AMENDED IN RED

By: Jen Davison

Date: 6 December 2021

Queensland Government

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2013/439

Date: 6 December 2021

Queensland Government

Caloundra South

Northern Locality - Business and Industry Area

Plan of Development - Precinct 3, 4, 5 and Part 6

December 2021

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1. EXPLANATORY CONTENT

1.1. PLAN OF DEVELOPMENT PURPOSE

This Plan of Development (PoD) has been prepared in accordance with the requirements of the approved Caloundra South Master Plan (Approved 3 April 2019 as amended) and will direct the development of land included within the Northern Locality of the Master Plan.

This PoD refines the outcomes approved in the Master Plan.

This PoD describes the development that may occur and provides the assessment criteria and/or approved plans that development must meet in any future assessment process.

The Caloundra South Urban Development Area Development Scheme (approved October 2011) sets the Vision for this community. The Caloundra South Master Plan identifies a range of principles, land use areas, localities and precinct entitlements and obligations. This PoD provides the instrument for the delivery of development that seeks to achieve the Vision and Principles outlined by these two documents.

If development is not in accordance with this PoD, it is to be assessed against the Caloundra South Urban Development Area Development Scheme (approved October 2011) and the Caloundra South Master Plan (3 April 2019, as amended).

1.2. LAND TO WHICH THIS POD RELATES

This Plan of Development relates to that part of the Caloundra South Master Plan being the Northern Locality – Precinct 3, 4, 5 and 6 (part) including areas identified in the Master Plan as being within the Industry and Business, Sport and Recreation, Showroom and Open Space Buffer Land Use Areas. For ease of reference this Locality will be referred to as the Business and Industry Area throughout this PoD. **Figure 1** shows the location of the Business and Industry Area in the context of the overall site.

Figure 1 – Land to which this PoD relates

1.3. INTERPRETATION

Terms used in this PoD have the meaning assigned to those terms by the *Economic Development Act (ED) 2012*, the Caloundra South Development Scheme 2011 and Part 13 of the Caloundra South Master Plan (15 June 2012). If there are any inconsistencies between the definitions in these documents, the inconsistency is to be resolved by using the definition contained in the documents in the following order:

(a) The ED Act;
(b) The Caloundra South UDA Development Scheme; or if there is no definition in the Caloundra South UDA Development Scheme;
(c) Part 13 of the Caloundra South Master Plan (as amended in red 13 June 2012); and
(d) The definitions in **Appendix A** of this PoD.

A reference in the PoD to a specific resource document or standard means the current version of that resource document or standard.

1.4. RELATIONSHIP TO OTHER LEGISLATION

The Council's Planning Scheme only applies to the extent it is adopted into the PDA Development Scheme and Master Plan approval and then only to the extent the provisions so adopted are consistent with the PDA Development Scheme.

1.5. EXPLANATION OF PLAN OF DEVELOPMENT STRUCTURE AND ASSESSMENT PROCESSES

The PoD consists of the components outlined by the following table: -

Table 1 – Plan of Development Structure

Section		Explanation
Providing non-statutory context and understanding of the PoD and how it is to be used	**Section 1** Explanatory Content	This section includes general explanatory content regarding the site and how the PoD document is used, including: ▪ Relationship to all heads of power; ▪ Structure of PoD; ▪ How future assessment processes work; ▪ The purpose of this document; ▪ Land to which this PoD relates; ▪ Rules for interpretation; ▪ The relationship of this PoD to other legislation; and ▪ The assessment process sought by this PoD.

Section		Explanation
Providing Development criteria and plans that form the statutory element of the PoD	**Section 2** Approved Development	This section outlines all development that is Approved Development where in accordance with plans and criteria outlined in the PoD.
	Section 3 Compliance Assessment	This section outlines all development that can be considered through compliance assessment. This section is organised by precinct or sub-precinct and outlines the plans and criteria that are to be used in the compliance assessment process.

1.5.1. Overall Operation of this PoD and Relationships to other Approvals

This PoD forms one element of the overall approval framework relevant to the Northern Locality – Precinct 3, 4, 5 & Part Precinct 6.

The relationship of this POD to other approvals or statutory obligations is outlined by **Figure 2 – PoD Relationships and Operational Overview**. This figure also provides a summary of the way in which future development can occur over the Northern Locality – Precinct 3, 4, 5 and Part Precinct 6, which are: -

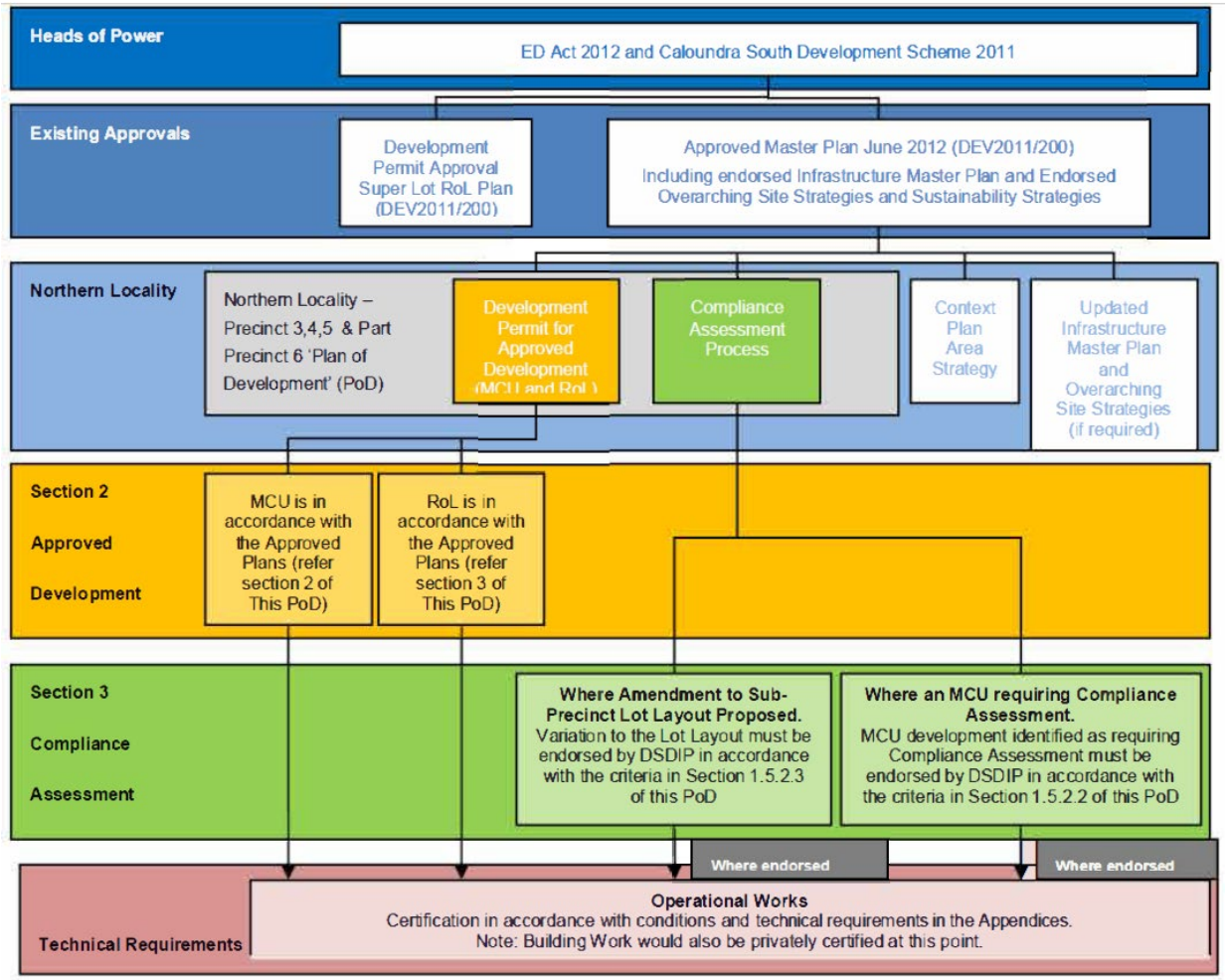
1. **Approved Development:** development in accordance with Plans and Development Controls comprising Exempt development, which may proceed to operational works and building works approvals;

2. **Compliance Assessment:** development in accordance with the PoD subject to Approved Compliance Assessment Process; and

3. **Certification of Operational Works**: certification of operational works is undertaken in accordance with the Certification Procedures Manual.

Further detail regarding each of these processes is outlined by **Section 1.5.2 Future Development Delivery Processes**.

Figure 2 – PoD Relationships and Operation Overview



1.5.2. Future Development Delivery Processes

1.5.2.1. Approved Development (No Further Assessment)

Development within this section that is in accordance with the PoD is Exempt development and may proceed to operational works and building works approvals.

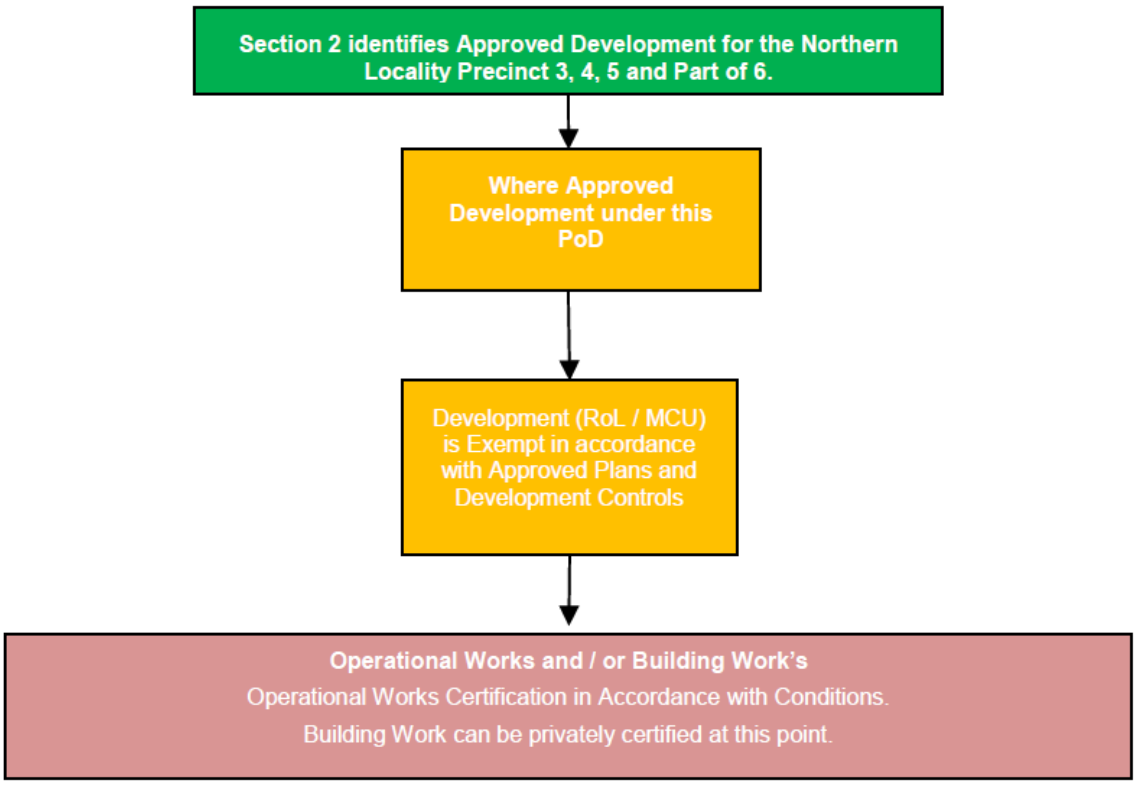
A summary of this process and its intended operation is provided by **Table 2 – Approved Development (No Further Assessment) Process Summary** and **Figure 3 – Approved Development (No Further Assessment) Operation**.

Table 2 – Approved Development (No Further Assessment) Process Summary

Section	What is the Content?	When Does this Section Apply?	How does it work?	Who Administers the Process?	Why is this process needed?
Section 2 For development in accordance	This section includes: - ▪ Approved Plans for Reconfiguring	Applies to development identified as Approved Development	Approved Development is development that is exempt from further	Development in accordance with these plans and controls will proceed to	This section identifies development that does not need to undertake a

Section	What is the Content?	When Does this Section Apply?	How does it work?	Who Administers the Process?	Why is this process needed?
with the PoD that is exempt from further assessment	a Lot; ▪ Approved Plans and development controls for approved uses.	(ROL and MCU) identified in section 2.	assessment where in accordance with approved plans and development controls.	certification of operational works and building works.	Compliance Assessment process.

Figure 3 – Approved Development (No Further Assessment) Operation



1.5.2.2. Approved Development (Compliance Assessment)

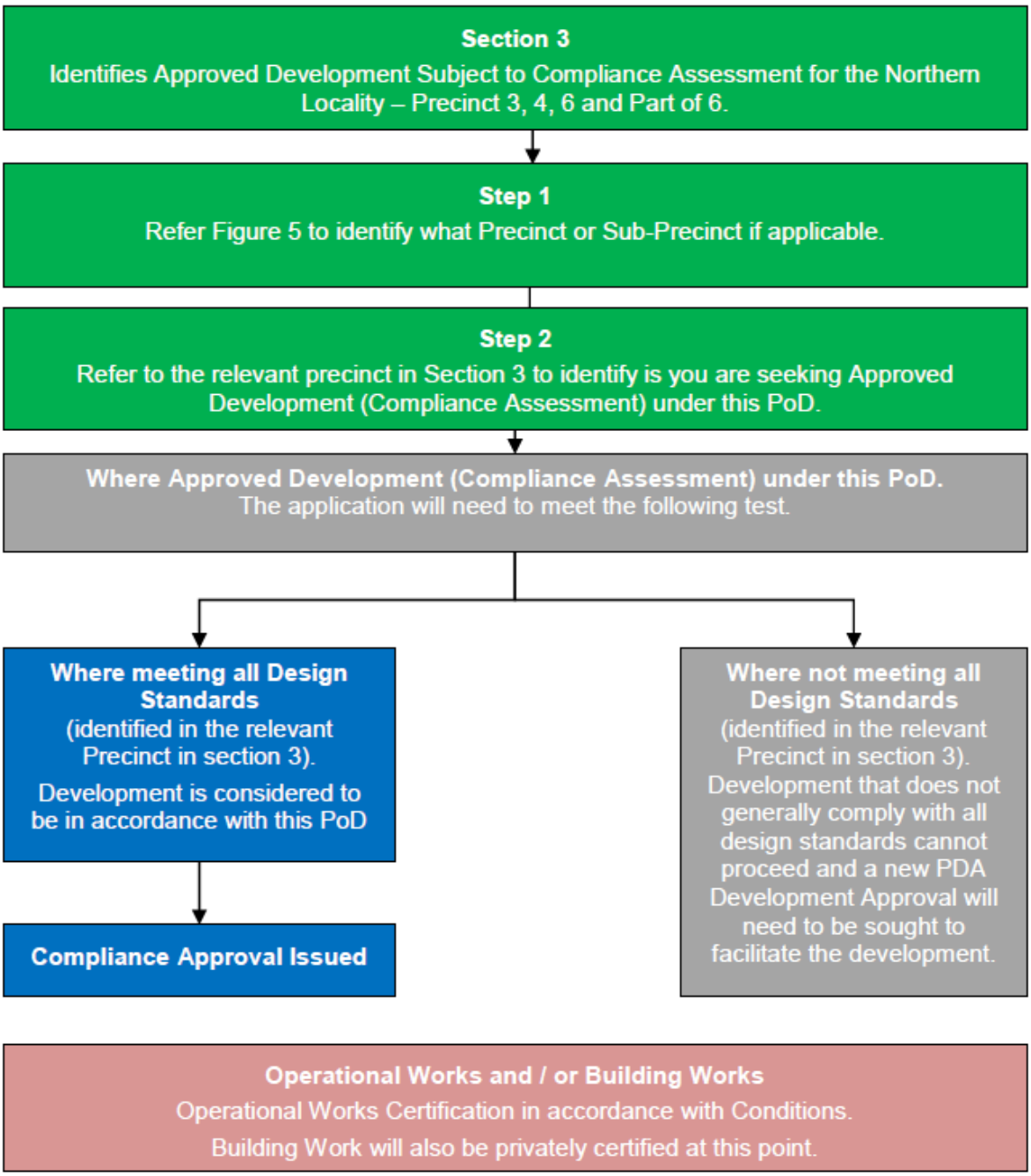
Approved Development (Compliance Assessment) means the process of having Development plans, works, documents, reports, strategies or the like endorsed by EDQ.

A summary of this process and its intended operation is provided by Table 3 – Approved Development (Compliance Assessment) Process Summary and Figure 4 – Approved Development (Compliance Assessment) Operation.

Table 3 – Approved Development (Compliance Assessment) Process Summary

Section	What is the Content?	When Does this Section Apply?	How does it work?	Who Administers the Process?	Why is this process needed?
Section 3 For development in accordance with the PoD that is Approved Development subject to Compliance Assessment.	This section is organised by precinct and includes: - ▪ Precinct intent statements; ▪ Uses that are Approved Development subject to Compliance Assessment; ▪ Precinct design criteria; ▪ Criteria for changes to The Reconfiguring a Lot Layout; and ▪ Specific Use Criteria.	Applies to development identified as Approved Development subject to Compliance Assessment in the relevant precinct in Section 3.	'Compliance Assessment' refers to the assessment process undertaken by DSDMIP and administered by way of a condition of approval.	Administered by the DSDMIP.	This section is intended to facilitate future compliance assessment. Its benefits are: - ▪ A more efficient planning process; ▪ Provides flexibility for Stockland and the community; ▪ Resolves detailed design and technical requirements

Figure 4 – Approved Development (Compliance Assessment) Operation



1.5.2.3. Variation to Approved Reconfiguration of a Lot

The following criteria must be met for any variation to the lot layout to be endorsed by DSDMIP pursuant to the Approved Development (Compliance Assessment) process set out in **section 1.5.2.2**:

1. Any variation to lot layout must be in accordance with the criteria and plans outlined in **Section 3**;

2. Any variation to lot layout must be accompanied by updated Plans of Development for uses identified in **Section 2.2**, **Section 2.4** and **Section 2.5** as Approved Development (No Further Assessment) which reflect the amended lot layout;

3. To remove any doubt, it is confirmed that updated Plans of Development endorsed by DSDMIP as part of any request to vary the lot layout replace (where applicable) the existing plans and / or controls in **Section 2.2**, **Section 2.4** and **Section 2.5** of this PoD. Development undertaken in accordance with any updated Plan of Development endorsed by DSDMIP is taken to be Approved

Development (No Further Assessment); and

4. The variation must occur before the survey plan is endorsed for the respective stage or super lot;
5. Fixed elements identified by **Sections 3.2.4** of the PoD cannot be changed or altered by a variation to lot layout.

A request for a variation to the lot layout is to be supported by:

- A Short form Planning Report;
- An updated Reconfiguring a Lot Plan for the respective stage of development;
- Updated Plans of Development for uses identified in **Section 2.2**, **Section 2.4** and **Section 2.5** as Approved Development (No Further Assessment) where affected by the amended lot layout;
- Updated Transport Technical Advice (where relevant);
- Updated Civil, Drainage & WSUD Assessments (where relevant); and
- Demonstration that the variation is consistent with requirements of any Overarching Site Strategy or Infrastructure Mater Plan.

2. APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT)

This section of the PoD applies to development that is exempt from further assessment where in accordance with the plans and development controls outlined by this section and may proceed to operational works and building works approvals.

The relevant process is further explained by Section 1 of the Explanatory Content to this PoD. This section of the PoD is relevant to the following:

1. Reconfiguring a Lot;
2. Advertising Devices;
3. Park;
4. Sales Office;
5. Telecommunications Facility;
6. Material Change of Use not involving building work and complying with section 2.6; and
7. Material Change of Use for specific uses.

This section includes the following components:

- Reconfiguring a Lot Plans;
- Plans and Development controls for Advertising Devices;
- Development controls for Sales Office;
- Plans and development controls for Telecommunications Facility; and
- Plans and development controls for other specific uses.

2.1. RECONFIGURING A LOT

Reconfiguring a Lot plans have been prepared for the Northern Locality – Precinct 3, 4, 5 & Part Precinct 6 which reflect the proposed lot layout. These plans are included in **Appendix B** of the PoD for ease of reference. Reconfiguring a Lot undertaken in accordance with these plans is Approved Development (No Further Assessment) and can proceed to operational works certification and plan sealing.

Section 3 outlines the plans and criteria that apply to any request to vary the lot layout in accordance with the compliance assessment process outlined in Section 1.5.2.2 of this PoD.

2.2. ADVERTISING DEVICES

Advertising devices in accordance with the controls in **Table 4 – Advertising Devices Controls** is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

Refer to Section 1 – Explanatory Notes of this PoD for a further explanation.

Table 4 – Advertising Devices Controls

Advertising Device Type	Advertising Device Controls
Advertising Devices are located generally in accordance with the approved PoD included in **Appendix I** and are to be in accordance with the criteria identified by **Appendix I**.	

Advertising Device Type	Advertising Device Controls
OR Advertising Devices are to be designed generally in accordance with the Planning Scheme requirements as set out in the Development Scheme.	

2.3. PARK

A Park is exempt development in accordance with Schedule 1 of the Caloundra South Urban Development Area Development Scheme and can proceed to certification of operational works and building works.

2.4. SALES OFFICE

A Sales Office is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works, where the land is identified as a potential Sales Office on the approved Whole of Site – Plan of Development included in **Appendix D** and the use is in accordance with controls in **Table 5 – Sales Office Controls**.

Table 5 – Sales Office Controls

SALES OFFICE CONTROLS	
Hours of Operation	The hours of operation of the sales office do not commence before 6.00am or extend later than 6.00pm.
Temporary Buildings and Structures	Any temporary building or structure associated with the operation of the sales office is removed from the site within 14 days of the end of the period of operation and the site is left in a clean and tidy condition.
Parking	A minimum of 2 on-site car parking spaces are provided.
GFA	Maximum of 400m^2

2.5. TELECOMMUNICATIONS FACILITY

A Telecommunications Facility in accordance with the plans and controls in **Table 6 – Telecommunications Facility Controls** is Approved Development (No Further Assessment) and can proceed to certification of operational works and building works.

Table 6 – Telecommunications Facilities Controls

TELECOMMUNICATIONS FACILITIES REQUIREMENTS
Freestanding Telecommunications facilities are to be generally located in accordance with the plan contained within **Appendix H**.

2.6. MATERIAL CHANGE OF USE NOT INVOLVING BUILDING WORK

Making a material change of use where not involving building work (other than minor building work or demolition work) is exempt development where the proposed use is listed in Table 7 below.

Table 7 – Approved Development (No Further Assessment) Design Controls

PRECINCTS 3 & 4	PRECINCT 5
Bulk Landscape Supplies	Research and Technology Facility
Low Impact Industry	Low Impact Industry
Research and Technology Facility	Service Industry
Service Industry	Warehouse (where not comprising a self-storage facility)
Warehouse (where not comprising a self-storage facility)	
Wholesale Nursery	

2.7. MATERIAL CHANGE OF USE FOR SPECIFIC USES

Making a material change of use, for the following uses on lots identified within the Plan of Development within **Appendix D** and where compliant with the Design Criteria in **Table 8:**

- Low Impact Industry;
- Service Industry (excluding Hardware and Trade Supplies, on a lot identified on Appendix D and E);
- Warehouse (where not comprising a self-storage facility).

Table 8 – Approved Development (No Further Assessment) Design Controls

APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) DESIGN CONTROLS	
GROSS FLOOR AREA	– Submit to EDQ Development Assessment[1] (for information purposes only), the proposed GFA of any industrial or commercial use, prior to any construction works commencing.
BUILT FORM	– For all development, building height does not exceed 15m; – Site cover does not exceed 70%; – The minimum setback from the outermost projection is in accordance with following table unless a built to boundary wall is proposed, in which case no setback requirement applies:

MINIMUM DISTANCE IN METRES FROM OUTERMOST PROJECTION TO A LOT BOUNDARY				
LOT SIZE	**FRONT**	**REAR**	**SIDE**	**SECONDARY STREET FRONTAGE**

[1] Submit information to pdadevelopmentassessment@dsdmip.qlg.gov.au and include the Lot and Plan information of the site

APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) DESIGN CONTROLS

					AND PUBLIC AREA
	Precinct 3 and 4 – Business and Industry				
	<3,500m²	6m	0m	0m	2m
	3,500m² – 10,000m²	6m	1.5m Unless a built to boundary wall, in which case no setback requirement applies	2m Unless a built to boundary wall, in which case no setback requirement applies	2m
	>10,000m²	6m	3m Unless a built to boundary wall, in which case no setback requirement applies	3m Unless a built to boundary wall, in which case no setback requirement applies	2m

LANDSCAPES AND BUFFERING	– A minimum of 10% of the site is landscaped for lots greater than 2500m² or a minimum of 5% of the site is landscaped for lots less than 2500m². – A landscape strip, with a minimum width of 2 metres, is provided within the site boundaries adjacent to all street frontages. Where a Primary Frontage, identified in Appendix M a soft landscaped strip of at least 3m is required along the frontage where a car park. – Street frontages are unfenced or where street frontage fencing is required for security purposes it should be transparent (minimum 70% open).
ACCESS	– Heavy duty vehicle crossings are generally in accordance with IPWEQ Standard Drawing No SEQR-051 as adopted by Sunshine Coast Regional Council. – On site vehicle parking / movement is to be provided in accordance with AS2890 – Parking Facilities. – Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a HRV (Heavy Rigid Vehicle) of 12.5 metres in length. – The lot has physical access to a sealed road or constructed road. – Access locations are provided in accordance with **Appendix E**. *Note locations shown are indicative and may vary along the road provided road safety is not compromised.* – Bicycle parking and storage facilities are easily accessible and provided in the

APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) DESIGN CONTROLS	
	building, or on-site within 100 metres of an entrance to the building, in accordance with the rates detailed for the applicable use in **Appendix K.** – On site vehicle parking is provided at the rates outlined in **Appendix K** – Access to and from the site can be achieved in accordance with **Appendix K.**
USE	– Associated Activities (including office) are permitted where they are ancillary to the above uses in section 2.7 and GFA does not exceed 25% of the total GFA or 300m^2, whichever is the lesser
ENVIRONMENT	– Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended. – Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended. – Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended. Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended. – For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all out door taps) and irrigation • All non-potable taps (i.e. wash down taps) – Stormwater treatment is required on all lots greater than 1200m2 and all North Stormwater Catchment Lots (refer Appendix D). For the North Catchment Lots (refer Appendix D) this is to be achieved via bioretention systems sized at 1.35% of the allotment which accept all ground level and roof runoff from the lot and have an extended detention depth of 200mm. For all other lots, bioretention basins sized at 1.0% of the ground level surface areas are required to accept ground level runoff and have an extended detention depth of 200mm. – Gross pollutant and oil management (litter, coarse sediment and oil removal) to be provided on all lots for ground level runoff.
INFRASTRUCTURE	– Development can demonstrate a connection to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and electricity supply.

APPROVED DEVELOPMENT (NO FURTHER ASSESSMENT) DESIGN CONTROLS	
DESIGN	– Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas. – Temporary or demountable buildings are not installed on a lot – Office facades are distinctly different to other facades of the building (including service and warehouse) through the use of alternative materials and/or treatments. – Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street. – External facade materials include a mix of two or more of the following: (a) glazing clear tinted or colour backed; (b) brickwork; (c) coloured rendered / bagged finish or split face concrete block work; (d) precast concrete panels; (e) commercial panel systems including prefinished CFC prefinished metal panels, tiles, stone; or (f) recycled materials (e.g. timber). – Buildings are designed to: (a) include external shading devices to protect glazed areas on the north, east, and west sides of the building; and – provide external roof colour with a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).

3. APPROVED DEVELOPMENT (COMPLIANCE ASSESSMENT)

3.1. INTRODUCTION

This section provides the Design Criteria for Approved Development (Compliance Assessment) for development under the process outlined in Section 1 of the Explanatory Content to this PoD.

The land included within this Plan of Development has been divided into precincts and a sub-precinct as shown in Figure 5 to facilitate the delivery of precinct or sub-precinct specific approved land uses and design criteria.

Figure 5 – Northern Locality Precincts and Sub-Precinct

This section of the PoD includes the following components for each Precinct:

1. A statement and illustration of overall intent;
2. Uses that are Approved Development subject to Compliance Assessment;
3. Specific design criteria; and
4. Criteria for changes to the Reconfiguring a Lot layout.

This section also includes Compliance Assessment requirements which apply to all Precincts for specific uses.

3.2. PRECINCTS 3 AND 4

3.2.1. Precinct Intent

These precincts comprise a range of industrial, business and training uses. Non-industrial and community uses may also be located through the precincts where within the thresholds identified by Table 9. The precincts are intended to provide for a diversity of employment opportunities in industry and appropriate non-industrial uses. Sub-precinct 4.1 may accommodate alternative uses such as business park.

Building design and orientation positively contribute to the visual amenity of the surrounding landscape and achieve a high standard of industrial urban design. Lots are designed to accommodate siting of industrial buildings, outdoor storage areas, access and manoeuvring and landscaping.

Development protects the amenity of surrounding non-industrial development, reduces the impact of the built form on the landscape and ensures an attractive view of the precincts from major roads.

Figure 6 – Precincts 3 and 4 Illustrative Intent Plan

3.2.2. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Precincts 3 and 4 are outlined in **Table 9** below.

Table 9 – Uses Subject to Compliance Assessment

LAND USES	
Uses Subject to Compliance Assessment	
Agricultural supply store Bulk landscape supplies Business where: a) in Sub-Precinct 4.1 where a maximum of 2,500m² GFA per site, if not ancillary to an industrial use; or b) Identified as a Potential Business Use Lot in **Appendix D** and complying with DS4.2 in Table 10. Car Park Crematorium Educational establishment where: a) Not a primary or secondary school and demonstrates a nexus with an industrial site or business use Emergency Services Fast food premises where in Sub-Precinct 4.1 Food premises Funeral parlour Garden Centre Indoor Entertainment where a hotel and where in Sub-Precinct 4.1 Indoor sport and recreation where: a) Excluding convention centre, amusement and leisure centre b) Maximum of 2,000 m² GFA	Low impact industry[1] (if No Further Assessment required) Outdoor sales Place of assembly Research and technology facility Service industry[1] (if No Further Assessment required) including Hardware and Trade Supplies where identified as a 'Hardware and Trade Supplies Lot' in **Appendix D & E** Service station where: a) Not within 50m of a sensitive use Telecommunications Facility Utility installation Veterinary hospital Warehouse[1] (if No Further Assessment required and where not comprising a self storage facility (except on Lots 1059 and 1060, as those lots are identified on the Approved Reconfiguring of a Lot Plan/s in Appendix B). Wholesale nursery

[1] For Low Impact Industry, Service Industry and Warehouse uses - if these uses do not meet the Exempt requirements under Section 2.7 of the PoD, they will be subject to Compliance Assessment. However, this only relates to instances where the car parking requirement in **Appendix K** cannot be met and a reduction is parking is sought under DS3.1 of Table 10, or proposed building height exceeds 15m (but less than 25m). If any other departure from the Design Controls in Table 10 is sought, this cannot be done under Compliance Assessment endorsement, and will require a separate PDA Development Application.

3.2.3. Specific Design Criteria

Applications for Compliance Assessment in Precincts 3 and 4 are required to be assessed against and fulfil the Design Standards identified in **Table 10** and the Specific Use Criteria within Section 3.5.

Table 10 – Precincts 3 and 4 Design Standards

<table>
<tr><th>ELEMENT</th><th>DESIGN STANDARD</th></tr>
<tr><td rowspan="4">BUILT FORM</td><td>DS1.1 The GFA of Industrial and Commercial Category Uses does not exceed a cumulative total of 410,000m² within Precincts 3 and 4.</td></tr>
<tr><td>DS1.2 For all development, building height does not exceed 15m. Greater height up to 25m may be permitted where demonstrated that the building is unable to be seen when travelling on the Bells Creek Arterial and by residential neighbourhoods, within and external to the PDA boundary.</td></tr>
<tr><td>DS1.3 Site Cover does not exceed 70%.</td></tr>
<tr><td>DS1.4 The minimum setback from the outermost projection is in accordance with the following table unless a built to boundary wall is proposed, in which case no setback requirement applies:
<table>
<tr><th></th><th colspan="4">MINIMUM DISTANCE IN METRES FROM OUTERMOST PROJECTION TO A LOT BOUNDARY</th></tr>
<tr><th>Lot size</th><th>Front</th><th>Rear</th><th>Side</th><th>Secondary Street Frontage and Public Area</th></tr>
<tr><th colspan="5">Precinct 3 and 4 – Business and Industry</th></tr>
<tr><td><3,500m²</td><td>6m</td><td>0m</td><td>0m</td><td>2m</td></tr>
<tr><td>3,500m² – 10,000m²</td><td>6m</td><td>1.5m

Unless a built to boundary wall, in which case no setback requirement applies</td><td>2m

Unless a built to boundary wall, in which case no setback requirement applies</td><td>2m</td></tr>
<tr><td>>10,000m²</td><td>6m</td><td>3m

Unless a built to boundary wall, in which case no setback requirement applies</td><td>3m

Unless a built to boundary wall, in which case no setback requirement applies</td><td>2m</td></tr>
</table></td></tr>
</table>

ELEMENT	DESIGN STANDARD
	DS1.5 Where development on a **Primary Frontage** identified by **Appendix E** and **Appendix M**: (a) Where a building: a. Buildings make up a minimum of 40% of the lot frontage; b. Design includes a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; c. Built form generates visual interest at the street level, having regard to the proportion of openings windows, materials and features. Blank walls are avoided; d. Buildings address the street frontage or frontages by: i. providing clear, legible entry points for both pedestrians and vehicles ii. maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; e. Design incorporates horizontal and vertical variations in the façade through use of various finishes such as timber, glass and tin. (b) Where a car park: A soft landscaped strip of at least 3m width is required along the boundary.
	DS1.6 Where development on a **Secondary Frontage** identified by **Appendix E**: (a) Where a building: a. Design includes a combination of design elements such as projections, recesses and openings to enhance the character of the precinct; b. Design incorporates horizontal and vertical variations in the façade through use of various finishes such as timber, glass and tin; and c. Blank walls or loading bays are not located on this street frontage. (b) Where a car park: A soft landscaped strip of at least 2m width is required along the boundary.
	DS1.7 Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.
	DS1.8 Temporary or demountable buildings are not installed on a lot.
	DS1.9 Office facades are distinctly different to other facades of the building (including service and warehouse) through the use of alternative materials and or treatments.
	DS1.10 Buildings are to provide an entrance awning or canopy at the principal public entrance which is clearly legible from the street.
	DS1.11 External facade materials include a mix of two or more of the following: (a) glazing clear tinted or colour backed;

ELEMENT	DESIGN STANDARD
	(b) brickwork; (c) coloured rendered / bagged finish or split face concrete block work; (d) precast concrete panels; (e) commercial panel systems including prefinished CFC prefinished metal panels, tiles, stone; or (f) recycled materials (e.g. timber).
	DS1.12 Buildings are designed to: (a) include external shading devices to protect glazed areas on the north, east, and west sides of the building; and (b) provide roof colours with a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
	DS1.13 Development on a **Key Corner Site** identified by **Appendix E** provides a landscape or built form statement to this corner which: (a) Ensures that blank walls of buildings or back of house areas are not located on these corners; (b) Service stations and fast food outlets are not located on these corners; Built form, is provided to this corner and is articulated through use of glass, openings, and recesses.
LANDSCAPES AND BUFFERING	**DS2.1** A minimum of 10% of the site is landscaped for lots greater than 2500m² or a minimum of 5% of the site is landscaped for lots less than 2500m².
	DS2.2 A landscape strip, with a minimum width of 2 metres, is provided within the site boundaries adjacent to all street frontages.
	DS2.4 Street frontages are unfenced or where street frontage fencing is required for security purposes it should be transparent (minimum 70% open).
ACCESS	**DS3.1** On site vehicle parking is provided at the rates outlined in **Appendix K**. In circumstances where a Traffic Assessment Report is provided that clearly demonstrates a reduced parking demand is expected to be generated by the development or in instances where shared parking arrangements enable greater efficiency in parking utilisation, the applicable parking rates outlined within **Appendix K** may be reduced. Any reduction that may be applied is limited to a maximum of 20% variation to the total parking demand.
	DS3.2 Access to and from the site can be achieved in accordance with the requirements contained in **Appendix K** and: (a) Heavy duty vehicle crossings are generally in accordance with IPWEQ Standard Drawing No SEQR-051 as adopted by Sunshine Coast Regional Council. (b) On site vehicle parking / movement is to be provided in accordance with AS2890 – Parking Facilities.
	DS3.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a HRV (Heavy Rigid Vehicle) of 12.5 metres in length.
	DS3.4 The lot has physical access to a sealed road or constructed road.

ELEMENT	DESIGN STANDARD
	DS3.5 Access locations are provided in accordance with **Appendix E**. *Note locations shown are indicative and may vary along the road provided road safety is not compromised.*
	DS3.6 Bicycle parking and storage facilities are easily accessible and provided in the building, or on-site within 100 metres of an entrance to the building, in accordance with the rates detailed for the applicable use in **Appendix K**.
	DS3.7 Additional Public roads (if proposed) within Sub-Precinct 4.1 are provided in accordance with Appendix E and are designed to maximise connection to Precinct 6 and provide for on street car parking. *Note – The ultimate design of this road network will be determined via a future compliance assessment process.*
	DS3.8 Lot 1193 and Lot 1194 may be connected through the drainage reserve by public or private road as identified by **Appendix E**.
	DS3.9 *Development provides on-site queuing for a minimum of four cars where drive through facilities or drop-off/pick-up services are proposed as part of the use.*
USE	**DS4.1** Land uses comprise the uses specified for the precinct in **Table 9.**
	DS4.2: Associated Activities (including offices) are permitted where they are ancillary to the uses listed in Table 9, and where: (a) On a Lot identified as a "Potential Business Use Lot" in Appendix D - up to a maximum of 2,000m^2 and where the Business use comprises no more than 30% of the total GFA of the building[1]; or (b) On all other lots (including "Potential Business Use lots" where the proposed Associated Activity is not a Business Use) – where the GFA does not exceed 25% of the total GFA of the building or 300m^2 (or 250m^2 Shop), whichever is the lesser
ENVIRONMENT	**DS5.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS5.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS5.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS5.4 Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS5.5 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: – For all non-residential buildings, rainwater tanks are to be installed to ensure

[1] Where Associated Activities are proposed for a Business (Office) use under DS4.2(a), the onsite vehicle parking rates are to be calculated based on the GFA of the primary use AND the GFA of the associated use (using the rates in **Appendix K**), unless a Traffic Assessment report is provided that supports a reduced amount (as set out DS3.1)

ELEMENT	DESIGN STANDARD
	minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all outdoor taps) and irrigation • All non-potable taps (i.e. wash down taps)
	DS5.6 Stormwater treatment is required on all lots greater than 1200m2 and all North Stormwater Catchment Lots (refer **Appendix D**). For the North Catchment Lots (refer **Appendix D**) this is to be achieved via bioretention systems sized at 1.35% of the allotment which accept all ground level and roof runoff from the lot and have an extended detention depth of 200mm. For all other lots, bioretention basins sized at 1.0% of the ground level surface areas are required to accept ground level runoff and have an extended detention depth of 200mm.
	DS5.7 Gross pollutant and oil management (litter, coarse sediment and oil removal) to be provided on all lots for ground level runoff.
INFRASTRUCTURE	**DS6.1** Development can demonstrate a connection to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and electricity supply.
	DS6.2 Any wastewater treatment plant is located a minimum of 500m from residential development.

3.2.4. Criteria for a Change to Approved Reconfiguring a Lot Layout for Precincts 3 and 4

Applications for Compliance Assessment to vary the lot layout in Precinct 3 and 4 must be in accordance with the Plans and Design Standards outlined in this section.

Reconfiguration of a Lot forming part of the Compliance Assessment process includes the following:

(a) creating lots by subdividing another lot;

(b) amalgamating 2 or more lots;

(c) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation;

(d) creating a lot that allows for a lease for a term, including renewal options, not exceeding 10 years; and/or

(e) creating an easement giving access to a lot from a constructed road.

Appendix G identifies those fixed elements of the PoD that cannot be adversely impacted or changed.

Table 11 identifies the applicable Design Standards for a lot layout.

Table 11 – Design Standards for Change to Reconfiguring a Lot

DESIGN STANDARDS	
Number of Local/Neighbourhood Parks	0 Local Parks

DESIGN STANDARDS	
Total Local/Neighbourhood Park Area Required	0 ha
Maximum Yield (+/-10%)	230 lots Note this total includes allowance for super lot subdivision up to the following yields: 1192 – 15 lots 1193 – 6 lots 1194 – 15 lots
Lot Design	Size – 1,000m² minimum lot size Shape – 20m minimum frontage
Typical Road Typologies and Hierarchy	Are in accordance with **Appendix J** of this PoD
Car Parking	Are in accordance with **Appendix K** of this PoD
PDA Guidelines	Guideline No 6 Street and Movement Network (April 2012) Guideline No 10 Industry and Business Areas (March 2014) Guideline No 13 Engineering Standards (March 2014)

3.3. PRECINCT 5

3.3.1. Precinct Intent

This precinct seeks to deliver a range of commercial development including hardware centres, bulky goods centres and/or ancillary and incidental uses, retail related uses (for example fast food or vehicle sales).

The built form and design within this precinct complements the arterial road through the precinct (Primary Frontage) though the use of built form and/or landscape elements that contributes toward the creation of an attractive Primary Frontage road edge and sense of arrival.

Development ensures that car parking areas are enhanced by landscaped vehicular and pedestrian links. Potential conflict points between vehicles and pedestrians/cyclists are minimised. The Precinct also includes the provision of a District Sports Park and land for Community Facilities.

Figure 7 – Precinct 5 Illustrative Intent Plan

3.3.2. Uses Subject to Compliance Assessment

The uses that comprise Approved Development subject to Compliance Assessment for Precinct 5 are outlined in **Table 12** below.

Table 12 – Uses Subject to Compliance Assessment

LAND USES	
Uses Subject to Compliance Assessment	
Business where: a) A maximum of 5,000 m^2 GFA per site, if not ancillary to an industrial use. Community Facility (where on Lot 9007 only) Emergency Services Fast food premises Food premises where a) Up to a maximum of 600m^2 GFA in a single location Funeral parlour Garden Centre Indoor Entertainment (where a hotel)	Indoor sport and recreation where: a) Excluding premises for conducting large scale functions i.e. convention centre, hotel, amusement and leisure centre; and b) Maximum GFA of 2,000m^2 Outdoor sales Research and technology facility Service industry Service station where: a) Not within 50m of a sensitive use Shop where: b) Up to a maximum of 250 m^2 GFA in a single location Shop where: a) Located in the same tenancy as both Showroom and Garden Centre uses and used in an integrated manner (No GFA limit applies) Showroom Veterinary hospital Warehouse (where not comprising a self storage facility)

3.3.3. Specific Design Criteria

Applications for Compliance Assessment in Precinct 5 are required to be assessed against and fulfil the Design Standards identified in **Table 13** and the Specific Use Criteria within Section 3.5.

Table 13 – Precinct 5 Design Standards

ELEMENT	DESIGN STANDARD
BUILT FORM	**DS1.1** The GFA of Showroom uses does not exceed a cumulative total of 40,000m² within Precinct 5
	DS1.2 For all development, building height does not exceed 15m. Greater height up to 25m may be permitted where demonstrated that the building is unable to be seen when travelling on the Bells Creek Arterial and by residential neighbourhoods, within and external to the PDA boundary.
	DS1.3 Where development on a **Primary Frontage** identified by **Appendix F**: (a) Where a building: a. Buildings make up a minimum of 40% of the lot frontage; b. Design includes a combination of design elements such as projections, recesses and openings to enhance the sense of arrival to the precinct; c. Built form generates visual interest at the street level, having regard to the proportion of openings windows, materials and features. Blank walls are avoided; d. Buildings address the street frontage or frontages by: i. Providing clear, legible entry points for both pedestrians and vehicles ii. Maximising opportunities for overlooking and casual surveillance of streets, public spaces, parking areas and pedestrian/cycling paths; e. Design incorporates horizontal and vertical variations in the façade through use of various finishes such as timber, glass and tin. (b) Where a car park: A soft landscaped strip of at least 2m width is required along the boundary.
	DS1.4 Where development on a **Secondary Frontage** identified by **Appendix F**. (c) Where a building: **a.** Design includes a combination of design elements such as projections, recesses and openings to enhance the character of the precinct; **b.** Design incorporates horizontal and vertical variations in the façade through use of various finishes such as timber, glass and tin; and **c.** Blank walls or loading bays are not located on this street frontage. (d) Where a car park: A soft landscaped strip of at least 3m width is required along the boundary.
	DS1.5 Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.
	DS1.6 Temporary or demountable buildings are not installed on a lot.

ELEMENT	DESIGN STANDARD
	DS1.7 Buildings are to provide an entrance awning or canopy at the principal public entrance.
	DS1.8 External facade materials include a mix of two or more of the following: (a) Glazing clear tinted or colour backed; (b) Brickwork; (c) Coloured rendered / bagged finish or split face concrete block work; (d) Precast concrete panels; (e) Commercial panel systems including prefinished CFC prefinished metal panels, tiles, stone; or Recycled materials (e.g. timber).
	DS1.9 Buildings are designed to: (a) Include external shading devices to protect glazed areas on the north, east, and west sides of the building; and Provide roof colours with a solar absorbance not more than 0.45 (i.e. avoid excess use of dark colours and zincalume).
	DS1.10 Development on a **Key Corner Site** identified by **Appendix F** provides a landscape or built form statement to this corner which: (c) Ensures that blank walls of buildings or back of house areas are not located on these corners; (d) Service stations and fast food outlets are not located on these corners; and Built form, is provided to this corner and is articulated through use of glass, openings, and recesses.
PUBLIC REALM	**DS2.1** A minimum of 10% of the site is comprised of planted landscapes.
	DS2.2 'Back of house' areas used for storage, loading or building plant are screened and/or located so as not to be visible from a public street and are not located on a primary frontage.
	DS2.3 Development where fronting the **Bells Creek Arterial Landscape Edge** as identified by **Appendix F** provides a 2m landscaped buffer to this.
	DS2.4 Street frontages are unfenced or where street frontage fencing is required for security purposes it should be transparent (minimum 70% open).
ACCESS	**DS3.1** On site vehicle parking is provided at the rates outlined in **Appendix K**. In circumstances where a Traffic Assessment Report is provided that clearly demonstrates a reduced parking demand is expected to be generated by the development or in instances where shared parking arrangements enable greater efficiency in parking utilisation, the applicable parking rates outlined within **Appendix K** may be reduced. Any reduction that may be applied is limited to a maximum of 20% variation to the total parking demand.

ELEMENT	DESIGN STANDARD
	DS3.2 Access to and from the site can be achieved in accordance with the requirements of **Appendix K**.
	DS3.3 Where an on-site waste collection area is provided, access and manoeuvring areas must provide for a HRV (Heavy Rigid Vehicle) of 12.5 metres in length.
	DS3.4 The lot has physical access to a sealed road or constructed road.
	DS3.5 Access and prohibited access locations are provided in accordance with **Appendix F**. *Note locations shown are indicative and may vary along the road provided road safety is not compromised.*
	DS3.6 Vehicular access points do not result in queuing across pedestrian/cycle paths and do not cause interruption to traffic on surrounding roads.
	DS3.7 Bicycle parking and end of trip facilities are to be easily accessible and provided in the building, or on-site within 100m of an entrance to the building, in accordance with the rates detailed for the applicable use in **Appendix K**.
USE	**DS4.1** Land uses comprise the uses specified for the precinct in **Table 12.**
ENVIRONMENT	**DS5.1** Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.
	DS5.2 Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.
	DS5.3 Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.
	DS5.4 Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.
	DS5.5 For all non-residential buildings, rainwater tanks are to be installed to ensure minimum 50% roof capture and reuse. Tanks are to be sized as 1KL per toilet or urinal (with a minimum size of 5KL). Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: • Toilets (all toilets) • Urinals (all urinals) • Laundry (all cold taps in laundry) • Outdoor taps (all outdoor taps) and irrigation • All non-potable taps (i.e. wash down taps)
	DS5.6 Stormwater treatment is required on all lots greater than 1200m^2. This is to be achieved via bioretention systems sized at 1.0% of the ground level surface areas to accept ground level runoff and have an extended detention depth of 200mm.
	DS5.7 Gross pollutant and oil management (litter, coarse sediment and oil removal) to be provided on all lots for ground level runoff.

ELEMENT	DESIGN STANDARD
INFRASTRUCTURE	**DS6.1** Development can demonstrate a connection to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and electricity supply.
	DS6.2 Any wastewater treatment plant is located a minimum of 500m from residential development.

3.3.4. Criteria for a Change to Approved Reconfiguring a Lot Layout for Precinct 5

Applications for Compliance Assessment to vary the lot layout in Precinct 5 must be in accordance with the Plans and Design Standards outlined in this section.

Reconfiguration of a Lot forming part of the Compliance Assessment process includes the following:

(a) creating lots by subdividing another lot;

(b) amalgamating 2 or more lots;

(c) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation;

(d) creating a lot that allows for a lease for a term, including renewal options, not exceeding 10 years; and/or

(e) creating an easement giving access to a lot from a constructed road.

Appendix G identifies those fixed elements of the PoD that cannot be adversely impacted or changed.

Table 14 identifies the applicable Design Standards for a lot layout.

Table 14 – Design Standards for Change to Reconfiguring a Lot

DESIGN STANDARDS	
Number of Local/Neighbourhood Parks	1 x District Sports Park
Total Local/Neighbourhood Park Area Required	7.5 Hectares; 750m^2 of land for a community use co-located with the District Sports Park
Maximum Yield* *Subject to no additional access points from Sub-arterial North-South link	Lot 1195 – 5 lots Lot 1196 – 3 lots Lot 1197 – 5 lots
Lot Design	No minimum
Typical Road Typologies and Hierarchy	Are in accordance with **Appendix J** of this PoD.
Car Parking	Are in accordance with **Appendix K** of this PoD.

PDA Guidelines	Guideline No 6 Street and Movement Network (April 2012) Guideline No 10 Industry and Business Areas (March 2014) Guideline No 13 Engineering Standards (March 2014)

3.4. PRECINCT 6

3.4.1. Precinct Intent

This Precinct comprises part of the Open Space Buffer to provide protection and rehabilitation of Bells Creek. The area may accommodate a range of passive recreation, educational and leisure activities that promote an active and diverse lifestyle whilst recognising the ecological values of the area.

3.4.2. Approved Uses

The approved uses for Precinct 6 are outlined in **Table 15** below.

Table 15 – Approved Uses

LAND USES	
Approved Uses Subject to Compliance Assessment	
Utility Installation	Telecommunications Facility

3.4.3. Criteria for a Change to Approved Reconfiguring a Lot Layout for Precinct 6

Variation to the lot layout within Precinct 6 is not intended under this POD.

3.5. SPECIFIC USE CRITERIA – ALL PRECINCTS

In addition to the detailed provisions for each precinct, the following land use specific provisions (Refer **Table 16**) are applicable to development undertaking the Compliance assessment process under this Section 1.5.2.2 of the Plan of Development. These provisions are only applicable as relevant to the specific use being assessed.

Table 16 – Specific Use Design Standards

USE	DESIGN STANDARDS
Crematorium	**DS1.1** A Crematorium use is not located within 300m of a sensitive use.
Educational Establishment	**DS2.1** An educational establishment use directly relates to the business and industry uses within the locality.
Emergency Services	**DS3.1** Any Emergency Services are to be located with direct access to a Sub-arterial or Trunk Connector.
Fast Food Premises	**DS4.1** Vehicle queuing for 10 cars is provided within a drive-through facility. The location of the vehicle queuing does not impact on internal vehicle movements or access to the site.
	DS4.2 Loading areas are screened and are not able to be viewed from the road.
Indoor Sport and Recreation	**DS5.1** Any Indoor Sport and Recreation use does not exceed 2,000m² GFA.
	DS5.2 Indoor Sport and Recreation uses exclude premises for conducting large scale functions, i.e. convention centre, amusement and leisure centre.

USE	DESIGN STANDARDS
Service Station	**DS6.1** The service station site is located on a site that: (a) is at least 1,500m² in area; (b) is not within 50m of a sensitive use; and (c) has a street frontage of at least: a. 35 metres where the site is a corner site; or (d) 40 metres otherwise.
	DS6.2 For front boundary setbacks:- (a) fuel pumps and canopies are setback a minimum of 4.5 metres from the property boundary; and (b) all other buildings or structures are setback at least 4.5 metres from the property boundary. **DS6.3** For side and rear boundary setbacks, all buildings or structures are setback at least 2 metres from the property boundary.
	DS6.4 Fuel pumps are located in accordance with Australian Standard AS1940 – The storage and handling of flammable and combustible liquids. **DS6.5** Inlets to bulk fuel storage tanks are located to ensure that tankers, while discharging fuel, are standing wholly within the site and are on level ground.
	DS6.6 Separate entrances to and exits from the site are provided, and these are clearly marked for their intended use. **DS6.7** No part of a vehicle crossover is closer than:- (a) 14 metres from any other vehicle crossover on the same site; (b) 12 metres from an intersection; and 3 metres from any property boundary.
	DS6.8 Sealed impervious surfaces are provided in areas where potential spills of contaminants may occur. **DS6.9** Grease and oil arrestors or other infrastructure is provided to prevent the movement of contaminants from the site.
	DS6.10 The gross floor area used for the associated retail sale of goods is limited to 250m².
	DS7.1 The maximum shop use GFA does not exceed 250m² per site if not ancillary to an industrial use.
Shop	**DS7.2** Where a shop is proposed, it is not located adjoining an existing or approved shop.
Community Facility	**DS8.**1 Community facilities are located where shown on the approved PoDs, included in **Appendix D.**

APPENDIX A DEFINITIONS

DEVELOPMENT SCHEME DEFINITIONS

USE DEFINITIONS

COMMERCIAL USE CATEGORY

BUSINESS

Means the use of premises for administration, clerical, technical, professional or veterinarian clinic or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

CAR PARK

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

HEALTH CARE SERVICES

Means the use of premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

SALES OFFICE

Means the use of premises for the temporary promotion and/ or sale of land and/ or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

INDUSTRIAL USE CATEGORY

EXTRACTIVE INDUSTRY

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

HARDWARE AND TRADE SUPPLIES

Premises used for the sale, display or hire of hardware and construction or building industry related trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.

HIGH IMPACT INDUSTRY

Means the use of premises for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained.

These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.

LOW IMPACT INDUSTRY

Means the use of premises for industrial activities which have negligible impacts on surrounding non-industrial uses.

The manufacturing aspects of the use are undertaken indoors.

Any off site impacts including air, noise and odour emissions are able to be readily mitigated.

MEDIUM IMPACT INDUSTRY

Means the use of premises for industrial activities that have offsite air, noise and odour emissions. Despite mitigation measures these activities would still have noticeable impacts on nonindustrial uses. The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.

NOXIOUS AND HAZARDOUS INDUSTRY

Means the use of premises for industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release.

These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.

RESEARCH AND TECHNOLOGY FACILITY

Means the use of premises for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and component.

The use may include emerging industries such as energy, aerospace, and biotechnology.

SERVICE INDUSTRY

Means the use of premises for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.

WAREHOUSE

Means the use of premises for the storage of goods whether or not in a building, including self-storage facilities or storage yards.

RESIDENTIAL USE CATEGORY

DISPLAY HOME

Means the temporary use of premises for the promotion and/ or sale of land and/ or houses within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

HOME BASED BUSINESS

Means the use of premises for a House or Multiple residential for an occupation or business activity as a secondary use where:

- The floor area used specifically for the home business does not exceed 50m2
- Any visitor accommodation does not exceed 4 visitors
- There is no hiring out of materials, goods, appliances or vehicles
- There is only one sign related to the Home business, located within the premises or on a fence facing the road
- There is no repairing or servicing of vehicles not normally associated with a residential use
- There is no industrial use of premises
- The maximum height of a new building, structure or object does not exceed the height of the House or Multiple residential and the setback is the same as, or greater than, buildings on adjoining properties
- Car parking is in accordance with the planning scheme
- There is no display of goods
- Number of employees does not exceed 4.

HOUSE

Means a residential use of premises containing one primary single dwelling on a lot. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.

The secondary dwelling is subordinate to the primary dwelling, capable of being used as a self-contained residence and may be constructed under the primary dwelling, attached to it or free standing.

MULTIPLE RESIDENTIAL

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

OTHER RESIDENTIAL

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

RELOCATABLE HOME PARK

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

SHORT TERM ACCOMMODATION

Means the use of premises comprising primarily accommodation units for short term accommodation, generally for travellers and visitors, such as motel or backpackers. The use may include dining, laundry and recreational facilities which cater exclusively for the occupants of the premises, a manager's office and residence. The term does not include Other residential, Hotel or Tourist park.

RETAIL USE CATEGORY

BULK LANDSCAPE SUPPLIES

Means premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre- packaged form.

FAST FOOD PREMISES

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption on or off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

FOOD PREMISES

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

GARDEN CENTRE

Means the use of premises for the sale of plants and includes gardening and landscaping products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary cafe or coffee shop.

MARKET

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

OUTDOOR SALES

Means the use for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.

SERVICE STATION

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

SHOP

Means the use of premises for the display, sale or hire of goods or the provision of personal services or betting to the public.

SHOPPING CENTRE

Means the use of premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.

SHOWROOM

Means the use of premises primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:

- A large area for handling, display or storage and
- Direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.

RURAL USE CATEGORY

AGRICULTURE

Means the use of premises for commercial purposes for the growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities.

AGRICULTURAL SUPPLY STORE

Means the use of premises for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.

ANIMAL KEEPING AND HUSBANDRY

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

INTENSIVE ANIMAL INDUSTRIES

Means the use of premises for the intensive breeding of animals or animal products in an enclosure that may require the provision of food and water either mechanically or by hand.

The use includes the ancillary storage and packing of feed and produce.

INTENSIVE HORTICULTURE

Means the use of premises for the intensive cultivation of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.

The use includes the storage and packing of produce and plants grown on the subject site.

WHOLESALE NURSERY

Means the use of premises for the sale of plants where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.

SERVICE, COMMUNITY AND OTHER USES CATEGORY

CEMETERY

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

CHILD CARE CENTRE

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

COMMUNITY FACILITY

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

CREMATORIUM

Means the use of premises for cremating bodies and may include the interment of the ashes. The term does not include a funeral parlour or cemetery.

EDUCATIONAL ESTABLISHMENT

Means the use of premises for systematic training and instruction, including any other ancillary uses. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential accommodation and other ancillary uses provided for the employees and the students of such premises.

EMERGENCY SERVICES

Means the use of premises for by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.

FUNERAL PARLOUR

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

HOSPITAL

Means the use of premises for medical or surgical care or treatment of patients whether or not residing on the premises. The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.

PLACE OF ASSEMBLY

Means the use of premises for worship and activities of a religious organisation, community or association.

TELECOMMUNICATIONS FACILITY

Means the use of premises for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled. The term does not include low impact facilities that are exempt from State planning laws under the Telecommunications Act 1997 and specified in the Telecommunications (Low-impact facilities) Determination 1997.

UTILITY INSTALLATION

Means the use of premises to provide the public with the following services:

- Supply of water, hydraulic power, electricity or gas
- Sewerage or drainage services
- Transport services including road rail or water
- Waste management facilities
- Network infrastructure.

The use includes maintenance and storage depots and other facilities for the operation of the use.

VETERINARY HOSPITAL

Means the use of premises for the treatment of sick or injured animals where such animals are accommodated overnight or for long stay periods on the premises. The term does not include animal keeping and husbandry or veterinary clinic.

SPORT, RECREATION AND ENTERTAINMENT USE CATEGORY

INDOOR ENTERTAINMENT

Means the use of premises for public entertainment predominantly within a building. The term includes facilities commonly described as cinema, nightclub, adult entertainment, theatre and hotel.

INDOOR SPORT AND RECREATION

Means the use of premises for leisure, sport, recreation or conducting large scale receptions, displays and functions, predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres.

OUTDOOR SPORT AND RECREATION

Means the use of premises for recreation or sport activity, or other leisure past-time, which is conducted wholly or mainly outside of a building. The term includes facilities such as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

PARK

Means the use of premises by the public for free recreation and enjoyment and may be used for community events. Facilities may include children's playground equipment, informal sports fields, ancillary vehicle parking and other public conveniences.

TOURISM USE CATEGORY

TOURIST ATTRACTION

Means the use of premises for providing on site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.

TOURIST PARK

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public. The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the tourist park.

OTHER DEVELOPMENT

FILLING OR EXCAVATION

Means removal or importation of material to or from a lot that will change the ground level of the land.

MATERIAL CHANGE OF USE

As defined in the Economic Development Act 2012.

MINOR BUILDING WORK OR DEMOLITION WORK

Means:

- Internal building work
- Demolition work
- External building work up to 25m2 for roofs over existing decks or paved areas, sun hoods, carports and the like
- Demolition where not involving a place of cultural heritage listed building under the Queensland Heritage Act 1992
- Building work that increases the approved Gross Floor Area (GFA) or lawfully existing GFA at the time of commencement of this scheme by no more than 25m2
- Raising a house where the resultant height does not exceed 9m.

OPERATIONAL WORK

As defined in the Economic Development Act 2012.

RECONFIGURING A LOT

As defined in the Economic Development Act 2012.

ADMINISTRATIVE DEFINITIONS

ACCESSIBLE HOUSING

Housing in accordance with the applicable ULDA guideline.

AFFORDABLE HOUSING

Affordable housing means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

BASEMENT

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

BUILDING

As defined in the Building Act 1975.

BUILDING WORK

As defined in the Economic Development Act 2012.

BUILDING HEIGHT

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including anything projecting from a building such as an antenna, aerial, chimney, flagpole or the like.

CARETAKER'S ACCOMMODATION

The residential use of part of a premises where in connection with a non-residential use on the same premises.

COMMUNITY GREENSPACE NETWORK

An integrated greenspace network including both active and passive recreation, linear/ riparian corridors, parks and private and public sporting recreation facilities.

CONTAMINATED LAND REGISTER

As defined in the Environmental Protection Act 1994.

DEVELOPMENT SCHEME

As defined in the Economic Development Act 2012.

DWELLING UNIT

Means a building or part of a building used or capable of being used as a self-contained residence which must include:

- Food preparation facilities
- A bath or shower
- A toilet and wash basin.

The term includes works ancillary to a dwelling.

ENVIRONMENTAL MANAGEMENT REGISTER

As defined in the Environmental Protection Act 1994.

ENVIRONMENTALLY RELEVANT ACTIVITIES

As defined in the Environmental Protection Act 1994.

GROSS FLOOR AREA (GFA)

The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding area used for:

- Building services
- Ground floor public lobby
- A public mall in a shopping complex
- The parking, loading and manoeuvring of motor vehicles
- Private balconies whether roofed or not.

GROUND LEVEL

Means:

- The existing level of the site providing it has not been unlawfully altered; or
- Where the land has been unlawfully altered the level of land prior to the alteration; or
- The 'as-constructed' level of the land in accordance with an approval for filling and excavation.

HIGH WATER MARK

Refers to the ordinary high water mark at spring tides.

INTERIM USES

Refer to section 3.2.9.

MEZZANINE

An intermediate floor within a room.

NEIGHBOURHOOD CENTRE

Means the use of premises for servicing the convenience needs of the community. The term includes Business, Medical centre, Retail and Community facility which ultimately function as an integrated complex. It may include a key open space area (such as park or plaza).

NET RESIDENTIAL DENSITY

Net residential density means the total number of dwellings divided by the combined area of residential lots, local parks , internal local roads and half the width of local roads bordering the site. Average net residential density means net residential density calculated for a whole neighbourhood.

PLANNING SCHEME

The planning scheme for the Sunshine Coast Regional Council.

PLAN OF DEVELOPMENT

See section 3.2.

PLOT RATIO

The ratio between the gross floor area of a building and the total area of the site.

PREMISES

As defined in the Economic Development Act 2012.

PRIMARY FRONTAGE

Where not otherwise identified on the Plan of Development plans, a primary frontage is described as follows:

- For a lot on the corner of two roads with different hierarchies, the primary frontage is the higher-order road frontage; or
- Where a lot in on the corner of two of the same road types, the primary frontage is determined as shown in the attached Plan of Development plans in Appendix E, F and M. Where no primary frontage is shown on the plan, either frontage can be used as a primary frontage.

PRIVATE OPEN SPACE

An outdoor area for the exclusive use of occupants.

PUBLIC HOUSING

As defined in the Sustainable Planning Act 2009.

PUBLIC INTEREST

Refers to outcomes that benefit the wider community rather than local, site specific or land ownership desires.

PUBLIC REALM

Refers to spaces that are used by the general public, including streets, squares, plazas and parks.**SENSITIVE USES**

Means any of the following: Child care centre, Educational establishment, Health care services, Hospital, House, Multiple residential, Other residential, Relocatable home park and Short term accommodation.

SETBACK

The shortest distance measured horizontally from the wall of the building or structure to the vertical projection of the boundary of the lot (ie. excluding eaves).

SIGNIFICANT VEGETATION

Means all vegetation, except those listed as pest vegetation by State or local government, that is significant in its:

- Ecological value at local, state or national levels including vegetation mapped as endangered remnant vegetation on the regional ecosystem maps prepared under the Vegetation Management Act 1999
- Contribution to the preservation of natural landforms
- Contribution to the character of the landscape
- Cultural or historical value
- Amenity value to the general public. Note: vegetation may be living or dead and the term includes their root zone.

SITE COVER

The proportion of the site covered by buildings, including roof overhangs.

STOREY

A space within a building which is situated between one floor level and the floor level next above or if there is no floor above, the ceiling or roof above. This does not mean:

- A space that contains only:
- A lift shaft, stairway or meter room
- A bathroom, shower room, laundry, toilet or other sanitary compartment
- Accommodation intended for not more than 3 vehicles
- A combination of the above
- A mezzanine

URBAN DESIGN

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

MASTER PLAN DEFINITIONS

TERM	DEFINITION
Adjacent	Situated near; very close; proximal
Active Street / Uses	Contiguous string of business or retail land uses that open directly to, or addressed to the street, footpath or other public open space to the effect of creating active, people-orientated street frontages.
Arts Strategy	A policy and action plan developed in accordance with Artbeat to support the planning and delivery of arts and cultural infrastructure.

TERM	DEFINITION
Associated Activity	An activity that is: (a) allied to the main activity on the same site; (b) compatible with the main activity on the same site; and (c) subordinate to the main activity on the same site.
Best Practice	A method or technique that can be substantiated as producing results superior to those achieved by other conventional or out dated means, such as to be recognised as achieving an agreed benchmark capable of evolving as improved methods become available.
Caloundra South Development Scheme	The Caloundra South Urban Development Area Development Scheme (as approved October 2011)
CAMCOS	Proposed rail line connecting the Brisbane suburban network at Beerwah with Maroochydore (as identified by the 'Caloundra and Maroochydore Corridor Study').
Central Park	A major sport and recreation space located proximal and to the south of the Town Centre, providing a regional hub for major sports, passive, recreation and environmental protection/amenity purposes.
Coast Connect	A bus corridor from Caloundra to Maroochydore including bus priority lanes, bus stations in key activity areas, bus stop upgrades, and bus queue bypasses.
Cycle End of Trip Facility	Dedicated amenities that are publicly accessible for bike storage area, lockers and change facilities
Dedicated high frequency bus corridor	A high frequency "Urbanlink" bus service identified for strategic corridors as defined by the Queensland Department of Transport and Main Roads publication Connecting SEQ 2031 - An Integrated Regional Transport Plan for SEQ.
Display Home (or Display Unit)	Means the temporary use of premises for the promotion and/or sale of land and/or houses/units within an estate, where such premises are located within the estate which is proposed to be promoted or sold.
Eco sanctuary	The natural value area which is the target of land rehabilitation east of the Town Centre and within the Environmental Protection Zone, for the purpose of delivering an interpretive experience trail through the conservation areas connecting the northern Community Hub to the Town Centre.
Enabling Infrastructure and works	Infrastructure and works essential to prepare a precinct for building work.
Explanatory Content	Content that is not intended to be used to assess subsequent applications.
Infrastructure Lot	Any lot created to coincide with and to accommodate an item of infrastructure required for development within the Master Plan Area.

TERM	DEFINITION
Main Street	"The Main Street" is located in the Town Centre Core with high levels of pedestrian use and amenity, connecting the plaza of the People's Place to the Transit Centre and Central Park.
Master Developer	Is reference to Stockland Development Pty Ltd (ACN 000064835)
Master Plan	The approved Caloundra South Master Plan for the site.
Master Plan Area	The Area shown on Master Plan Map 2 - Environmental Connectivity Plan being: ▪ Lot 22 SP190373 (part) ▪ Lot 505 RP884348 (part) ▪ Lot 3 RP910849 (part)
Minister	The Minister responsible for implementing the Act.
Mixed Use Centre	A balanced mix of different but co-dependent land uses including and not limited to a range or retail, commercial, residential, short-term accommodation and entertainment venues, etc. which promote the client access for users.
MMTC	Abbreviation of the Multi-Modal Transport Corridor as required and defined by the Queensland Department of Transport and Main Roads.
Now, New and Next Sustainability Approach	Now: the existing or current standard approach for technologies or best practice implementation. New: the emerging opportunities for piloting of technologies or implementation approaches. Next: over the horizon opportunities that might be suitable for further investigation and research.
Peoples Place	An area of public space located within the Town Centre, adjoining the northern boundary of the Town Centre Core, for the provision of a mixture of passive and active recreational opportunities including formal gardens, major community facilities, aquatic facilities and events spaces. Refer Part 11.3.
Plan of Development (PoD)	A PoD may accompany an application for a Material Change of Use or Reconfiguration of a Lot and may deal with residential or non-residential uses as well as operational work. A PoD is prepared by an applicant and may include maps, graphics and text. A PoD cannot include land beyond the boundary of land the subject of the Application.
Planning Content	Content that is to be used to inform subsequent applications to the extent outlined in the relevant Part of the Master Plan

TERM	DEFINITION
Precinct	Provides a spatial reference to the appropriate allocation of land uses throughout each of the Localities. Refer Part 8.
Road	A local government road or a State-controlled road.
Shopfront	The ground level façade for the display and retailing of goods and personal services with a pedestrian entry point to the premises.
Stockland	Means Stockland Corporation Limited and any subsidiary company.
Super Lot	A lot created from a parent lot or lots, with the intention of being further subdivided at a point in the future and for the purpose of accommodating particular development facilitated by the Master Plan, but to also be the subject of further development applications.
Temporary or Interim Land Uses	Uses that operate for not more than 10 years, and are directly associated with an approved and complementary land use or are directly related to the construction within the Master Plan Area (such as borrow pits, stockpiles, crushing and screening plants, storage yards).
Transit Centre	Accommodates the major passenger terminal within the Town Centre Core, for servicing by a dedicated high frequency bus corridor connected to the Kawana Arterial road, together with the CAMCOS transit corridor and local and sub-regional transport services.

APPENDIX B APPROVED RECONFIGURING A LOT PLAN/S

APPENDIX C STAGING PLAN

APPENDIX D WHOLE OF SITE – PLAN OF DEVELOPMENT

APPENDIX E PRECINCT 4 – PLAN OF DEVELOPMENT

APPENDIX F PRECINCT 5 – PLAN OF DEVELOPMENT

APPENDIX G SUBDIVISION – FIXED ELEMENTS

APPENDIX H TELECOMMUNICATIONS FACILITY

APPENDIX I ADVERTISING DEVICES

APPENDIX J ROAD TYPLOGIES

APPENDIX K CAR PARKING RATES

Land Use	Car spaces	Service vehicle spaces	Cycle spaces
Agricultural Supply Store	1 space / 20m^2 total use area (where ≤ 100m^2 total use area) + 1 space / 50m2 total use area (for component > 100m^2 total use area)	• Where ≤ 200m^2 GFA – SRV • Where 201m^2 to 600m^2 GFA – VAN + MRV • Where ≥ 600m^2 GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m^2 total use area + 1 customer space / 100m^2 total use area
Bulk Landscape Supplies	1 space / 100m^2 GFA	• Where requiring access via a road – HRV (Type A Access) + occasional access for AV • Where requiring access via a street – HRV (Type B Access) + occasional access for AV	Not Required
Garden Centre	1 space / 20m² total use area (where ≤ 100m² total use area) + 1 space / 50m2 total use area (for component > 100m² total use area)	• Where requiring access via a road – HRV (Type A Access) • Where requiring access via a street – HRV (Type B Access)	1 employee space / 100m2 total use area + 1 customer space / 100m² total use area
Business[1]	1 space / 30m^2 GFA	• Where ≤ 200m^2 GFA – SRV • Where 201m^2 to 600m^2 GFA – VAN + MRV • Where ≥ 600m^2 GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m^2 GFA + 1 customer space / 100m^2 GFA
Educational Establishment	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	1 student / employee space / 100m^2 GFA
Emergency Services **Utility Installation**	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Sales Office	2 spaces	Not required	Not required
Food Premises[1]			

[1] (a) Where gross floor area exceeds 200m^2, provision is to be made for on-site refuse collection;
(b) Where a development has a gross floor area of less than 1,500m^2, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV

Land Use	Car spaces	Service vehicle spaces	Cycle spaces
Fast Food Premises[1]	1 space / 15m^2 GFA where in all other Sub-Precinct/s.	• Where ≤ 200m^2 GFA – SRV • Where 201m^2 to 600m^2 GFA – VAN + MRV • Where ≥ 600m^2 GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m^2 GFA + 1 customer space / 100m^2 GFA
Indoor Entertainment (Hotel)[1]	1 space / 20m^2 GFA		
Hardware and Trade Supplies	1 space / 50m² GFA (where ≤500m² GFA) + 1 space/100m² GFA (for component >500m² GFA)	• Where requiring access via a road – AV (Type A Access) • Where requiring • access via a street – AV (Type B Access)	1 employee space / 500m^2 *GFA*
Place of Assembly	1 space / 15m^2 GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV	1 space / 50m^2 GFA
Community Facility	1 space / 20m^2 GFA	VAN + WCV (where >200m^2 GFA)	1 employee space / 50m^2 GFA + 1 visitor space / 50m^2 GFA
Crematorium	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time, including 1 space / 15m2 GFA for chapel component	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Research and Technology Facility	2 spaces per tenancy or lot plus 1 space per 100m^2 gross floor area	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV	1 employee space / 500m² GFA

Funeral Parlour	1 space / 30m² GFA	WCV	1 employee space / 400m² GFA
Service Station	1 space / 20m² GFA (when involving sale of goods) + 2 spaces / service bay (min. 4 spaces)	AV	1 employee space / 100m² GFA + 1 customer space / 100m² GFA
Land Use	**Car spaces**	**Service vehicle spaces**	**Cycle spaces**
Shop[2]	1 space / 20m² GFA	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + 1 SRV + 1 MRV	
Outdoor Sales	1 space / 20m² total use area (where ≤ 200m² total use area) + 1 space / 100m² total use area (for component > 200m² total use area)	• Where ≤ 200m² GFA – SRV • Where 201m² to 600m² GFA – VAN + MRV • Where ≥ 600m² GFA – 1 VAN + 1 SRV + 1 MRV	
Veterinary Hospital	1 space / 20m² GFA	• Where requiring access via a road – SRV (Type A Access) + occasional access for MRV • Where requiring access via a street – SRV (Type B Access) + occasional access for MRV	
Indoor Sport and Recreation	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (with min. 1 WCV bay)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.

[2] (a) Where gross floor area exceeds 200m², provision is to be made for on-site refuse collection;
(b) Where a development has a gross floor area of less than 1,500m², and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

Outdoor Sport and Recreation	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time
Warehouse	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA	• Where requiring access via a road –	1 employee space / 500m² GFA
Land Use	**Car spaces**	**Service vehicle spaces**	**Cycle spaces**
	(for component >500m² GFA)	MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV	
Low Impact Industry	1 space / 50m² GFA (where ≤ 500m² GFA) + 1 space / 100m² GFA (for component >500m² GFA)	• Where requiring access via a road – MRV (Type A Access) + WCV; • Where requiring access via a street – MRV (Type B Access) + WCV	1 employee space / 500m² GFA
Wholesale Nursery	• Where ≤ 100m² total use area – 1 space / 20m² total use area • Where >100m² total use area – 1 space / 50m² total use area	• Where requiring access via a road – AV (Type A Access) • Where requiring access via a street – AV (Type B Access)	Not Required
Service Industry	1 space / 50m² GFA (where ≤500m² GFA) + 1 space/100m² GFA (for component >500m² GFA)	• Where requiring access via a road – AV (Type A Access) • Where requiring access via a street – AV (Type B Access)	1 employee space / 500m^2 *GFA*
Showroom	1 space / 20m² GFA (where ≤100m² GFA) + 1 space / 50m² GFA (for component >100m² GFA)	• Where ≤ 200m^2 GFA – SRV • Where 201m^2 to 600m^2 GFA – VAN + MRV • Where ≥ 600m^2 GFA – 1 VAN + 1 SRV + 1 MRV	1 employee space / 100m^2 GFA + 1 customer space / 100m^2 GFA

Telecommunications Facility	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time (min. 1 space)	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required
Car Park	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time	Not required	Not required

Notes

(1) Type A Access – where the design vehicle access must:-
- (i) enable entering and exiting the site in a forward motion;
- (ii) enable travel though the site on circulation roads / aisles to access service areas, without significant impact on external or internal traffic operations; and
- (iii) enable on-site manoeuvring to park and load / unload in a designated service area.

(2) Type B Access – where the design vehicle access must:-
- (i) enable standing wholly within the site without occupying any designated queue areas, or blocking access to more than 50% of car parking spaces; and
- (ii) limit any on-street manoeuvring to reversing on or off the site in one movement only. The swept path of the vehicle may cover the overall width of a two-way undivided driveway.

(3) Where a development is for a residential activity or community activity use, and waste collection will occur not more than twice per week, a WCV parking space provided on site may be considered to satisfy the requirement to provide on-site parking for another service vehicle type that is not larger than the WCV.

(4) Occasional access (for the maximum size of service vehicle expected less than 20 times per year) is to be provided for vehicles that occasionally service a site as part of its normal operation. Examples of this type of servicing are a furniture removal van at a multiple dwelling or office development and a refuse collection vehicle at a community activity facility. Vehicle access must:-
- (i) enable standing wholly within the site;
- (ii) enable reverse manoeuvres limited to one only, either to or from the site; and
- (iii) enable the swept path of the vehicle to be not greater than the width of the access driveway.

APPENDIX L CONNECTIVITY

APPENDIX M PRECINCT 3 – PLAN OF DEVELOPMENT