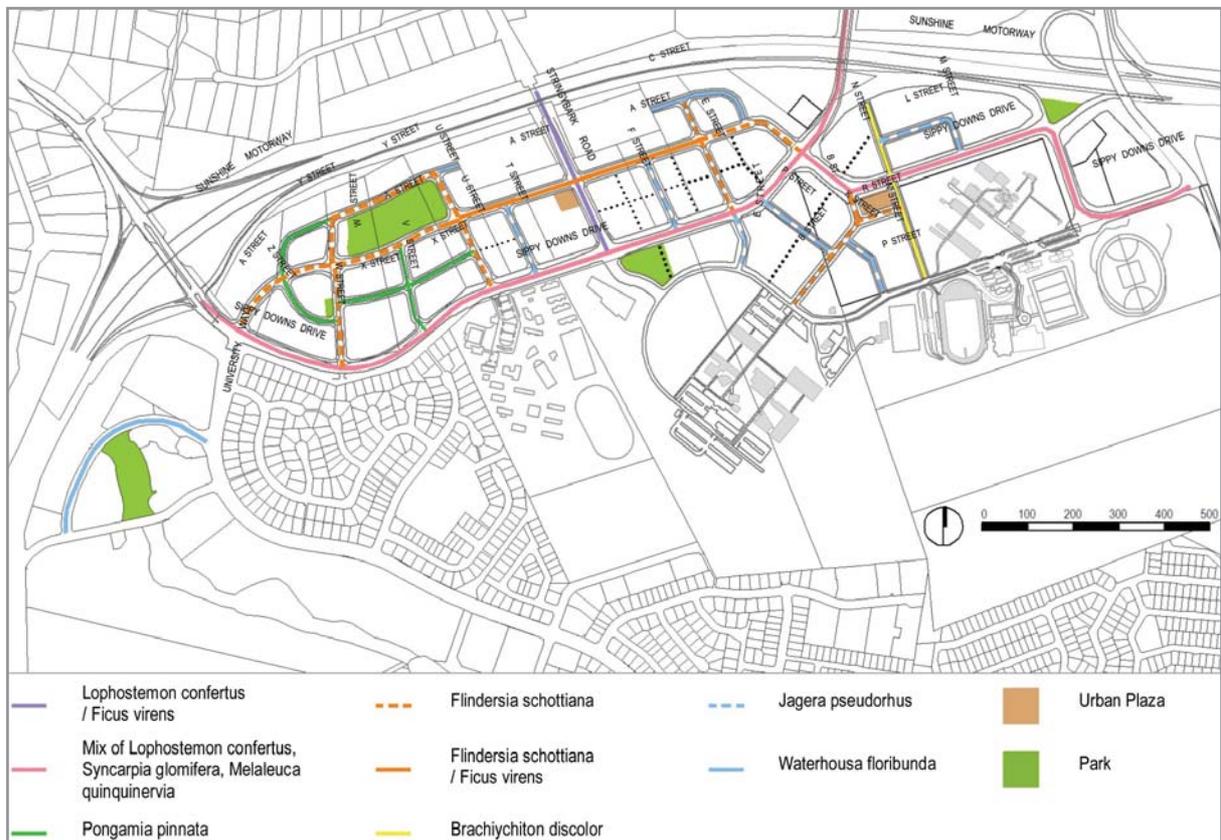
Figure 7.3.4 – Building Heights



Figure 7.3.5 – Open Space, Pedestrian and Cycle Linkages



Figure 7.3.6 – Street Tree Treatment



7.4 Forest Glen Local Area Code

PURPOSE

The purpose of this code is to achieve the following overall outcomes:

- a) business and industry development occurs only in areas free of biodiversity and flooding constraints;
- b) a local convenience centre serving workers in the area and the local community;
- c) the Sunshine Coast Grammar School operating in a manner which meets the educational needs of its students, whilst protecting environmental values on the site and minimising external impacts;
- d) the Forest Glen Retirement Village Precinct is developed to provide a modern integrated aged care living and retirement village;
- e) development considers its landscape setting and the rural and rural residential character and density of surrounding lands;
- f) the Business and Industry Precinct is developed to minimise the impacts on surrounding sensitive land uses including the Sunshine Coast Grammar School and Retirement Village Precinct;
- g) development provides high quality visual amenity when viewed from the Bruce Highway and other major roads;
- h) areas with significant biodiversity values are conserved, enhanced and connected;
- i) development is restricted from occurring in the floodplain to avoid flood impacts;
- j) the local transport network is enhanced, including safe and efficient new pedestrian and bicycle paths and roads;
- k) development is connected to reticulated water supply and sewerage service networks;
- l) development is provided with appropriate telecommunication infrastructure and services;
- m) development that demonstrates best practice sustainability in design and operation;
- n) development in Confirmed Bushfire Prone Areas is appropriately planned and designed to minimise the risk to life and property and the cost to the community;
- o) development maintains the safety of people and property from the risk of landslide.

7. LOCAL AREA CODES

(1) Element: Landuse

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>FOREST GLEN BUSINESS AND INDUSTRY PRECINCT P1 Development in the Forest Glen Business and Industry Precinct:</p> <ul style="list-style-type: none"> a) has sufficient lot size to facilitate the provision of amenity referred to in points b and c and d; and b) provides for a road layout consistent with Figure 7.4.1 – (Road Layout); and c) provides high quality visual amenity through built form, setbacks and landscaping to all roads; and d) provides open space on site to meet the needs of employees; and e) has a minimum lot size of 4000 m²; and f) minimises the impacts from industrial uses and heavy vehicle traffic on adjoining and surrounding sensitive uses including the Sunshine Coast Grammar School and future retirement village on the eastern side of the new link road; and g) provides landscape buffering to adjoining sensitive uses and attractive landscape treatments to the new link road between Mons Road and Sunshine Coast Grammar school; and h) sites and designs buildings to reduce the acoustic, visual and environmental impacts such as odour, noise and light spill on site and to adjoining sensitive land uses. 	<p>A1.1 No acceptable measures.</p>
<p>FOREST GLEN LOCAL CENTRE PRECINCT P2 Development in the Forest Glen Local Centre Precinct:</p> <ul style="list-style-type: none"> a) provides for the convenience needs of workers in the area and the local community; and b) is limited such that the total gross floor area of all uses in the precinct does not exceed 3,500 m²; and c) does not provide for any single retail use or tenancy with a gross floor area greater than 450 m²; and d) does not provide for a convenience restaurant; and e) ensures that all buildings address the street with main entrances fronting the street, rather than to internal spaces or parking areas; and 	<p>A2.1 No acceptable measures.</p>

7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>f) provides buildings that are responsive to human comfort, the quality of the public realm and the local climate and has a built form which does not present as one large commercial building; and</p> <p>g) provides a landscaped area not less than 10% of the site; and</p> <p>h) provides high quality visual amenity to all roads; and</p> <p>i) provides a high quality street-based pedestrian environment.</p>	
<p>FOREST GLEN RETIREMENT VILLAGE PRECINCT P3 Development in the Forest Glen Retirement Village Precinct:</p> <p>a) provides for the establishment of a modern integrated aged care and retirement facility; and</p> <p>b) adopts best practise and innovative sustainable design practices including maximising energy efficiency, water conservation and transport use; and</p> <p>c) protects the significant vegetation along the Mons Road and Parson Road frontage; and</p> <p>d) protects the significant vegetation on Lot 1 on RP 28272; and</p> <p>e) provides safe, efficient and convenient pedestrian, cycle, public transport and vehicle access and movement; and</p> <p>f) obtains vehicular access to the Precinct from the new link road between Mons Road and Sunshine Coast Grammar School with east west linkages contained within the precinct; and</p> <p>g) respects the landscape setting and is developed with consideration to the local rural residential character and density of surrounding areas; and</p> <p>h) where appropriate provides buildings that take advantage of panoramic views to the north and western hinterland and have a scale, character and built form that respects the natural landscape setting of the site;</p> <p>i) includes appropriate buffering to the adjoining land uses; and</p> <p>j) avoids conflict with and protects the amenity of the Sunshine Coast Grammar School and the surrounding areas; and</p> <p>k) provides for development that is no greater than 3 storeys (and no greater than 12 m); and</p> <p>l) provides for development that has a maximum plot ratio of 0.6 and DUF of 180 for land on a slope 15% or less and DUF or 300 for land on a slope 16% or greater.</p>	<p>A3.1 No acceptable measures.</p>

7. LOCAL AREA CODES

(2) Element: Environment

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>BIODIVERSITY P1 Development ensures that the nature conservation and biodiversity values are protected and enhanced by conserving areas¹:</p> <ul style="list-style-type: none"> a) identified in Council's Biodiversity Strategy as having Critical and Irreplaceable Values; and b) within 100 metres either side of all Critical Linkages as identified in Council's Biodiversity Strategy; and c) identified in the areas indicated in Council's Biodiversity Strategy as DEO 1; and d) identified in the areas identified in Council's Biodiversity Strategy as DEO 5 or DEO 6 and are within 500 metres of areas identified in Council's Biodiversity Strategy as DEO 1; and e) identified in the areas identified in Council's Biodiversity Strategy as DEO 9 and are within 100 metres of areas identified in Council's Biodiversity Strategy as DEO 1 except where in the Forest Glen Business and Industry Precinct. 	<p>A1.1 No acceptable measures.</p>
<p>FLOODING P2 Development does not occur on land constrained by flooding identified as Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Areas)</p>	<p>A2.1 No acceptable measures.</p>
<p>P3 Development on land not identified as Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Area) but affected by localised flooding during any Q100 flood event identified on Council's Flood Maps and Flood Search Certificates does not occur unless floor and/or site levels are above the Q100 flood level without causing worsening of flooding impacts on adjoining land. Where this cannot be achieved for the site, development must provide for a strategic drainage solution for the local area.</p>	<p>A3.1 No acceptable measures.</p>

¹ Refer to Planning Scheme Policy No.12 – Biodiversity to identify areas of Critical and Irreplaceable Values, Critical Linkages, DEO1, DEO5, DEO6 and DEO9.

(3) Element: Connectivity and Movement

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>ROAD LAYOUT P1 Development improves the local road network to provide for safe and efficient bicycle, public transport and vehicular movement by:</p> <ul style="list-style-type: none"> a) providing for bicycle movement on the street network; and b) providing for adequate bus stops to service the Business and Industry and Local Centre, school and Retirement Village Precincts; and c) providing new roads in accordance with Figure 7.4.1 (Road Layout); and d) providing appropriate intersection spacings between Old Maroochydore Road, Maroochydore Road and any new roads; and e) providing one point of entry and exit to Mons Road for the Sunshine Coast Grammar School and the Retirement Village Precinct by way of a north-south road, connecting to Mons Road, forming a four-way intersection at Owen Creek Road; and f) providing east-west links to the new north-south link road to access development in the adjoining Business and Industry Precinct and the Retirement Village Precinct; g) restricting vehicular access to the Retirement Village Precinct to the new north-south link road; h) ensuring no access is provided to Sunshine Coast Grammar School from Gardenia Place. 	<p>A1.1 No acceptable measures.</p>
<p>CYCLE FACILITIES P2 Development provides adequate showers and change room facilities for cyclists consistent with the Queensland Development Code.</p>	<p>A2.1 No acceptable measures.</p>

7. LOCAL AREA CODES

(4) Element: Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WATER AND SEWER</p> <p>P1 Development is connected to the reticulated water supply and sewerage service networks.</p> <p>P2 Development must demonstrate capacity and desired levels of service in the sewerage network system from source to treatment and disposal.</p>	<p>A1.1 No acceptable measures.</p> <p>A2.1 No acceptable measures.</p>
<p>TELECOMMUNICATIONS</p> <p>P3 Development provides on site telecommunications infrastructure and services such that:</p> <p>a) conduits and pits are provided to enable the future provision of fibre optic cabling; and</p> <p>b) buildings provide the appropriate infrastructure and services to facilitate multiple telecommunications services and providers such as fibre optic cable.</p>	<p>A3.1 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>A3.2 Development provides an underground access connection pit and 'lead in' duct in the footpath², plus a conduit from the property boundary to:</p> <p>a) a designated entry point in each building; and</p> <p>b) each lot in community title developments; and</p> <p>c) each floor and tenancy in a multi-occupancy building.</p> <p>A3.3 All work is undertaken in accordance with the relevant Building Regulations and Australian Standards.</p>
<p>STORMWATER AND WASTEWATER</p> <p>P4 Development provides adequate provision of stormwater and drainage and is appropriately treated to remove coarse sediments and gross pollutants.</p> <p>P5 Development minimises stormwater inflow and infiltration to the wastewater collection systems.</p>	<p>A4.1 No acceptable measures.</p> <p>A5.1 No acceptable measures.</p>

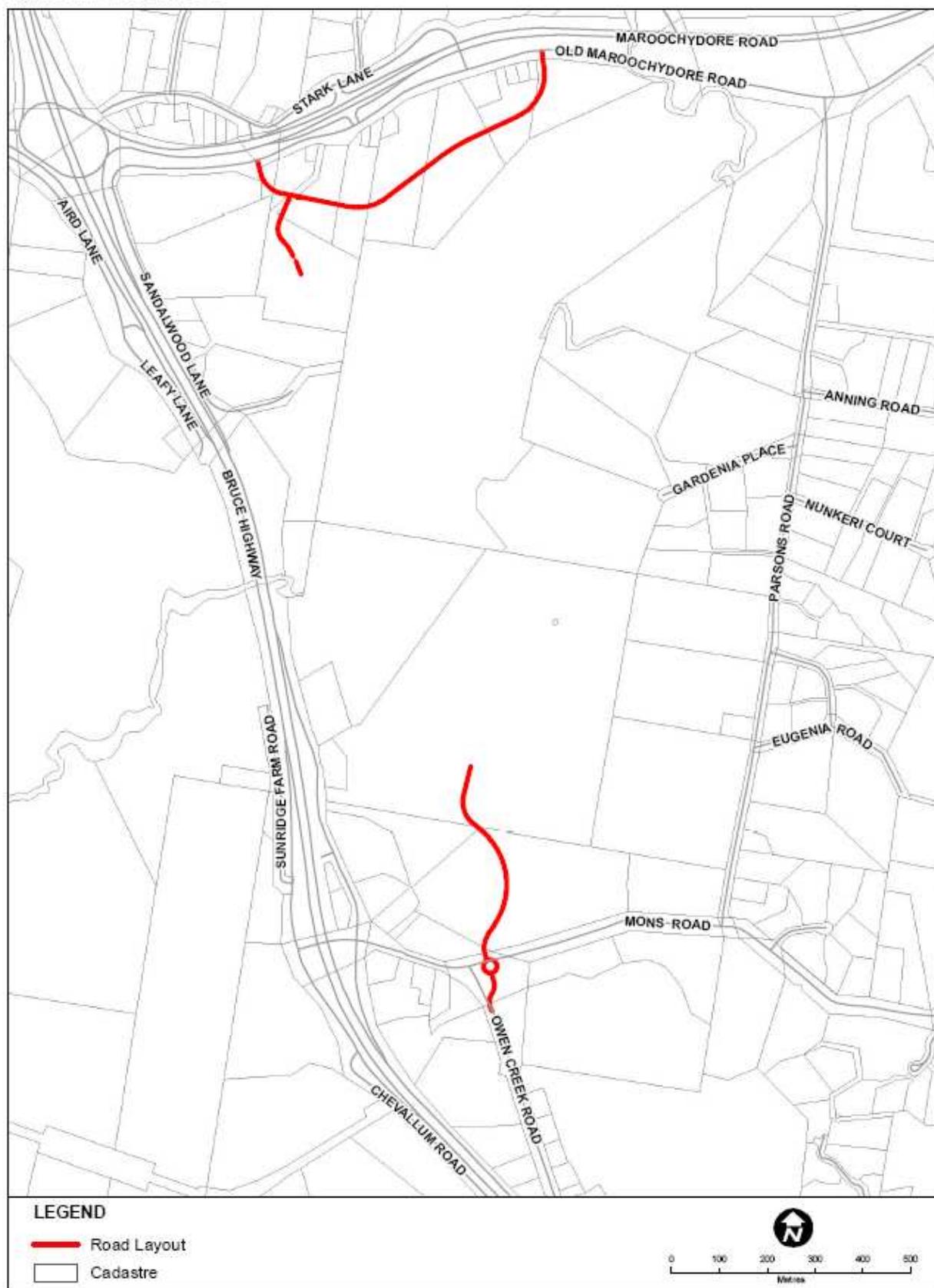
² An accurate, digital 'as built' three dimensional location plan will need to be supplied for all infrastructure provided in the footpath.

7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>INFRASTRUCTURE AGREEMENT</p> <p>P6 An infrastructure agreement is to be entered into by the developer and Council to fund the necessary infrastructure to service the development prior to development approval being granted.</p> <p>P7 An infrastructure agreement is to contain infrastructure items including water supply, sewerage, public parks, stormwater, bicycle facilities, road networks and the rehabilitation and maintenance of any riparian buffers.</p> <p>P8 Development facilitates and does not delay or compromise the efficient, effective timely and sustainable provision of infrastructure.</p> <p>P9 Development does not adversely impact on existing or planned infrastructure and service network.</p> <p>P10 Development provides infrastructure and services which achieves the following:</p> <ul style="list-style-type: none"> a) meets the standards of the least whole of life costs including avoiding unnecessary duplication; and b) is robust and fit for the purpose and intended period of operation; and c) is easily maintained without unnecessarily requiring specialist expertise or equipment; and d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; and e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks. 	<p>A6.1 No acceptable measures.</p> <p>A7.1 No acceptable measures.</p> <p>A8.1 No acceptable measures.</p> <p>A9.1 No acceptable measures.</p> <p>A10.1 No acceptable measures.</p>

7. LOCAL AREA CODES

Figure 7.4.1 - Road Layout



Date Created: Tuesday, 12 July 2011

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7.6 Yandina East Industrial Local Area Code

PURPOSE

Development of land to which the Yandina East Industrial Local Area Code applies is to be undertaken in an integrated and coordinated manner that provides for the outcomes sought for both the Business and Industry Precinct and the Sustainable Cane Lands Precinct. This is to be consistent with the Yandina East Industrial Local Area Code (7.6) and Preferred Development Outcomes Map (Figure 7.6.1).

The purpose of this code is to achieve the following overall outcomes:

- an extension and consolidation of the core industrial precinct in Yandina, providing for growth in available land for industrial uses and employment growth;
- business and industry development is restricted to areas free of environmental constraints and occurs within the area identified on Preferred Development Outcomes Map (Figure 7.6.1).;
- the sustainable cane land precinct provides protection of, and buffers to, Maroochy River and the unnamed waterway;
- areas with significant riparian and biodiversity values are protected, rehabilitated and connected;
- the floodplain is protected and the conveyance of flood waters is not restricted by development;
- development does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway;
- the local movement network is enhanced, including safe and efficient new pedestrian and bicycle paths and roads;
- development is serviced by the provision of adequate infrastructure including road networks, open space to service employee needs, connection to a reticulated water supply and sewerage service networks;
- development is provided with appropriate telecommunication infrastructure and services; and
- development demonstrates best practice sustainability in design and operation.

The provisions in the code apply to land within both the Business and Industry Precinct class and the Sustainable Cane lands Precinct, unless otherwise specified.

(1) Element: Land Use and Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>YANDINA EAST INDUSTRIAL AREA BUSINESS AND INDUSTRY PRECINCT</p> <p>P1 Development in the Yandina East Business and Industry Precinct is consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and:</p> <ul style="list-style-type: none"> (a) contains land uses consistent with the Business and Industry Area Precinct 9 intent; and (b) is consistent with the Yandina East Industrial Area precinct intent; and (c) is consistent with the Code for Industries in Urban Areas; and (d) protects, rehabilitates and connects the riparian waterway corridors; and (e) does not adversely impact on the floodplain and the conveyance of flood waters, North Maroochy River or the unnamed waterway; and (f) does not adversely impact on the scenic amenity of Mount Ninderry when view from the Bruce Highway and Yandina Coolum Road; and (g) is sited and designed to reduce impacts associated with noise, visual amenity, privacy, odours and light spill to surrounding rural land; (h) has adequate vehicular access; and (i) provides high quality visual amenity through built form, setbacks and landscaping to all roads. 	<p>A1.1 No acceptable measures.</p>
<p>SUSTAINABLE CANE LAND PRECINCT</p> <p>P2 Development in the Sustainable Cane Land Precinct is consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and:</p> <ul style="list-style-type: none"> (a) is consistent with the Yandina valley Canelands Precinct 1 intent; and (b) protects, rehabilitates and connects the riparian waterway corridors; and (c) provides a buffer between the Business and Industry Precinct and nearby rural precincts, the North Maroochy River and the unnamed waterway; and (d) provides for land to add to the protection of important scenic amenity corridors and opportunities for open space and recreation linkages; and (e) does not impact on the conveyance of flood waters; and (f) does not adversely impact on the scenic amenity of Mount Ninderry when viewed from the Bruce Highway and Yandina Coolum Road. (g) Rehabilitates the floodplain/drainage area with plantings at a density and type which does not adversely impact on the conveyance of flood waters or local drainage. 	<p>A2.1 No acceptable measures.</p>

(2) Element: Environment

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WATERWAYS, RIPARIAN AND LANDSCAPED AMENITY BUFFERS</p> <p>P1 Development protects and rehabilitates the North Maroochy River and the unnamed waterway and is consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and provides:</p> <ul style="list-style-type: none"> (a) a 50 metre riparian buffer to Maroochy River, measured from the top of the high bank to, or beyond (where applicable), the property boundary of existing Lots 262 RP900854 & Lot 263 C311499 and is to be rehabilitated in accordance with Planning Scheme Policy 3 Rehabilitation Plans; (b) a 20-40 metre riparian buffer to the unnamed waterway, measured from the top of the high bank on Lot 265 C311499 and Lot 266 RP900854 is to be rehabilitated in accordance with Planning Scheme Policy 3 Rehabilitation Plans. 	<p>A1.1 No acceptable measures.</p>
<p>P2 Development protects adjoining rural lands from visual and acoustic impacts of industrial development consistent with the Preferred Development Outcomes Map (Figure 7.6.1) and provides;</p> <ul style="list-style-type: none"> (a) a 60 metre landscaped amenity buffer to Banyandah Street North is provided for Lot 263 C311499; (b) a 20 metre landscaped amenity buffer to Yandina Coolum Road and to the rear property boundary is provided from Lot 4 SP159592. 	<p>A2.1 No acceptable measures.</p>
<p>BIODIVERSITY</p> <p>P3 Development ensures that the nature conservation and biodiversity values are protected and enhanced by conserving areas identified within the Special Management Area Regulatory Map 1.1 & 1.2, relevant codes and Preferred Development Outcomes Map (Figure 7.6.1)</p>	<p>A3.1 No acceptable measures.</p>

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>FLOODING</p> <p>P4 Development within the Flood Prone Land on Regulatory Map 1.5 (Flood Prone and Drainage Constraint Areas) achieves the following outcomes;</p> <ul style="list-style-type: none"> (a) consistency with Preferred Development Outcomes Map (Figure 7.6.1); (b) filling is restricted to the 'Proposed Development' area as shown on 100 year ARI Flood Hazard Map (Figure 7.6.2); (c) for flood events up to and including 100 year ARI, development (including filling) does not adversely impact on the conveyance of flood waters or local drainage (d) the floodplain is protected and enhanced with the provision of rehabilitated riparian buffer corridors to the Maroochy River and the unnamed waterway; and (e) provides adequate resilience to future climate change for the life of the infrastructure. 	<p>A4.1 Building floor levels within the 'Proposed Development' Area as shown on 100 year ARI Flood Hazard Map (Figure 7.6.2) are at least 900 mm above the current 100 year ARI flood level estimates.</p>

(3) Element: Connectivity and Movement

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>ROAD LAYOUT</p> <p>P1 Development improves the local road network to provide for safe, efficient pedestrian, bicycle, public transport and vehicular movement by providing:</p> <ul style="list-style-type: none"> (a) the road network consistent with Preferred Development Outcomes Map (Figure 7.6.1) and 100 year ARI Flood Hazard Map (Figure 7.6.2); and (b) for safe pedestrian and bicycle movements in the street network; and (c) for the ability for adequate bus movements and stops to service the Business and Industry Precinct; and (d) new local roads where required that improve the permeability and safety of the road network. 	<p>A1.1 No acceptable measures.</p>

(4) Element: Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
INFRASTRUCTURE AGREEMENT	
P1 An infrastructure agreement is to be entered into by the developer and Council to fund the necessary infrastructure to service the development prior to development approval being granted.	A1.1 No acceptable measures.
P2 An infrastructure agreement is to contain infrastructure items including water supply, sewerage, open space, stormwater, bicycle facilities, road networks and the rehabilitation and maintenance of the riparian buffers consistent with this code and the Preferred Development Outcomes Map (Figure 7.6.1).	A2.1 No acceptable measures.
P3 Development facilitates and does not delay or compromise the efficient, effective, timely and sustainable provision of infrastructure.	A3.1 No acceptable measures.
P4 Development does not adversely impact on existing or planned infrastructure and services networks.	A4.1 No acceptable measures.
P5 Development provides infrastructure and services which achieves the following:- (a) meets the standards at the least whole of life costs, including avoiding unnecessary duplication; (b) is robust and fit for the purpose and intended period of operation; (c) is easily maintained without unnecessarily requiring specialist expertise or equipment; (d) is comprised of components and materials that are as readily accessible and available as reasonably practicable; (e) is readily integrated with the existing infrastructure and service networks and facilitates the orderly provision of future infrastructure and service networks.	A5.1 No acceptable measures.
WATER AND SEWER	
P6 Development provides for connection to reticulated water supply and sewerage service networks.	A6.1 No acceptable measures.
P7 Development must demonstrate capacity and desired levels of services in the sewerage network system from source to treatment and disposal.	A7.1 No acceptable measures

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P8 Development provides adequate provision of stormwater and drainage and is appropriately treated to remove coarse sediments and gross pollutants.	A8.1 No acceptable measures.
P9 Development minimises stormwater inflow and infiltration to the wastewater collection systems.	A9.1 No acceptable measures.
OPEN SPACE P10 Development is to provide or contribute to the provision of an area of open space to serve the needs of employees of the Business and Industry Precinct generally in the location identified in the Sustainable Cane land Precinct on the Preferred Development Outcomes Map (Figure 7.6.1)and;	A9.1 No acceptable measures.
P11 Development is to provide or contribute to the provision of seating and shelters generally as indicated on the Preferred Development Outcomes Map (Figure 7.6.1).	A10.1 No acceptable measures.

8. CODE FOR RECONFIGURING LOTS¹²

The purpose of this code is to achieve *the following* outcomes:

- (a) Lot reconfiguration facilitates the creation of safe, convenient, functionally efficient and attractive environments, which are consistent with the desired character of the precinct in which the development site is situated;
- (b) The diverse and changing needs of the community for a range of good quality housing and accessible community and commercial facilities, and local employment opportunities are met;
- (c) Lot reconfiguration is responsive to the local environment, including its topography, natural drainage systems, vegetation and habitat, cultural heritage features, streetscape character, landmarks, views and vistas;
- (d) Development on steep or unstable land is compatible with the nature of the hazard and with the environmental and visual characteristics of the site and surrounding land, and maintains the safety of people and property from the risk of landslide;
- (e) Development on slopes of more than 25% occurs only where the scenic and environmental quality of the locality is maintained.
- (f) Lot reconfiguration facilitates the efficient provision of infrastructure services which minimises whole of life cycle costs;
- (g) Lot reconfiguration facilitates compatible relationships between different land uses and activities.
- (h) Lot reconfiguration facilitates the protection and efficient use of rural land resources, including both good quality agricultural land and other rural land;
- (i) Further fragmentation of land does not occur within a rural precinct class in the water resource catchment areas shown on Regulatory Map 1.6;
- (j) Movement networks for vehicles, public transport, pedestrians and cyclists are integrated, safe,

convenient, cost-effective and sensitive to the environment in which they are provided;

- (k) The local street system safely and conveniently provides for the functions of traffic flow, property access, vehicle parking, pedestrian and cycle movement and public transport;
- (l) Opportunities for walking and cycling are increased through the provision of safe, convenient and legible movement networks to points of attraction within and beyond the development;
- (m) Lot reconfiguration facilitates the provision of cost-effective and energy-efficient public transport that is accessible and convenient to the community;
- (n) Lots are orientated to conserve non-renewable energy sources and assist in the design of buildings that are appropriate for the local climatic conditions; and
- (o) Public open space is provided that meets user requirements for recreational and social activities and amenity, and contributes to a landscape that supports the identity of Maroochy Shire and the environmental health of the community.

1 All applications for the reconfiguration of a lot must be prepared in accordance with Planning Scheme Policy No. 9 – Reconfiguring Lots.

2 This code should be read in conjunction with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan. Subdivision of land within the Regional Landscape and Rural Production Area and Investigation Area must comply with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

8. CODE FOR RECONFIGURING LOTS

(1) Neighbourhood / Estate Design^{3 4}

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The layout of streets, lots and infrastructure gives the locality a strong and positive identity, by:</p> <ul style="list-style-type: none"> (a) responding to site characteristics, setting, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail and commercial facilities at focal points within convenient walking distance for residents / users; and (d) enhancing personal safety and perceptions of safety, and minimising potential for crime and anti social behaviour. 	No Acceptable Measure is nominated.
<p>P2 The layout of streets, lot and infrastructure responds appropriately to environmental features of the site or locality, by:</p> <ul style="list-style-type: none"> (a) following the natural topography; (b) minimising the need for earthworks; (c) minimising vegetation loss or the potential for adverse edge effects on remnant vegetation; (d) avoiding risks to human health and the environment from contaminated land; (e) maintaining natural drainage features and floodways; and (f) maintaining wildlife corridors and habitat areas. 	No Acceptable Measure is nominated.
<p>P3 The development is integrated with the surrounding urban or rural environment, having regard to:</p> <ul style="list-style-type: none"> (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and infrastructure networks; 	No Acceptable Measure is nominated.

³ In order to demonstrate compliance with this and other elements of this code, Council may request the preparation of a Local Area Master Plan for the locality, which may include land external to the site. This is likely where the proposed development involves more than 5 lots or the construction of a new road. The master plan should be prepared in accordance with Planning Scheme Policy No. 9 –Reconfiguring Lots.

⁴ This element is not relevant to the subdivision of existing or approved buildings.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 continued (c) provision for shared use of public facilities by adjoining communities; and (d) buffering of any existing or potential incompatible land uses nearby.</p>	
<p>P4 In new residential neighbourhoods, higher density residential uses are provided for in areas close to services, public transport and public open space, where this is consistent with the intended character of the precinct in which the land is located.</p>	<p>No Acceptable Measure is nominated.</p>
<p>P5 The street and lot orientation facilitate buildings which conserve non-renewable energy sources through climate responsive siting and design.</p>	<p>A5.1 Residential streets: (a) are aligned east-west and north-south; and (b) where 45 degree angle streets are unavoidable, lots are wider to improve solar access. AND A5.2 In Residential Precincts, where site characteristics do not dictate otherwise: (a) 65% of all lots have a solar orientation in which the long axis of the lots is within the range 70-120deg. of north; (b) higher density lots are concentrated on north facing slopes and accessed from streets with an east/west axis; and (c) where lots have a north-south axis, the lot width is maximised and a building envelope is available as close as possible to the southern boundary setback of the lot.</p>
<p>P6 The reconfiguration reduces fossil fuel use by: (a) minimising local vehicle trips, travel distances and speeds; (b) maximising public transport effectiveness; and (c) encouraging walking and cycling to daily activities.</p>	<p>No Acceptable Measure is nominated.</p>
<p>P7 The street and lot layout facilitates the provision of services, including water supply, sewage disposal, waste disposal, drainage, electricity and telecommunications, in a manner that: (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; and (c) minimises whole of life cycle costs for that infrastructure.</p>	<p>No Acceptable Measure is nominated.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P8 In a reconfiguration that involves the creation of a new street (other than in a rural precinct), streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance the safety, casual street surveillance, and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist the integration with the surrounding environment; (f) provide for infiltration of stormwater runoff wherever practicable; and (g) minimise maintenance costs; having regard to: <ul style="list-style-type: none"> (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; and (iii) retention of existing vegetation; and (iv) on street planting.⁵ 	<p>No Acceptable Measure is nominated.</p>
<p>P9 Any entrance features or statements for the subdivision:</p> <ul style="list-style-type: none"> (a) reflects a subdued local character, rather than an overbearing or contrived statement; (b) features vegetation (either existing or planted) in preference to built forms; (c) integrates with the landscape design for the balance of the estate; (d) is constructed with durable and low maintenance materials; and (e) does not restrict pedestrian access. 	<p>No Acceptable Measure is nominated.</p>

Continued over page.

⁵ In order to demonstrate compliance with this criterion, Council may request the preparation of a Streetscape Concept Plan (which may form part of or include a landscape plan). The preparation of such a plan should be undertaken in accordance with Planning Scheme Policy No. 9 – Reconfiguring Lots.

8. CODE FOR RECONFIGURING LOTS

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P10 Buffering is provided along the State Controlled road network to:</p> <p>(a) protect adjoining uses from the impact of traffic noise, emissions and dust; and</p> <p>(b) enhance visual amenity.</p>	<p>A10.1</p> <p>(a) Along the Bruce Highway or the Sunshine Motorway, a buffer is provided with a minimum width of 40 metres from the boundary of the road reserve or as otherwise required by the relevant State Government department. Such a buffer is provided in addition to any public parks infrastructure requirement; or</p> <p>(b) A buffer to other State controlled roads is provided with a minimum width of 20 metres from the boundary of the road reserve or as otherwise required by the relevant State Government department. Such a buffer is provided in addition to any public parks infrastructure requirement.</p>
<p>P11 Buffering is provided along rail corridors to maintain the EPP (noise) Environmental values of the acoustic environment for noise sensitive places</p>	<p>A11.1 A buffer of 100m is provided between any noise sensitive place and the nearest boundary of:</p> <p>(a) the North Coast rail corridor or CAMCOS corridor; or</p> <p>(b) any rail corridor land.</p> <p>OR</p> <p>A11.2 Development and use achieves compliance 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>P12 The EPP (noise) Environmental values of the acoustic environment are maintained through lot layout and design measures⁶</p>	<p>A12 Development and use achieves compliance 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>P13 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages, minimise whole of life cycle costs where they are to be located on public land or common property, and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment, or vandalism. 	<p>No Acceptable Measure nominated</p>

⁶ 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*.

8. CODE FOR RECONFIGURING LOTS

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P14 Lots created for residential purposes do not alienate or diminish the productivity of good quality agricultural land and are themselves protected from the potential adverse effects of rural uses.	A14.1 Separation distances are provided in accordance with Table 8.1.7
P15 The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of nearby residential land is protected.	No Acceptable Measure is nominated.
P16 The amenity of lots created for residential purposes is protected from the potential adverse effects of sewage treatment plants and pumping stations.	A16.1 The development is consistent with the buffer distance considerations outlined in the <i>Queensland Water Resources Commission Sewerage Guidelines</i> . ⁸ AND A16.2 Separation distances between lots and pumping stations is not less than 20m.

Table 8.1

Recommended Separation Distances to Residential Premises

Land Use	Separation Distance
Agriculture and Animal Husbandry	The acceptable solutions set out in section 3 of ' <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i> ' (DNR/DLGP) for the elements of: (i) agricultural chemical spray drift; (ii) odour; (iii) noise; and (iv) dust, smoke and ash.
Other rural uses	No distance nominated (appropriate distance subject to site specific investigations).

⁷ Where an applicant proposes lot reconfiguration on land to which this performance criterion applies, Council may request the preparation of a report from a suitably qualified person demonstrating that the buffer/separation distances outlined in Table 8.1 can be attained. Where building envelopes or other covenants are proposed to achieve the required separation, it will be a condition on any approval that all contracts for the sale of such lots contain a copy of the relevant restrictions.

⁸ The buffer distance is to be measured from the boundaries of the proposed lot(s) to the nearest boundary of the sewage treatment plant or pumping station.

(2) Lot Size and Dimensions⁹

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Lot size and dimensions:</p> <ul style="list-style-type: none"> (a) are consistent with the desired character of the precinct in which the lot is situated¹⁰; (b) respond to the environmental qualities of the site, including scenic topographic, natural or cultural features; (c) are consistent with the physical capabilities of the land, having particular regard to its slope and stability; (d) minimise the need for earthworks (e) minimise the need for vegetation loss; (f) enable the provision of: <ul style="list-style-type: none"> (i) buildings and set backs; (ii) private open space and buffering; (iii) convenient vehicle access and on site parking; and (iv) necessary on-site services; that are appropriate to the proposed or expected use of the land; (g) facilitate climate responsive design which conserves the use of non renewable energy sources; (h) ensure, in rural precincts: <ul style="list-style-type: none"> (i) good quality agricultural land is conserved and the productive capacity of this and other rural land resources is maintained;¹¹ and (ii) the spacing of home sites as far apart as practicable along road frontages. 	<p>A1.1¹²</p> <ul style="list-style-type: none"> (a) Lot size and dimensions are consistent with Table 8.2¹³; or (b) In a Rural Precinct (other than within a Water Resource Catchment area as shown on Regulatory Map 1.6¹⁴), lots with an area and dimensions less than that nominated in Table 8.2 are only created where: <ul style="list-style-type: none"> (1) (i) there exists a development permit for a material change of use for a rural service industry or intensive animal husbandry which will be fully contained within the proposed lot; and (ii) the lot is used only for the purpose of a rural service industry or intensive animal husbandry and no residential premises (apart from a Caretakers residence) is established; and (iii) the lot area and dimensions enable the approved use of the land to comply with the requirements (including buffers) outlined in the relevant codes applicable to the particular use. <p>OR</p> <ul style="list-style-type: none"> (2) (i) the lots result from a realignment of lot boundaries to reduce the area of one or more lots in order to create a larger lot over the balance area; and (ii) there is no increase in lot yield or potential to increase lot yield as a result of the farm restructuring; and (iii) each of the smaller lots created contains a habitable detached house; and (iv) each of the smaller lots has an area of not less than 4000m²; and (v) it does not fetter the existing or potential productivity of the site, surrounding rural land or adjoining rural industries; <p>AND</p> <p>A1.2 No additional lot is created with a slope of 25% or greater.</p> <p>AND</p> <p>A1.3 No additional lot is created within a Rural Precinct in a Water Resource Catchment Area as shown on Regulatory Map 1.6.</p>

Continued over page.

⁹ This element is not relevant to the subdivision of existing or approved buildings.

¹⁰ The desired character of a precinct is identified in Volume 3 Planning Areas, Precincts and Precinct Classes of this planning scheme

¹¹ Where an applicant proposes development on land identified as good quality agricultural land, Council may request that a report be prepared by a suitably qualified person which takes into account the requirements contained State Planning Policy 1/92: Development and the Conservation of Agricultural Land and its supporting Planning Guidelines: The Identification of Good Quality Agricultural Land.

¹² Note that applicable minimum lot sizes may be affected by Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹³ Applicants should note that where lots intended to accommodate dual occupancy dwelling units or multiple dwelling units are proposed, these lots should be capable of meeting the acceptable measures in the relevant use codes. In addition, Council will request such an application to be accompanied by a plan of development which shows a concept layout of the proposed development including building envelopes, building heights and, for multiple dwelling units, the number of units, in addition to other matters listed in footnote 13 below.

¹⁴ As indicated in A1.3, no additional lots are intended to be created within a water resource catchment area.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 Small residential lots (of less than 600m²) are created only where¹⁵ ¹⁶:</p> <p>(a) they are within easy walking distance of a centre; and</p> <p>(b) where the development will be consistent with the desired character for the precinct in which the land is situated;</p> <p>(c) an appropriate building envelope can be accommodated;</p> <p>(d) any building likely to be contained within that envelope is not likely to adversely affect the amenity of adjoining land as a result of overshadowing, privacy and access to sunlight; and</p> <p>(e) a pleasant living environment can be provided for the occupants of the lot.</p>	<p>A2.1</p> <p>(a) Development is in a Mixed Housing or Multi-storey Residential Precinct; or</p> <p>(b) Where in a Neighbourhood Residential Precinct:</p> <p>(i) development is on a site which adjoins land in a Mixed Housing or Multi-storey Residential Precinct; or</p> <p>(ii) development is on a site which is wholly or mainly within 400 metres of a centre precinct.</p> <p>AND</p> <p>A2.2 Where in a Master Planned Community or Neighbourhood Residential precinct, small lots are established as part of an integrated development in which the overall site density is consistent with the residential densities intended for the precinct.</p> <p>AND</p> <p>A2.3 The land does not have a slope greater than 10%.</p> <p>AND</p> <p>A2.4 Each lot has a minimum:</p> <p>(a) frontage width of:</p> <p>(i) 10 metres where provision is made for tandem parking, or 12 metres otherwise, where the lot is less than 450m²;</p> <p>(ii) 15 metres where the lot is 450m² or larger; and</p> <p>(b) width to length ratio of 1:2.</p> <p>AND</p> <p>A2.5 Each lot is capable of containing a rectangle (suitable for building purposes) where the long axis of the rectangle is within 30°E and 20°W of true north, and which has the following dimensions:</p> <p>(a) 9 metres x 15 metres where the lot is between 300m² and 449m² or on a larger lot where a boundary wall is nominated as part of the building envelope; or</p> <p>(b) 10 metres x 15 metres where the lot is between 450m² and 599m².</p>

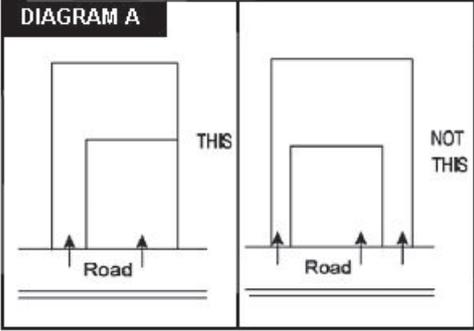
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¹⁵ Applicants should also be aware that residential lots smaller than the minimum stated in Table 8.2 will only be favourably considered where they comply with P1

¹⁶ Council will request that any application which proposes land to be reconfigured into lots less than 600m², or which proposes lots intended to accommodate dual occupancy dwelling units or multiple dwelling units, be accompanied by a plan of development which shows the following for each lot to be created:

- (i) where proposed lots are less than 300m², a building plan including floor plans, elevations and finished floor levels for all buildings and other structures;
- (ii) where proposed lots are 300m² or more (but less than 600m²), a building envelope plan;
- (iii) lot area;

- (iv) lot dimensions;
- (v) height of buildings;
- (vi) location of driveways (including access points) and on site and on street car parking provision;
- (vii) fencing heights and locations;
- (viii) location and size of public and private open space areas;
- (ix) location and size of communal open space;
- (x) finished site levels;
- (xi) landscaping provisions for street reserves and lots;
- (xii) location of stormwater gully pits, street lighting poles, power boxes, bus stops and other elements in the street reserve; and
- (xiii) any other matter identified by the Council.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 continued</p>	<p>AND</p> <p>A2.6 Each lot is capable of accommodating a house that would meet the acceptable measures for building siting and private open space set out in the Code for the Development of Detached Houses and Display Homes.</p> <p>AND</p> <p>A2.7 Development involving lots less than 300m² has an architectural and landscape theme designed to enhance the amenity and character of the area.</p>
<p>P3 Hatchet lots are created only where:</p> <ul style="list-style-type: none"> (a) the lots are not likely to prejudice the subsequent development of adjoining land; (b) it is not desirable nor practicable for the subject land to be reconfigured so that all lots have full frontage to a road; (c) the siting of buildings on a hatchet lot is not likely to be detrimental to the use and amenity of the surrounding area; (d) uses on surrounding land will not have a detrimental effect on the use and amenity of the hatchet lots; and (e) the safety and efficiency of the road from which access is gained is not adversely affected. 	<p>A3.1 Any hatchet lot has or is likely to have no greater than five (5) adjoining neighbours;</p> <p>AND</p> <p>A3.2</p> <ul style="list-style-type: none"> (a) Only one hatchet lot is created behind a full frontage lot where: <ul style="list-style-type: none"> (i) the site is included in a Rural Precinct; the Sustainable Rural Residential Precinct; or a centre or industrial precinct; or (ii) the full frontage lot also obtains access from the access strip or access easement; or (iii) the lot is intended to accommodate dual occupancy or multiple dwelling units; or (b) In any other instance, no more than two hatchet lots are to be created behind any full frontage lot. <p>AND</p> <p>A3.3 Hatchet lots have a minimum size that is consistent with Table 8.2, exclusive of the access strip.</p> <p>AND</p> <p>A3.4 Access strips serving hatchet lots: and</p> <ul style="list-style-type: none"> (a) are located on only one side of a full frontage lots (refer Diagram A); and <p><i>Diagram A</i></p>  <p>(b) (1) have a minimum width of:</p> <ul style="list-style-type: none"> (i) 7m in a centre precinct; or (ii) 9 metres in a business and industry Precinct; or (iii) 11 metres in an Industrial Precinct; or (iv) 10 metres in a Rural Precinct; or

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P3 continued</p>	<ul style="list-style-type: none"> (v) 5 metres in the Sustainable Rural Residential Precinct; or (vi) 5 metres where providing access to a lot intended to accommodate a dual occupancy; or (vii) 10 metres where providing access to a lot intended to accommodate multiple dwelling units; or (viii) otherwise 4 metres in a Residential Precinct or a residential area in the Master Planned Community Precinct; <p>OR</p> <ul style="list-style-type: none"> (2) where providing reciprocal access rights to two hatchet lots, have a combined minimum width of: <ul style="list-style-type: none"> (i) 10 metres in a Centre Precinct; or (ii) 11 metres in a Business and Industry Precinct; or (iii) 13 metres in an Industrial Precinct; or (iv) 15 metres in a Rural Precinct; or (v) 6 metres in the Sustainable Rural Residential Precinct; or (vi) 5 metres in other Residential Precincts or a residential area in the Master Planned Community Precinct, other than where serving lots intended to accommodate dual occupancy multiple dwelling units; and (c) have a shape that allows the following type of vehicle to enter and leave a lot in forward gear: <ul style="list-style-type: none"> (i) where the lot is in a residential, rural or centre precinct, a small rigid vehicle; or (ii) where the lot is in an industrial precinct, a semi trailer; and (d) contains a driveway extending from the carriageway for the full length of the access strip constructed in accordance with <i>Planning Scheme Policy No. 5 – Operational Works</i>.
<p>P4 The reconfiguration of land for rural or residential purposes secures the protection of any environmentally sensitive area otherwise at risk of being developed or cleared.</p>	<p>A4.1 A greater number of lots than would otherwise be possible by compliance with the minima indicated in Table 8.2 is created where¹⁷:</p> <ul style="list-style-type: none"> (a) an environmentally sensitive area within a development site is secured in a form of tenure that ensures the conservation of resource values of the area; and (b) the area so secured is in addition to any public parks contribution; and (c) appropriate access is provided to the area secured for ongoing maintenance; and (d) parts of the site that have been cleared or degraded within the environmentally sensitive area are rehabilitated to a natural or semi-natural state; and (e) all new lots created are designed and used in an ecologically sustainable way, such that impacts on the environmentally sensitive area are minimised; and (f) no lots created are capable of further subdivision; and (g) no lot is created that is less than:

¹⁷ Note that applicable minimum lot sizes may be affected by Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 continued	<p>(i) 4000m² in the Sustainable Rural Residential Precinct; or</p> <p>(ii) 600m² in other residential precincts; or</p> <p>(iii) 1 ha in a rural precinct; and</p> <p>(h) the lot yield is calculated in accordance with the following formula:</p> <p style="text-align: center;">THE FORMULA IS:</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: fit-content;"> $\frac{\textcircled{1}}{\textcircled{2}} = \textcircled{3}$ <p style="text-align: center;">Then</p> $\textcircled{4} \times \textcircled{5} = \textcircled{6}$ $\textcircled{6} + \textcircled{1} = \textcircled{7}$ <p style="text-align: center;">Then</p> $\textcircled{7} \times \textcircled{3} = \textcircled{8}$ </div> <p>NB. 3 is determined differently in residential precincts excluding the Sustainable Rural Residential Precinct. This is discussed in 3 below.</p> <p>Where:</p> <ol style="list-style-type: none"> 1 (<i>Applies only to rural precincts and the Sustainable Rural Residential Precinct and does not apply to other residential precincts</i>). This is the total area of the site to be reconfigured excluding any land required for public parks infrastructure; 2 (<i>Applies only to rural precincts and the Sustainable Rural Residential Precinct and does not apply to other residential precincts</i>). Is the minimum (or if there is an average, the average) lot size specified in Table 8.2. For a site in a Rural Precinct, do not use the minimum lot size for a farm restructuring lot. 3 <u>For Rural Precincts and the Sustainable Rural Residential Precinct:</u> This provides a yield factor <u>For residential precincts other than the Sustainable Rural Residential Precinct:</u> The yield factor in these precincts is based on the total yield of lots possible under the minima stated in Table 8.2. The yield factor, in this instance, is required to satisfy the applicable performance criteria in this and other applicable codes. Further, the yield is to be based on the area of the site to be reconfigured excluding any land required for public parks infrastructure;

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 continued	<p>④ Calculate the percentage of the site to be secured for conservation purposes. Using that figure, divide that number by 100;</p> <p>⑤ If in a Rural Precinct use a figure of 3. If in a residential precinct use a figure of 0.75;</p> <p>⑥ Multiply ④ by ⑤ to determine the yield multiplier;</p> <p>⑦ Add 1 to ⑥ to determine the weighted yield multiplier;</p> <p>⑧ Multiply ⑦ (the weighted yield multiplier) by ③ (the yield factor) to determine the possible yield under this section. The figure is rounded up in all instances.</p>

Environmental Bonus - Example 1

A site with an area of 41.25 hectares is located within the General Rural Lands Precinct. The site has part of a shire wide recreational trail within its boundary (2000m²). The proposal is to transfer to Council 42% of the net site area for conservation purposes. The 2000m² recreational trail area is removed from the site area to ascertain the net site area to be entered into the formula, ie 41.05 hectares.

- ① $41.05\text{ha} =$ ③ 2.0525
- ② 20ha
- ④ $42\% \times$ ⑤ 3 = ⑥ 1.26
- ⑥ $1.26 + 1 =$ ⑦ 2.26
- ⑦ $2.26 \times$ ③ 2.0525 = ⑧ 5

Environmental Bonus - Example 2

A site in a Neighbourhood Residential Precinct has a potential yield determined to be 14 lots in accordance with the performance criteria in this and other codes. The proposal is to transfer to Council 35% of the site for conservation purposes. No public park land is required from the site.

- ③ 14
- ④ $\frac{35\% \times}{100}$ ⑤ 0.75 = ⑥ 0.2625
- ⑥ $0.2625 + 1 =$ ⑦ 1.2625
- ⑦ $1.2626 \times$ ③ 14 = ⑧ 18

Table 8.2
Minimum Lot Size and Frontage¹⁸

Precinct Class	Min. Lot Size and Road Frontage ¹⁹			
Residential Precincts				
Hillslopes Residential Neighbourhood Residential Mixed Housing Multi Storey Housing Master Planned Community (residential areas)		Up to 15%	SLOPE 15% and up to 20%	20% or more
	All Precincts in the following Planning Areas: Urban Coastal ²⁰ , Buderim (Precinct 15 only), Kuluin/Kunda Park & Nambour			
	Size(m ²)	600	1000	1500
	Frontage(m)	18	25	30
	All Precincts in the following Planning Areas: Buderim (other than Precinct 15) & Bli Bli			
	Size(m ²)	700	1200	2000
	Frontage(m)	20	25	30
	All Precincts in the following Planning Areas: Eumundi and Yandina			
	Size(m ²)	700	1000	1500
	Frontage(m)	20	25	30
	All Precincts in the following Planning Areas: Palmwoods (other than Precinct 9), Kenilworth, Woombye & Eudlo Creek Valley			
	Size(m ²)	800	1000	1500
	Frontage(m)	20	25	30
	All Precincts in the following Planning Areas: Blackall Range and Palmwoods (Precinct 9 only)			
	Size(m ²)	1500		
Frontage(m)	30			
Sustainable Rural Residential	In the following Planning Area: Blackall Range (Kondalilla Forest Residential & Mapleton Forest Residential Precincts only)			
	Size(ha)	2 ha		
	Frontage(m)	50		
	All other Sustainable Rural Residential Precincts			
	Size(m ²)	6000 with 8000 average ²¹		
Frontage(m)	50			

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¹⁸ Note that applicable minimum lot sizes may be affected by Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

¹⁹ Minimum frontage is the width of a line measured 7.5 metres back from the front property boundary between both side boundaries

²⁰ Urban Coastal Precincts are South Peregian (12), Coolum Beach (11), Mt. Coolum (10), North Shore (9), Maroochydore (1), Alexandra Heads/Cotton Tree (7), Mooloolaba (4), Mountain Creek (5), Sippy Downs (3)

²¹ For the purposes of determining the average lot area, the total area of all lots proposed to be created is to be considered, exclusive of any lot of 1.6ha or more.

8. CODE FOR RECONFIGURING LOTS

Table 8.2 continued
Minimum Lot Size and Frontage

Precinct Class	Min. Lot Size and Road Frontage ²²	
Centre Precincts		
Town Centre Core Town Centre Frame Village Centre Local Centre Master Planned Community (centre locations)	Size(m ²)	1200
	Frontage(m)	40
Industrial Precincts		
Business and Industry	Size(m ²)	1000
	Frontage(m)	25
Core Industry	Size(m ²)	2000
	Frontage(m)	20
Rural Precincts		
Sustainable Cane Lands	Size	75ha
	Frontage(m)	400
	Min width : av. length 1:4	
Sustainable Horticultural Lands	Size	(a) Where located in a Water Supply Catchment Area as shown on Regulatory Map No 1.6, no minimum is nominated as part of this acceptable measure. The creation of additional lots is not intended for this area. (b) Otherwise 25ha
	Frontage(m)	250
	Min width : av. length 1:4	
Sustainable Pastoral Lands	Size	50ha
	Frontage(m)	350
	Min width : av. length 1:4	
Water Supply Catchment Area	No minimum is nominated as part of this acceptable measure. The creation of additional lots is not intended for this precinct	
General Rural Lands	Size(ha)	100ha ²³
	Frontage(m)	200
	Min width : av. length 1:4	
Other Precincts		
Special Use Precincts	Size(m ²)	No minimum is nominated as part of this acceptable measure.
	Frontage(m)	

²² Minimum frontage is the width of line measured 7.5 metres back from the front property boundary along both side boundaries

²³ Subdivision of land within the Regional Landscape and Rural Production Area of Investigation Area must comply with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan 2005-2026.

8. CODE FOR RECONFIGURING LOTS

(3) Integrated Movement Networks¹

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The movement network provides a high level of internal accessibility and good external connections for local vehicle, pedestrian and cycle movements, and public transport.	No Acceptable Measure is nominated.
P2 The road network provides for convenient movement between local streets and higher order roads.	<p>A2.1 The driving distance from any dwelling to the nearest district collector street or higher order road is no more than 700 metres (or 2000 metres in a Sustainable Rural Residential Precinct).</p> <p>AND</p> <p>A2.2 No more than three turning movements at intersections or junctions are required in order to travel from any dwelling to a district collector street or higher-order road.</p> <p>AND</p> <p>A2.3 All residential neighbourhoods of more than 100 lots or dwelling units are provided with more than one connection to a district collector street or higher-order road 2.</p> <p>AND</p> <p>A2.4 Cul de sac streets are not provided.</p>
P3 Public transport, pedestrian and cycleways and road networks are integrated	No Acceptable Measure is nominated.
<p>P4 The street and road network has a clear structure and component roads are designed to conform to their function in the network, having regard to:</p> <ul style="list-style-type: none"> • traffic volumes, vehicle speeds and driver behaviour; • on street parking; • sight distances; • provision for bus routes and stops; • provision for pedestrian and cyclist movement; • provision for waste collection vehicles; • lot access; • convenience; • public safety; • amenity; • the incorporation of public utilities and drainage; and • landscaping and street furniture. 	<p>A4.1 The street and road network is consistent with the characteristics specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p> <p>AND</p> <p>A4.2 Street and road lengths must be provided to achieve the speed environment intended for the type of road specified in <i>Planning Scheme Policy 5 – Operational Works and Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p> <p>AND</p> <p>A4.3 In local streets, traffic speeds and volumes are restrained through the combined effect of street length, alignment and geometry.</p>

¹ This element is not relevant to the subdivision of existing or approved buildings.

² Applications relating to land within a bushfire prone area, as identified on Regulatory Map No 1.7, are also required to comply with the Code for Development in Bushfire Prone Areas.

8. CODE FOR RECONFIGURING LOTS

<p>P5 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</p>	<p>No Acceptable Measure is nominated.</p>
<p>P6 Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.</p>	<p>A6.1 Intersections and pedestrian and cyclist crossings on district collector and higher order roads are provided at intervals specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p>
<p>P7 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.</p>	<p>A7.1 Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p> <p>AND</p> <p>A7.2 Vehicles are able to enter or reverse from a lot or site in a single movement without having to cross the verge area of another property (except where access easements apply).</p> <p>AND</p> <p>A7.3 Where direct access is provided to a district collector or higher order road adequate sight distance is available and the access management techniques outlined in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i> are applied.</p>
<p>P8 On-street car parking:</p> <p>(a) does not obstruct the passage of vehicles on the carriageway or gaining access to lots, or otherwise create a traffic hazard; and</p> <p>(b) is provided according to projected needs having regard to:</p> <p>(i) the type of land uses in the locality;</p> <p>(ii) the provision of on-site car parking;</p> <p>(iii) the occasional need for overflow parking; and</p> <p>(iv) availability of public transport.</p>	<p>A8.1 On street parking is provided in accordance with the requirements of Planning Scheme Policy No. 6-Transport, Traffic and Parking.</p> <p>AND</p> <p>A8.2 On streets where on street parking is intended, on-street car parking spaces are provided at the following rates:</p> <p>(a) Detached houses and Dual occupancies - 2 spaces per 3 dwelling units; and</p> <p>(b) other residential uses - in accordance with Table 10.5B of <i>Queensland Streets, Section 10.5</i>.</p> <p>AND</p> <p>A8.3 On streets where on street parking is intended, on-street car parking spaces are located so that:</p> <p>(a) one space is available within 25m of the closest lot boundary of each Detached house and Dual occupancy lot; and</p> <p>(b) for other residential uses, at least 75% of the spaces required under A8.2 is within 25m, and 100% of the spaces required under A8.2 is within 40m of the closest lot boundary.</p>

8. CODE FOR RECONFIGURING LOTS

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P9 Safe sight distances, based on the speeds at which vehicles may travel in the street, exist at access points to properties, pedestrian and cyclist crossings and at intersections.	A9.1 Safe sight distances are provided in accordance with <i>Planning Scheme Policy No 6 – Transport, Traffic and Parking</i> .

(4) Pedestrian and Cyclist Facilities²⁶

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 A network of pedestrian ways and cycle routes is provided having regard to:</p> <ul style="list-style-type: none"> (a) opportunities to link open space networks and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; and (g) convenience. 	<p>A1.1 The bikeways network is located and provided in accordance with the overall planning for the area by Council and relevant State government agencies, and consistent with the requirements of <i>the Priority Infrastructure Plan</i> and <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>.</p> <p>AND</p> <p>A1.2 Footpaths are provided in accordance with the characteristics intended for the particular type of road specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i>. AND</p> <p>A1.3 Internal (local) linear linkages are:</p> <ul style="list-style-type: none"> (a) <ul style="list-style-type: none"> (i) provided in accordance with Map 1 of the Maroochy Public Parks Strategy if indicated on Map 1; or (ii) provided in suitable locations; and (b) at least 10 m wide, unless forming part of a road reserve; and (c) capable of accommodating a combined walking/bicycle path; and (d) connected to the local street network; and (e) aligned along water courses or water bodies where relevant; and (f) broken by access points at least every 100m; and (g) are capable of being maintained in accordance with <i>Planning Scheme Policy No.5 – Operational Works</i>.
<p>P2 The alignment of paths:</p> <ul style="list-style-type: none"> (a) allows for the retention of trees and other significant features, (b) maximises the visual interest provided by views and landmarks where they exist; and (c) does not compromise the operation of or access to other infrastructure services 	No Acceptable Measure is nominated.
P3 Pedestrian paths and cycleways are well lit and located where there is casual surveillance from nearby premises.	No Acceptable Measure is nominated.

²⁶ This element is not relevant to the subdivision of existing or approved buildings.

8. CODE FOR RECONFIGURING LOTS

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P4 Safe street crossings are provided, with adequate sight distances, pavement markings, warning signs and safety rails.	<p>A4.1 Where traffic volumes exceed 3,000 vpd or design speeds exceed 50 km/h, safe crossings are created with the use of pedestrian refuges, geometry or other appropriate mechanisms in accordance with <i>Austroads Guide to Traffic Engineering Practice, Part 13 – Pedestrians and Part 14 – Bicycles</i>.</p> <p>AND</p> <p>A4.2 Kerb crossings are provided at all intersections where footpaths, cyclepaths or dual use paths are located.</p>

(5) Public Transport²⁷

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Residential densities within walking distance of public transport stations and stops are set at levels that support the economic operation of services, provided this is consistent with the intended character for the particular precinct.	No Acceptable Measure is nominated.
<p>P2 A network of public transport routes is provided having regard to:</p> <ul style="list-style-type: none"> (a) distribution of likely demand; (b) scale and time of demand; (c) characteristics of travellers; (d) travel time; (e) operating characteristics; and (f) cost of providing the service. 	A2.1 Except in rural precincts, at least 90% of lots are within 400m safe walking distance from an existing or potential bus route or 500m safe walking distance of an identified bus stop.
P3 Streets and roads carrying bus routes provide for ease of movement of buses between localities without complicated turning manoeuvres.	A3.1 Where bus routes link areas across any road which carries in excess of 6000 vpd, the link is designed as a roundabout or to enable a left turn into the road from one area followed by a right turn from the road into the adjoining residential area.
P4 The design of streets and roads to be used as a bus route allows for the efficient and unimpeded movement of buses without facilitating high traffic speeds	A4.1 Neighbourhood Collector streets and any higher order roads with bus routes are designed in accordance with the characteristics specified in <i>Planning Scheme Policy No.6 – Transport, Traffic and Parking</i> .
<p>P5 Public transport stops are located and designed to provide:</p> <ul style="list-style-type: none"> (a) adequate sight distances for passing traffic; (b) safe pedestrian crossing where appropriate; (c) shelter or shade and seating; (d) lighting and casual surveillance from nearby buildings; (e) minimal adverse impact on the amenity of adjoining premises; (f) timetable information; and (g) safe parking of bicycles at public transport interchanges. 	<p>A5.1 Bus stops for regular peak services are provided at the following spacings:</p> <ul style="list-style-type: none"> (a) 300 metres in Residential Precincts or residential areas of Master Planned Community Precincts; and (b) 200 metres in Centre Precincts or commercial centres in Master Planned Community Precincts; and (c) 500 metres in Industrial Precincts. <p>AND</p> <p>A5.2 The siting of bus stops is linked to the pedestrian path network.</p> <p>AND</p> <p>A5.3 Pedestrian and cyclist safety measures are provided in the vicinity of bus stops and crossing points in accordance with, <i>Queensland Streets, Section 4, Austroads Guide to Traffic Engineering Practice, Part 13 – Pedestrians and Part 14 – Bicycles</i>, and the <i>Queensland Manual of Uniform Traffic Control Devices</i>.</p>

²⁷ This element is not relevant to the subdivision of existing or approved buildings.

8. CODE FOR RECONFIGURING LOTS

(6) Public Parks Infrastructure²⁸

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Public parks infrastructure²⁹ is provided that:</p> <ul style="list-style-type: none"> (a) is accessible and equitably distributed in a manner appropriate to the proposed settlement or development; (b) contributes to the legibility and character of the development; (c) allows for a range of uses and activities; (d) is cost effective to maintain; (e) contributes to stormwater management, visual amenity and environmental care; (f) provides opportunities for rest and social interaction; and (g) facilitates safe connectivity between areas. 	<p>A1.1 (a) A cash contribution is paid in accordance with the rates set out in the the applicable infrastructure charging instrument;</p> <p>OR</p> <p>(b) Land is provided for public parks infrastructure³⁰ purposes which:</p> <ul style="list-style-type: none"> (i) includes any public park project³¹ identified or listed in the Priority Infrastructure Plan; and (ii) meets the standards set out in <i>the Priority Infrastructure Plan</i>; and (iii) is suitable for use as public parks infrastructure, having regard to its: <ul style="list-style-type: none"> 1. flexibility/potential for a multiple recreational functions; 2. value as a link or for consolidation of open space in the locality (particularly within the broader functions of drainage, conservation and visual amenity); 3. safety and opportunities for casual surveillance; and 4. likely noise levels; and (iv) is free from encumbrances and able to be used for its intended purpose³². <p>AND</p> <p>Where land is provided:</p> <p>A1.2 Preliminary works are undertaken free of cost to the Council and in accordance with <i>Planning Scheme Policy No.5 – Operational Works</i> so that that the land is useable for its intended purpose.</p> <p>AND</p> <p>A1.3 Waterfront parks are of a width which is capable of accommodating the intended function of the park.</p>

²⁸ This element is not relevant to the subdivision of existing or approved buildings.

²⁹ Descriptions of the type of open space to be provided in the Shire are provided in the Priority Infrastructure Plan.

³⁰ Where the value of land to be dedicated for park exceeds the open space infrastructure contribution or infrastructure charges obligation associated with the development, the applicant will be entitled to financial compensation.

³¹ Where public parks infrastructure is listed for a planning area rather than individually identified, the applicant can determine whether parkland dedication will be required for the development by reference to the priority infrastructure plan.

³² The ability to be used for recreational purposes may be affected by cultural or conservation significance, infrastructure (eg high voltage overhead power lines, services and easements) and other features, except where these can be incorporated to supplement or enhance the uses of the park.

²⁸ Council will not endorse a plan of subdivision for a building until the building and relevant works (including provision of car parking, clothes drying and mail box facilities and landscaping) have been substantially completed, and if necessary, a certificate of classification has been issued.

8. CODE FOR RECONFIGURING LOTS

(7) Volumetric Subdivision

PERFORMANCE CRITERIA / ACCEPTABLE MEASURES	
P1 Reconfiguration of the space above or below the surface of land is necessary to facilitate efficient development in accordance with the intent of the precinct in which the land is located, or is consistent with a lawful approval that has not lapsed.	<i>No Acceptable Measure is nominated</i>

(8) Subdivision of Existing or Approved Buildings

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Subdivision of existing or approved buildings (whether or not including land) does not cause the use of the land to become unlawful.³³	No Acceptable Measure is nominated

³³ Council will not endorse a plan of subdivision for a building until the building and relevant works (including provision of car parking, clothes drying and mail box facilities and landscaping) have been substantially completed, and if necessary, a certificate of classification has been issued.

9. OTHER CODES

9.1 Code for the Siting and Design of Advertisements

PURPOSE

- (1) This code is intended to provide for outdoor advertisements which:
- Are constructed and maintained to essential standards of public safety in regards to structural design, support and fixing and by causing no significant obstruction of, or distraction to, vehicular or pedestrian traffic;
 - Complement or, at least, do not unreasonably detract from desirable characteristics of the natural and built environment in which the advertisements are exhibited;
 - Primarily provide adequate and effective identification of business premises, community uses and events;
 - Are subservient in scale to the surrounding landscape and built form;
 - Are minimised in location and extent in order to minimise visual clutter and intrusion and are encouraged to be co-located and rationalised as far as practicable
 - Do not significantly impact upon the character of the Shire's principal tourist routes and rural and residential areas by:
 - conserving the natural and/or built character of the area, and/or
 - conserving existing significant views or vistas

DEFINITIONS

For the purposes of assigning assessment levels in Volume 1 and to provide interpretation of this Code, the following definitions apply.

- A sign may be defined as more than one sign type (eg; a 3rd Party Advertisement that is illuminated) - in such cases the provisions for both sign types will be applicable.
- Where there is a question about the definition of any advertisement, Volume 1 Clause 3.1 (2) of the planning scheme provides that Council, as "assessment manager" shall determine the definition.

Definitions for outdoor advertisements are "nested" within 3 major categories for signs.

- Identification signs (business or community organisations);

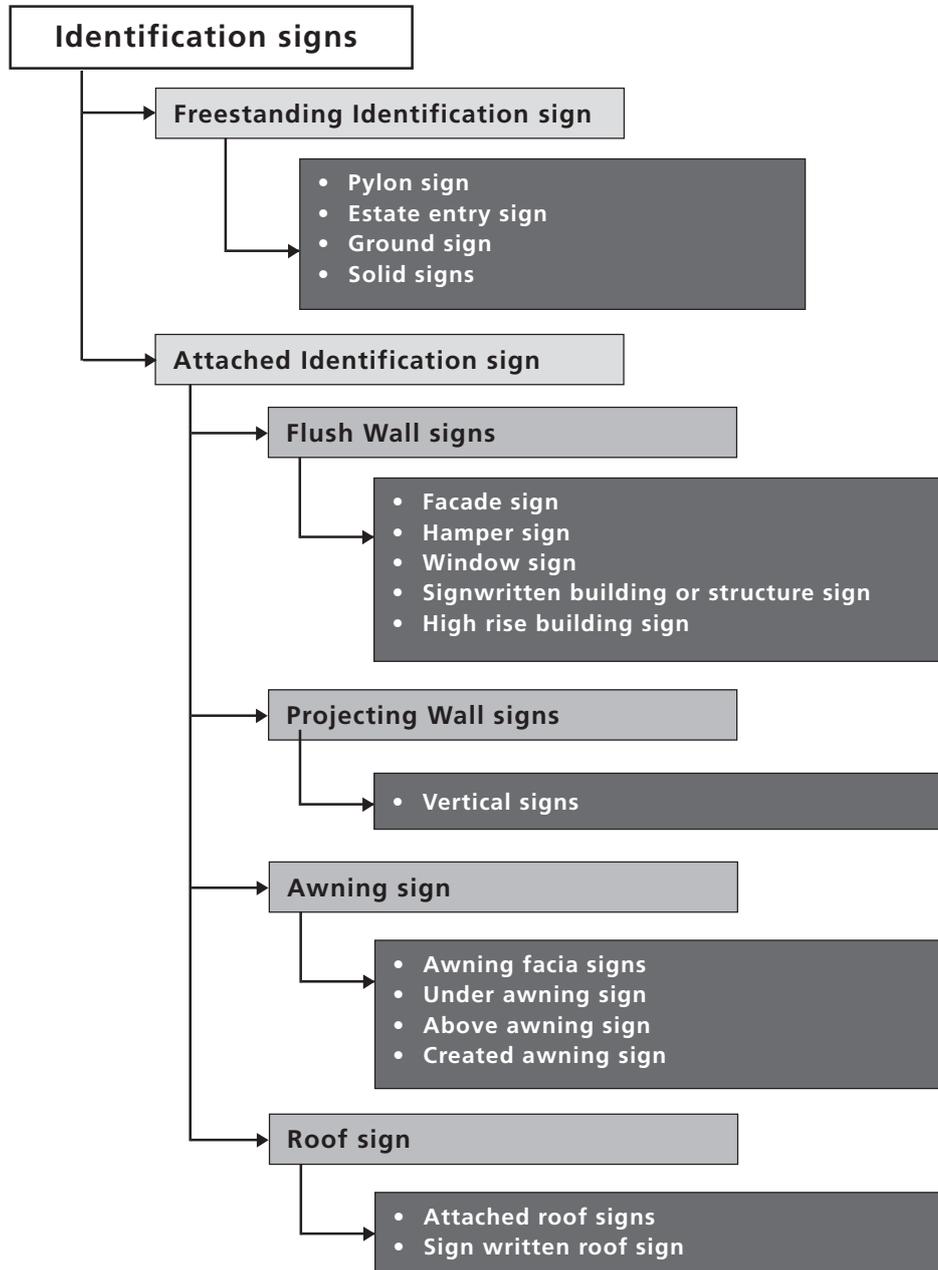
- Third party advertising signs;
- Other signs.

The definitions for and "nesting" of each sign type are provided for in Figures 9.1.1 to 9.1.3.

NOTES

- (1) In addition to this planning scheme code and other relevant provisions of the planning scheme, advertising devices may also require:
- assessment against the Standard Building Regulation and Building Code of Australia, if the advertising device is not exempt Development under the SBR (Schedule 5 Part 2) and being;
 - an attachment to an existing building, projecting more than 1 m from the building; or
 - a structure higher than 3.0 m above ground level;
 - compliance with the policies of the Department of Natural Resources if located on or over public land; and
 - compliance with the relevant Council Local Law.
- (2) Advertisements must not be erected before the use being advertised is lawfully established on a site unless specifically approved by Council;
- (3) An advertisement (whether self-assessable or approved by Council), does not imply that the land may be used for the purpose being advertised. The use of land is subject to additional approval requirements under this planning scheme or other legislation;
- (4) Changing the message on an existing sign is not considered assessable "development", unless the resulting sign is defined as a "Third Party Sign", in which case the new sign will be subject to this planning scheme.
- (5) The code contains general design criteria in Elements 1-2 (Public Safety and Visual Amenity and Character) as well as additional design criteria for specific signs types in Element 3. Both the general and additional measures can apply to any given sign, depending on its location and type.
- (6) For the purpose of calculating the overall dimensions or face area of an advertisement, the size or "sign face", is measured:
- where attached or freestanding, from the outside edges of the signboard; or
 - where painted or applied directly to a surface, to the outside edge of all graphics, measured in a straight line, and inclusive of all spaces and breaks between letters, words or images.

FIGURE 9.1.1 Diagram Illustrating “nesting” of Identification signs

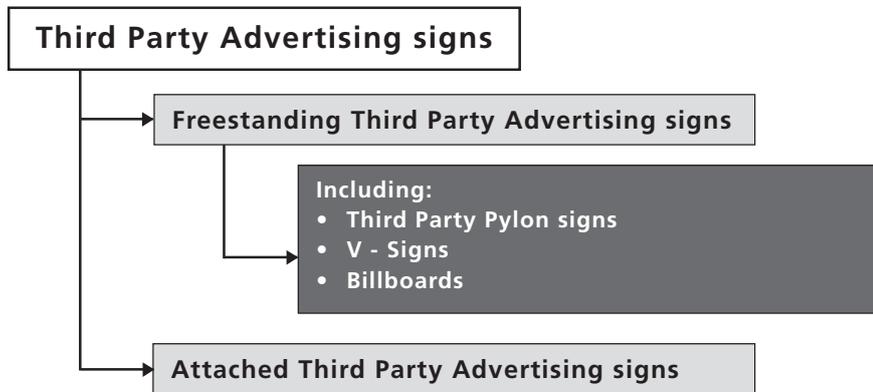


“**Identification sign**” is an advertisement displaying the name, service/occupation and/or general information related to the use, business, facility or organisation conducted on the premise and/or site on which the advertisement is located.

An *Identification sign* may be in the form of a:

- (a) “**Freestanding identification sign**” is an identification sign which is independent of a building and mounted on one or more vertical supports, and includes:
- *Pylon sign* - a freestanding identification sign, higher than it is wide
 - *Estate entry sign* - an identification sign displaying the name of a residential, commercial or industrial estate at the estate entry
 - *Ground sign* - an identification sign integrated into a wall-like structure which sits on or rises out of the ground
- (b) “**Attached identification sign**” is an identification sign, which is attached, painted on and/or supported on a building or structure, and includes:
- (i) “**Flush wall sign**” which is an identification sign attached or applied to the wall of a building and not projecting more than 300mm from the wall and includes:
- *Facade sign* - A sign painted on or attached to the wall of a building other than the transom of a doorway or display window
 - *Hamper sign* - An advertisement attached to or painted on the transom (area above the head) of a doorway or display window and below the awning height or verandah of a building
 - *Window sign* - An advertisement displayed on the glass of a window and including devices which are suspended from the window frame
 - *Stallboard sign* - An advertisement painted on or otherwise affixed on the base of a shop front below a shop window
 - *Signwritten building or structure sign* - A sign or mural painted on to the wall of a building or structure
- (ii) “**Projecting wall signs**” is an identification sign attached to the wall of a building (other than the transom of a doorway or display window) and projecting horizontally more than 300mm
- (iii) “**Awning sign**” is an identification sign painted or attached to a building awning or verandah over private or public property, and including:
- *Awning fascia signs* - a sign painted or attached to the front or return face of an awning
 - *Under awning sign* - a sign attached to the underside of an awning
 - *Above awning sign* - a sign attached to the upper side of an awning (other than the fascia or return end)
 - *Created awning sign* - any manufactured sign positioned on the face or aligned with the face of an awning where the shape interrupts the natural horizontal line of the awning. The device creates another awning line with its shape
- (iv) “**Roof sign**” is a sign erected on or above the roof or parapet of a building including;
- *Attached roof signs* - A sign which is an independent structure and fitted to the roof
 - *Sign written roof sign* - A sign which is painted or otherwise affixed flush to the roof cladding of a building or structure

FIGURE 9.1.2 Diagram Illustrating “nesting” of Third Party Advertising signs

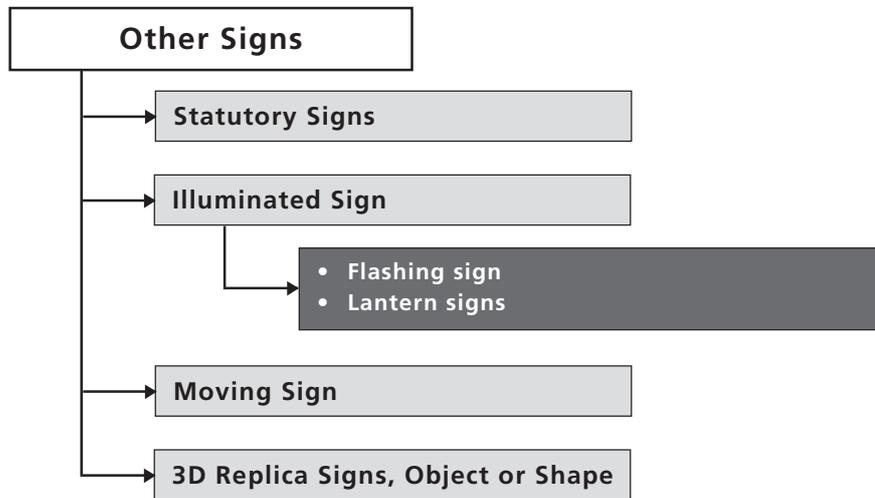


“Third party advertising signs” is an advertisement for goods and/or services not sold or conducted on the site on which the advertisement is located and includes

Third part advertising signs may be in the form of a:

- (a) “Freestanding third party advertising signs”,
Including:
- *Third party pylon signs*
 - *V - Signs*
 - *Billboards*
- (b) “Attached third party advertising signs”

FIGURE 9.1.3 Diagram Illustrating “nesting” of Other Signs



“Other signs” are Advertising signs not defined elsewhere in this Code:

Other signs may be in the form of:

- (a) “**Statutory sign**” is a sign erected by or on behalf of a public authority for a public purpose and/or in accordance with Local, State or Commonwealth occupational or safety requirements.
- (b) “**Illuminated sign**” is a sign illuminated by an external or internal light source and including
 - *Flashing sign*
 - *Lantern signs*
- (c) “**Moving sign**” is a sign that is freestanding or attached to a building or structure and capable of movement by any source of energy (whether or not included in any other class of advertisement)
- (d) “**3D replica signs, object or shape**” is a free standing or attached advertisement designed to replicate or copy a “real world” object or shape.

(1) Element: General Design Criteria for Advertising - Public Safety

PURPOSE

To ensure that outdoor advertisements and associated mechanical fixings and support structures are designed, constructed and maintained to essential standards of public safety and that advertisements cause no significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Advertisements must be designed, sited, constructed and maintained to ensure the health and safety of the public by;</p> <ul style="list-style-type: none"> • being appropriately secured and supported as to cause no injury or damage to person or property; and • causing no significant visual or physical obstruction of, or distraction to, vehicular or pedestrian traffic. 	<p>A1.1 Advertisements located within a road reserve or visible from a designated Motorway are sited, designed and illuminated in compliance with the Queensland Department of Main Roads-Manual for Uniform Traffic Control Devices (MUTCD).</p> <p>AND</p> <p>A1.2 Advertisements are not displayed on or attached in any way to a tree, roadside pole or statutory guide or traffic sign;</p> <p>AND</p> <p>A1.3 Advertisements do not resemble a hazard or warning light through colour and/or method of operation if visible from a road.</p> <p>AND</p> <p>A1.4 Advertisements provide a minimum of 2.4 metres high clearance to public footway pavements.</p> <p>AND</p> <p>A1.5 Advertisements do not extend over a roadway or inhibit vehicular traffic.</p>
<p>P2. Where advertising and associated structures are developed over or adjoining public utilities, satisfactory provision must be made to protect the infrastructure from physical damage and to allow ongoing necessary access by Council.</p>	<p>A2.1 Advertisements and associated structures are erected to provide a clearance of at least 1.5m from any existing or proposed public utilities;</p> <p>OR</p> <p>A2.2 Existing public utilities are relocated at the cost to the applicant, to provide a minimum 1.5m clearance from the proposed Advertisements or associated structures</p> <p>OR</p> <p>A2.3 Construction of any Advertisements or other structure within 1.5 metres of public utilities occur only where it is demonstrated that A3.1 or A3.2 above cannot be achieved, and that the public utilities can be satisfactorily protected in compliance with the Code for Operational Works - Site Development.</p>

(2) Element: General Design Criteria for
Advertising - Visual Amenity and Character

PURPOSE

To regulate the design and siting of advertising so as to enhance the character and visual amenity within the Shire by ensuring that advertising design responds positively to the scale, character, built form and unique attributes of the natural and built environment.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 Advertisements must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, - selection of sign type, and - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. • not obscure nor intrude into important vistas to an existing significant building, object or place when viewed from public streets or open spaces 	<p>A1.1 Where located or attached on a building, advertisements are positioned within the external edges of the building element or structure to which they are applied (refer Schedule B as a guide), including;</p> <ul style="list-style-type: none"> • Awnings and facias, • Walls, parapets and gables, • Handrails and columns, • Doors and windows, and • Advertisements align with signs on adjacent premises, to create coordinated visual themes; and • Advertisements do not extend over 2 or more building or structure elements or cover decorative elements. <p>AND</p> <p>A1.2 For assessable development, signs are;</p> <ul style="list-style-type: none"> • placed on “sign opportunity areas” identified in Schedule B; and • proportioned and aligned so that they are compatible with the proportions, pattern and theme of advertising on adjacent buildings; <p>AND</p> <p>A1.3 For assessable development located within a road reserve or public land, advertisements are coordinated with and integrated into any applicable urban design or streetscape improvement strategy;</p> <p>AND</p> <p>A1.4 Where attached to a building, advertisements are sited and contained within the applicable Building Envelope or siting provisions for the subject site provided for in any other Code;</p> <p>AND</p> <p>A1.5 Advertisements in Residential Precinct Classes and similar areas of Master Planned Community Precinct Classes are to;</p> <ol style="list-style-type: none"> (a) be located on buildings or structures which do not face adjoining residences; and (b) have a maximum of one advertisement per allotment; and (c) not contain part or full Third Party Advertising; and (d) (for assessable development) preserve the residential amenity of the locality by minimising their visual impact; <p>AND</p> <p>A1.6 In Rural and Special Purpose (including State Forest and National Park areas) Precinct Classes, signs do not contain part or full Third Party Advertising.</p> <p>AND</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 continued.</p>	<p>A1.7 Advertising in an area of townscape significance (Part 7 of Volume 1 of this Planning Scheme refers:</p> <ul style="list-style-type: none"> • is lower or equal height to adjoining or neighbouring premises; • does not contain part or full Third Party Advertising; • does not obscure nor intrude into important vistas to an existing significant building, object or place when viewed from public streets or open spaces
<p>P2 Advertising adjacent or located on a place of cultural heritage significance, must be designed and sited so as to:</p> <p>(a) be compatible with the cultural heritage significance of the heritage place and not detrimentally impact its values or its setting;</p> <p>(b) not obscure the appearance or prominence of the place when viewed from adjacent public or semi-public streets or open spaces, and nor intrude into the place.</p>	<p>A2 Advertising on, or adjacent to, a place or item listed the Queensland Heritage Register, the Register of the National Estate; or Schedule 7 of Volume 1 of the Planning Scheme is;</p> <ul style="list-style-type: none"> • of a lower or equal height to the building or item of heritage significance, and, • designed and sited so as not to detract from or significantly impact on the view of a place, and • sympathetic to the values identified as having cultural heritage significance in regards to the composition, materials, colour, scale and placement

(3) Element: Additional Design Criteria for Specific Sign Types

PURPOSE

To ensure that particular forms of advertising are sited and designed appropriately to the location in terms of safety, townscape and visual character.

1. IDENTIFICATION SIGNS

Definition: an "Identification sign" is an advertisement displaying the name and/or service/occupation and/or general information related to the use, business, facility or organisation conducted on the premise and/or site on which the advertisement is located.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES																								
<p>P1 Freestanding identification signs Advertisements must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the: <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, - selection of sign type, and - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	<p>Freestanding identification sign (<i>an identification sign which is independent of a building and includes a pylon sign, estate entry sign, ground sign, solid banner sign</i>)</p> <p>A1.1 One (1) freestanding identification sign per site (including multiple occupancy buildings);</p> <p>AND</p> <p>A1.2 Free standing identification signs, do not exceed the heights and widths provided for the relevant Precinct Class as follows:</p> <table border="1"> <thead> <tr> <th>Precinct class and/or location (including similar areas of Master planned Community Precincts)</th> <th>Max. height</th> <th>Max. width</th> <th>Max. sign face</th> </tr> </thead> <tbody> <tr> <td>Town Centre (Core and Frame), Coastal Village Centres, Multi-storey Residential and Industrial precincts.</td> <td>7.0m</td> <td>2.4m</td> <td>6.0m²</td> </tr> <tr> <td>Local Centres and Hinterland Village Centre precincts</td> <td>3.6m</td> <td>2.4m</td> <td>4.5m²</td> </tr> <tr> <td>Residential precincts (excluding Multi-storey Residential)</td> <td>1.8m</td> <td>2.4m</td> <td>1.08m²</td> </tr> <tr> <td>Rural precincts</td> <td>3.6m</td> <td>2.4m</td> <td>1.5m²</td> </tr> <tr> <td>Special Purpose precincts, areas of public open space and places of heritage significance and other precincts</td> <td>1.8m</td> <td>2.4m</td> <td>1.08m²</td> </tr> </tbody> </table>	Precinct class and/or location (including similar areas of Master planned Community Precincts)	Max. height	Max. width	Max. sign face	Town Centre (Core and Frame), Coastal Village Centres, Multi-storey Residential and Industrial precincts.	7.0m	2.4m	6.0m ²	Local Centres and Hinterland Village Centre precincts	3.6m	2.4m	4.5m ²	Residential precincts (excluding Multi-storey Residential)	1.8m	2.4m	1.08m ²	Rural precincts	3.6m	2.4m	1.5m ²	Special Purpose precincts, areas of public open space and places of heritage significance and other precincts	1.8m	2.4m	1.08m ²
	Precinct class and/or location (including similar areas of Master planned Community Precincts)	Max. height	Max. width	Max. sign face																					
	Town Centre (Core and Frame), Coastal Village Centres, Multi-storey Residential and Industrial precincts.	7.0m	2.4m	6.0m ²																					
	Local Centres and Hinterland Village Centre precincts	3.6m	2.4m	4.5m ²																					
	Residential precincts (excluding Multi-storey Residential)	1.8m	2.4m	1.08m ²																					
	Rural precincts	3.6m	2.4m	1.5m ²																					
Special Purpose precincts, areas of public open space and places of heritage significance and other precincts	1.8m	2.4m	1.08m ²																						
<p>P2 Flush Wall signs must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the: <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and 	<p>Flush Wall Signs (<i>An identification sign attached or applied to the wall of a building and not projecting more than 300mm from the wall and includes: Facade signs; Hamper signs; Window signs; Stallboard signs; Signwritten building or structure signs; and High rise building signs.</i>)</p> <p>(<i>In relation to P2</i>)</p> <p>A2.1 Other than for high rise building signs, four (4) or less flush wall signs and/or awning signs per site</p> <p>AND</p> <p>A2.2 The total sign face area of all flush wall, projecting wall and awning signs occupy no more than 30% of a building or structure's wall face.</p>																								

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P2 cont.</p> <ul style="list-style-type: none"> - selection of sign type. - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	<p>AND</p> <p>A2.3 Flush wall signs are;</p> <ul style="list-style-type: none"> • not to project above the roofline or beyond the wall of the building or structure; and • not to cover an architectural feature or extend over a window (unless a window sign); <p>AND</p> <p>A2.4 High rise building signs:</p> <ul style="list-style-type: none"> • Are provided at a maximum of (1) sign per building face; and • do not project above the roofline or beyond the wall of the building or structure; and • have a signface area of no more than 1m² for every metre of building height.
<p>P3 Window signs must only be erected where other advertising opportunities are not practical and the sign must;</p> <ul style="list-style-type: none"> • enable casual surveillance of public spaces and streets from within the premises; and • be cohesive with the building on which it is placed having regard to; <ul style="list-style-type: none"> - location, size and height, - scale and proportion, - layout and colour, - architectural design of a building facade, and • not create or contribute to visual clutter. 	<p><i>(In relation to P2 and P3)</i></p> <p>Window signs</p> <p>A3 For assessable development, a Facade-Grid Analysis carried out in accordance with Schedule B demonstrates that advertising opportunities other than window signs are not practical.</p>
<p>P4 Projecting wall signs must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and - selection of sign type. - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; 	<p>Projecting Wall Signs <i>(An identification sign attached to the wall of a building (other than the transom of a doorway or display window) and projecting horizontally more than 300mm, including vertical banner signs and projecting flag signs.)</i></p> <p>A4.1 Projecting Wall Signs are;</p> <ul style="list-style-type: none"> • to be a minimum of 6 meters apart if greater than 0.3m² in area, or a minimum of 3 meters apart if less than 0.3m² in area, and • to be setback 3 meters from a side or rear boundary, and • not to exceed 2.4 metres in height; and • not to exceed 1.5 metres in width; and • not to exceed 2.4m² in sign face area; <p>AND</p> <p>A4.2 The total sign face area of all flush wall, projecting wall and awning signs occupy no more than 30% of a building or structure's wall face</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P4 cont.</p> <ul style="list-style-type: none"> • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	
<p>P5 Awning signs must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and - selection of sign type. - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	<p>Awning Signs (<i>An identification sign painted or attached to a building awning or verandah over private or public property and includes awning fascia signs, under awning signs, above awning sign and created awning signs</i>).</p> <p><i>(In relation to P5)</i></p> <p>A5.1 A combination of four (4) or less awning fascia signs and/or flush wall signs per site.</p> <p>AND</p> <p>A5.2 The total sign face area of all flush wall, projecting wall and awning signs occupy no more than 30% of a building or structure's wall face</p> <p>AND</p> <p>A5.3 Awning fascia signs are located within the outline of the fascia and at a maximum thickness of 200 mm.</p> <p>AND</p> <p>A5.4 Created awning line signs;</p> <ul style="list-style-type: none"> • have a created sign face area no more than 30% of the existing awning face area; and • have a maximum total height of double the existing awning face height; and • have a total sign face area not more than the area of the existing awning face; and • have a maximum thickness of 200 mm; <p>AND</p> <p>A5.5 Under-awning fascia signs are:</p> <ul style="list-style-type: none"> • limited to one (1) per tenancy; and • orientated at right angles to the road alignment; and • not located or project within 300mm of the perimeter of an awning; and • setback at least 1.5 metres from a side boundary; and • no longer than 2.4m; and • less than 600mm in height.
<p>P6 Above awning signs must only be erected where other advertising opportunities are not practical and the sign must;</p> <ul style="list-style-type: none"> • be cohesive with the building on which it is placed having regard to; <ul style="list-style-type: none"> - location, size and height, - scale and proportion, 	<p><i>(In relation to P5 & P6)</i></p> <p>Above Awning signs</p> <p>A6 Using methodology referred to in Schedule B, a Facade-Grid Analysis demonstrates that advertising opportunities other than above awning signs and/or window signs are not practical.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P6 cont.</p> <ul style="list-style-type: none"> - layout and colour, - architectural design of a building facade, and • not create or contribute to visual clutter; • will not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter. 	
<p>P7 Roof signs must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and - selection of sign type. - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	<p>Roof Signs (<i>A sign erected on or above the roof or parapet of a building including attached roof signs and sign written roof signs</i>) (In relation to P7 & P8)</p> <p>A7.1 Using methodology referred to in Schedule B, a Facade-Grid Analysis and/or Building Elevation Study demonstrates that opportunities to identify the predominant use of a site other than with roof signs are not practical.</p> <p>AND</p> <p>A7.2 Third party advertising is not displayed on roof signs.</p> <p>AND</p> <p>A7.3 One (1) roof sign per site.</p> <p>AND</p> <p>A7.4 Roof signs are located:</p> <ul style="list-style-type: none"> • within the Building Envelope provided for in any other applicable Code; or • within the Maximum Building Height for the relevant Precinct; or • a maximum height of 2.5 meters above the roof surface; <p>whichever is the lesser height above ground level.</p>
<p>P8 Roof signs must only be utilised where other opportunities to identify the predominant use of a site are not practical and any such signs must;</p> <ul style="list-style-type: none"> • be cohesive with the building on which it is placed having regard to; <ul style="list-style-type: none"> - location, size and height, - scale and proportion, - layout and colour, - architectural design of a building facade, and • not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter. 	

2. THIRD PARTY ADVERTISING SIGNS

Definition: an advertisement for goods and/or services not sold or conducted on the site on which the advertisement is located and including freestanding and attached billboards, signs on street furniture and part 3rd party advertisements.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES																	
<p>P9 Third party advertising must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed having regard to; <ul style="list-style-type: none"> - location, size and height, - scale and proportion, - layout and colour, - architectural design of a building facade, • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and - selection of sign type. - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • provide clear public or community benefit; • achieve, or at least do not detract from, high standards of architecture and urban design; and • Not obstruct or obscure an advertisement, or a reasonable advertising opportunity, on a neighbouring premise when viewed from a street, road or other public place. <p>P10 Third party advertising must not be located in or adjacent to areas of environmental, heritage or streetscape significance nor adversely impact upon the enjoyment of public spaces.</p>	<p><i>(In relation to P9 & P10)</i></p> <p>A9.1 Third party advertisements;</p> <ul style="list-style-type: none"> • are setback a minimum of 2m from side and rear boundaries of adjoining properties if located on private property; and • are sited a minimum of 6m from a boundary of an adjoining allotment if located on public land; and • are less than the height of adjoining buildings and adjacent advertisements; and • if located on sloping land and below the road pavement on sloping land within 100m of a road reserve, have a height above the road pavement level of no greater than that specified in the table below; and • do not exceed the height, width and areas specified in the table below; and • do not divert visual attention away from nor obstruct views of significant natural or built features of an area. <p>AND</p> <p>A9.2 Only one (1) freestanding advertisement (regardless of type or definition) is located on a site;</p> <p>AND</p> <p>A9.3 Third Party Advertising is designed and located in accordance with a detailed planning report that demonstrates compliance with P9 and P10 of this Element, and the relevant precinct intent (Volume 3 of this planning scheme refers).</p>																	
	<table border="1"> <thead> <tr> <th>Precinct class (including similar areas of Master planned Community Precincts).</th> <th>Max. Height</th> <th>Max. sign face</th> <th>Min. distance from other 3rd party sign</th> </tr> </thead> <tbody> <tr> <td>Industrial precincts</td> <td>7m</td> <td>20sqm</td> <td>100 m</td> </tr> <tr> <td>Town Centre (Core and Frame) and Multi-storey Residential precincts</td> <td>5m</td> <td>20sqm</td> <td>100 m</td> </tr> <tr> <td>Village and Local Centres, Residential (excluding Multi-storey Residential), Rural and Special Purpose precincts, areas of Open Space and Places of Heritage Significance</td> <td>3.6m</td> <td>4.5sqm</td> <td>1000 m</td> </tr> </tbody> </table>	Precinct class (including similar areas of Master planned Community Precincts).	Max. Height	Max. sign face	Min. distance from other 3rd party sign	Industrial precincts	7m	20sqm	100 m	Town Centre (Core and Frame) and Multi-storey Residential precincts	5m	20sqm	100 m	Village and Local Centres, Residential (excluding Multi-storey Residential), Rural and Special Purpose precincts, areas of Open Space and Places of Heritage Significance	3.6m	4.5sqm	1000 m	
	Precinct class (including similar areas of Master planned Community Precincts).	Max. Height	Max. sign face	Min. distance from other 3rd party sign														
	Industrial precincts	7m	20sqm	100 m														
Town Centre (Core and Frame) and Multi-storey Residential precincts	5m	20sqm	100 m															
Village and Local Centres, Residential (excluding Multi-storey Residential), Rural and Special Purpose precincts, areas of Open Space and Places of Heritage Significance	3.6m	4.5sqm	1000 m															

3. OTHER SIGNS

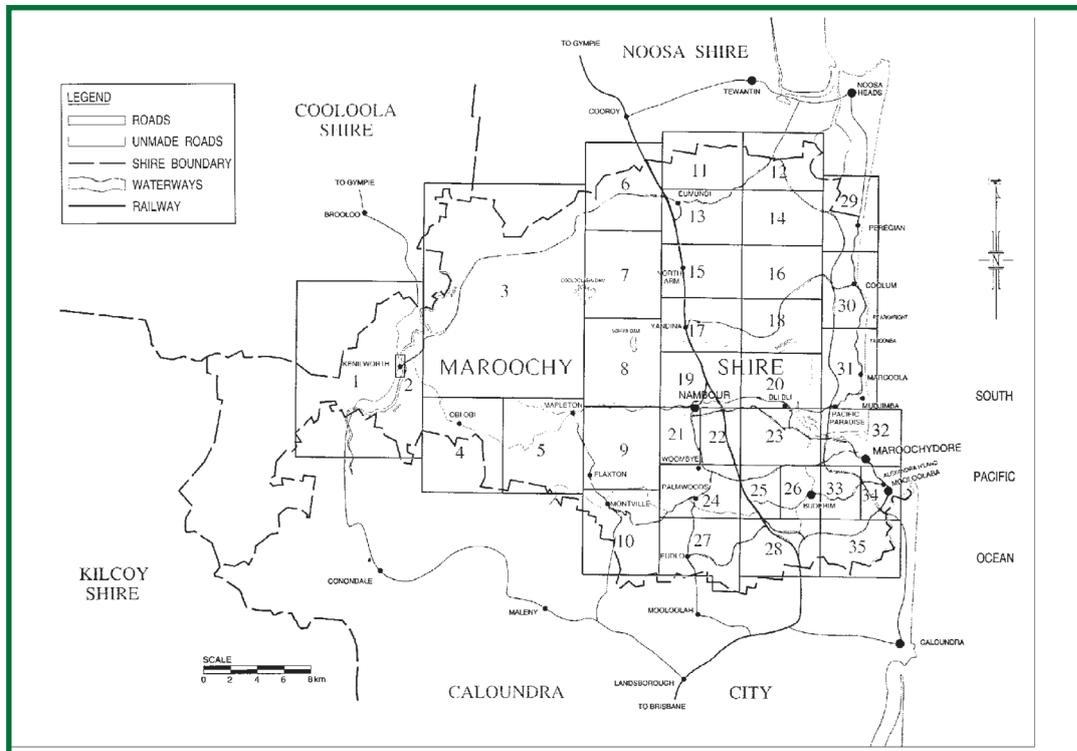
PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P11 Internally or externally illuminated advertisements must not cause unreasonable disturbance to any person, activity or fauna because of glare or other light emissions.</p>	<p>Illuminated Signs (<i>A sign illuminated by an external or internal light source and including Flashing signs and lantern signs</i>)</p> <p>A11.1 An advertisement is illuminated by:</p> <ul style="list-style-type: none"> • an internal light source; or • a downlighter/s if externally lit <p>AND</p> <p>A11.2 The illumination resulting from direct, reflected or other incidental light emanating from the advertisement does not exceed eight (8) lux when measured;</p> <ul style="list-style-type: none"> • at any point 1.5m outside of the subject boundary; or • at any point 1.5m from the sign if located on public land <p>AND</p> <p>A11.3 The illumination resulting from direct, reflected or other incidental light emanating from the advertisement does not exceed one (1) lux when measured at any point within a residential dwelling.</p>
<p>P12 Illuminated Signs must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and - selection of sign type. - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	<p>A12.1 Illuminated signs are not located in a Residential Precinct, an area of public parkland, or similar areas of Master Planned Community Precincts;</p> <p>AND</p> <p>A12.2 Illuminated signs in Rural Precincts, and Special Purpose Precincts, (including State Forest and National Park areas) are only illuminated during the trading hours of the advertised activity;</p> <p>AND</p> <p>A12.3 Illuminated signs in a Local Centre, hinterland Village Centre and Local Centre areas of Master Planned Community Precincts, are limited to any two (2) of the following four locations;</p> <ul style="list-style-type: none"> • an under-awning sign; • an above door head/display window transom; • a projecting wall sign; or • a freestanding sign.
<p>P13 Moving signs must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; 	<p>Moving signs (<i>A sign that is freestanding or attached to a building or structure and capable of movement by any source of power (whether or not included in any other class of advertisement).</i>)</p> <p>A13 Moving Signs are 6m² or less in signface area.</p>

Continued over page.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P13 cont.</p> <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and - selection of sign type. - Principal Tourist routes (refer Schedule A) <ul style="list-style-type: none"> • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	
<p>P14 3D Replica Signs, Objects or Shapes must:</p> <ul style="list-style-type: none"> • be complimentary to the architecture of buildings and proportional to the building or structure on which they are placed; • be sympathetic with the desirable characteristics of the surrounding locality, having regard to the; <ul style="list-style-type: none"> - location and siting, - size and height, - layout and colour, and - selection of sign type. - Principal Tourist routes (refer Schedule A) • not dominate or oppress the visual landscape and not unreasonably obstruct existing views or vistas; • not create or contribute to visual clutter; • achieve, or at least do not detract from, high standards of architecture and urban design. 	<p>3D Replica Signs, Objects or Shapes (<i>a free standing or attached advertisement designed to replicate or copy a “real world” object or shape</i>)</p> <p>A14.1 3D replica signs, objects or shapes are contained in an envelope of 14m³ calculated by multiplying the height, width and depth of the broadest dimensions of the sign.</p> <p>AND</p> <p>A14.2 3D replica signs, objects or shapes are to meet other statutory requirements such as Department of Natural Resources, Department of Main Roads and the Obstacle Limitation Surface Height Limits contained in the Code for Development in the Vicinity of the Airport.</p>

SCHEDULE A

PRINCIPAL TOURIST ROUTES



- Bradman Avenue
- Brisbane Road
- Bruce Highway
- Sunshine Motorway
- The Esplanade - Alexandra Parade - Aerodrome Road route
- David Low Way
- Eumundi - Noosa Road
- Eumundi - Kenilworth Road
- Mapleton - Montville Road - Flaxton Drive - Main Street
- Maleny - Montville Road - Balmoral Road route
- Mons Road - Burnett Street - Main Street - Mooloolaba Road - Buderim Avenue route
- Nambour - Bli Bli Road
- Nambour - Mapleton Road
- Nambour - Maroochy Road
- Tanawha Deviation Road
- Yandina - Cooloolool Road

SCHEDULE B

TO THE PLANNING SCHEME CODE FOR THE SITING AND DESIGN OF ADVERTISEMENTS

The Facade-Grid Analysis Technique

This simple technique can be used to:

- (i) comprehensively identify sign opportunities for inclusion by the Council in any more detailed provisions for specific precincts;
- (ii) identify appropriate sign opportunities for developers and occupants;
- (iii) assess specific development applications for development for the purposes of Advertisements.

While the technique relates specifically to traditional building facades (such as those commonly found in strip-shopping centres), the principles apply to all building forms.

Signs do not have to be on a building's front facade. For example, they can be placed on side walls provided they do not interfere with the adjoining development. In these circumstances, the principles of the technique still apply.

The Technique

Step 1: To identify sign opportunities, the facade must be subdivided using the main design lines to form a series of panels. Many traditional building designs can be easily broken into a grid based on the alignments of the parapet (skyline), cornice, verandah, window and door. An example of this procedure is shown in figure 1.

Step 2: To identify possible sign panels, the rectangles of the grid may be used separately or be joined together to form horizontal or vertical panels. Figure 2 shows examples of such panels.

The scale of advertising signs should be compatible with the buildings they are on, as well as with nearby buildings, street widths and other existing signs. In most cases, appropriate dimensions are achieved by restricting signs to grid locations or panels. This ensures that the original architectural character (set by the lines of awnings, window and door openings, parapet lines and setbacks) remain dominant.

On buildings with decorative facades, signs should not be placed on the decorative forms or mouldings. Instead, they should appear on the undecorated wall surfaces, unless architecturally designed sign panels are provided.

Figure 2 also shows that a building may be given a horizontal or vertical appearance simply by the way in which the sign panels are arranged across or down a building.

Step 3: Applying the technique to a series of buildings shows the possible panels for the streetscape and provides the basis for developing patterns and themes. Figure 3 shows how the technique produces a uniform and clean series of sign possibilities instead of a haphazard array.

Figure 3 also shows that sign panels do not have to be rectilinear in design or contained in a perimeter margin unless these impose an architectural formality or introduce a continuity with the surrounding area which is presently lacking in the building.

Figure 4 shows how a variation of the technique can be used to help correct discontinuities in streetscape. The lines of adjacent buildings may be projected across the facade of the building, thereby defining horizontal panels in which signs may be located. This will achieve visual continuity with neighbouring buildings.

Step 4: Not every panel identified using this technique should be used to display a sign. A theme can be developed by placing signs in locations compatible with those on adjoining buildings.

In deciding which of the panels is the appropriate space for advertising the following matters should be considered:

- existing signs;
- the quality of the streetscape;
- the requirements contained in these guidelines.

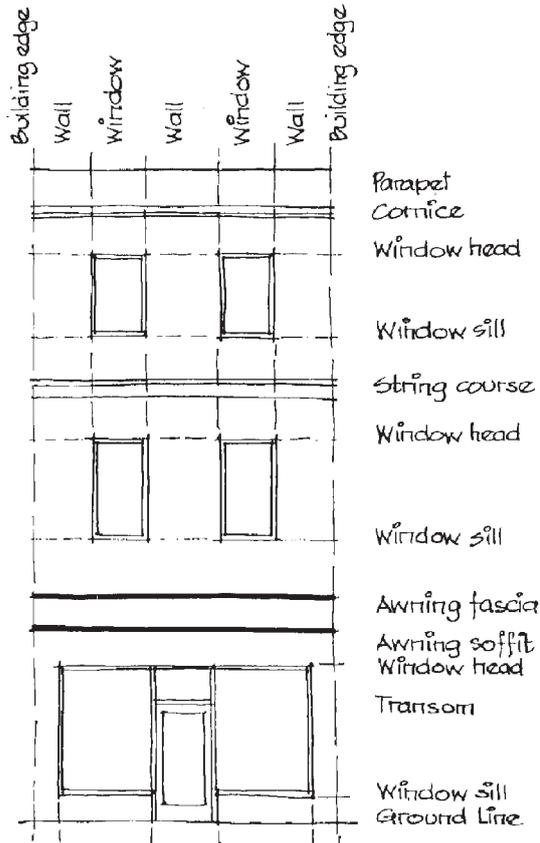


FIGURE 1 ESTABLISHING THE FACADE-GRID



FIGURE 2 HORIZONTAL OR VERTICAL PANELS



FIGURE 3 DEVELOPING PATTERNS AND THEMES

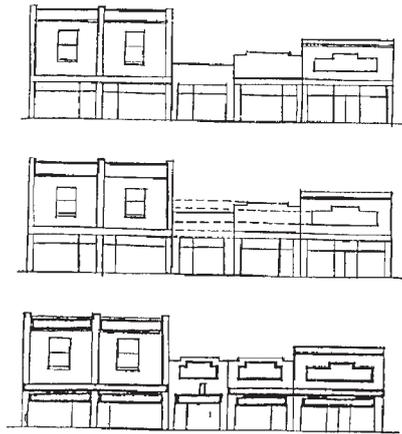


FIGURE 4 IMPROVING DISCONTINUITIES IN STREETSCAPE

9.2 Code for Telecommunication Facilities

PURPOSE

(1) The purpose of this Code is to ensure that the installation of telecommunications facilities is in accordance with the following principles:

- (a) the provision of facilities that will assist the community to achieve social and economic development;
- (b) the co-location of facilities where appropriate and practical;
- (c) the formulation and implementation of impact mitigation measures to protect community values, especially in relation to visual amenity and concerns about the long term health effects of exposure to radiofrequency electromagnetic radiation (EMR);
- (d) the avoidance of discriminatory provisions in terms of the Telecommunications Act; and
- (e) carriers recognising the advantages of “best practice” measures especially those which involve innovative design, environmental management and high construction standards.

(2) In assessing any application for telecommunications facilities Council will consider any strategic or local Network Plans prepared by the provider for a 5 to 10 year period. A strategic Network Plan will cover trunk facilities and a local Network Plan will cover local reticulation facilities. It is envisaged that plans are integrated with already completed Network Plans to further enhance the possibilities of co-location and optimum signal clarity whilst minimising the potential for adverse environmental impacts. These plans are useful for both lot reconfiguration and other development approvals in new urban areas and for facilities to be undertaken by “retro-fitting” in established urban and rural areas.

(3) The Code relies on public health EMR exposure standards set by the Australian Communications Authority. The Code adopts a precautionary approach in requiring assessment of the full operating potential of telecommunications facilities, including likely future facilities on the same structure.

(1) Element: Amenity and Impact of Telecommunication Facilities

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>VISUAL IMPACT P1 Development must be visually integrated with its landscape or townscape setting so as not to be visually dominant or unduly visually obtrusive.</p>	<p>A1.1 Development is underground.</p> <p>OR</p> <p>A1.2 Development is:</p> <ul style="list-style-type: none"> • below the level of the predominant tree canopy or surrounding premises, and • camouflaged through the use of colours and materials which blend into the visual landscape, and/or • co-located with existing facilities.
<p>HEALTH AND SAFETY P2 Development must not result in human exposure to radio frequency electromagnetic radiation greater than levels set or recognised by the Australian Communications Authority (or its equivalent body).</p> <p>P3 Development must take account of the full operating capacity of telecommunications facilities as well as any potential cumulative effects, in satisfying P2.</p>	<p><i>(in relation to P2 and P3)</i></p> <p>A2.1 An approved written statement or certification is provided by the carrier to demonstrate that the facility does not result in human exposure to radio frequency electromagnetic radiation of more than 200+/- 0.02uW/cm² measured from any residential precinct, dwelling, childcare centre, school, hospital or aged care centre and the like and assuming:</p> <ul style="list-style-type: none"> • Maximum number of users over the lifetime of any pole or other supporting structure; • Full power usage; and • Maximum down tilt of antennae. <p>AND</p> <p>A2.2 Warning information signs and security fencing are provided on the site to prevent unauthorized entry.</p>

9. OTHER CODES

<p>NOISE</p> <p>P4 The emission of sound beyond the boundary of the site¹:</p> <ul style="list-style-type: none"> • maintains the EPP (noise) Environmental values of the receiving acoustic environment; and • is such that ambient sound levels for any nearby residential land and other noise sensitive places are maintained. 	<p>A4 Development and use achieves compliance 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>P5 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to:</p> <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	<p>No Acceptable Measure nominated</p>
<p>SHADOWING</p> <p>P6 Development of buildings or structures must not cast shadows that would cause the amenity of surrounding premises, or the usability of public open space, to be unacceptably reduced.</p>	<p>A5 For proposed buildings or structures having a height of more than:</p> <ul style="list-style-type: none"> • 8.5 metres in a Residential, Sustainable Rural Residential, Special Purpose or Master Planned Community precinct, or • 12 metres elsewhere, • and where a cross-sectional area of more than 20m² is proposed, shadow diagrams are produced which demonstrate that sunlight to the living room windows of dwellings on adjacent sites or to any useable public open space is not significantly reduced (ie. to less than 4 hours between 9 am and 3 pm on 21 June, or by 20% less than existing).

¹ 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*.

(2) Element: Communication Dishes
in Residential Precincts**PURPOSE**

The purpose of this element is to ensure that communication dishes being installed in residential precincts are of a size and location that does not create visual pollution.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>P1 The size, position and prominence of a communication dish is not visually dominant or unduly visually obtrusive.</p>	<p>A1.1 Where a communication dish in a Residential Precinct is greater than 1.8 metres in diameter:</p> <ul style="list-style-type: none"> (a) (i) The dish is located on a rear wall of the building; or (ii) The dish is located so that it is not visible from the street or any public place; and <p>(b) The dish is not installed on any part of the dwelling where the highest point of the dish will exceed the highest point of the dwelling; and</p> <p>(c) The dish does not intrude upon the view of any neighbouring dwelling.</p> <p>A1.2 Where a communication dish in a Residential Precinct is less than 1.8m in diameter:</p> <ul style="list-style-type: none"> (a) the highest point of the dish does not exceed the highest point of the dwelling; and (b) the dish does not intrude upon the views of any neighbouring dwelling or as viewed from the street.
<p>P2 The cumulative effect of communication dishes must not be visually obtrusive or offensive.</p>	<p>A2 No more than one communication dish is erected on the premises.</p>

