

**ADDENDUM
DEVELOPMENT APPLICATION**

Approval for a Place of Worship

At

18-26 Nyanza Street, Woodridge 4114



R.P.D: Lot 3 on R.P 209064

Ward: Division 2

Area: 6,560m²



2.0 Code Assessment

Residential Locality and Zones Code

Column 1 Specific outcomes	Column 2 Acceptable solutions – if self-assessable Probable solutions – if code assessable	
Protection and enhancement of amenity and character		
<i>General amenity outcomes</i>		
S1 The existing and planned amenity and character of the zone and sub- area as an attractive residential environment characterised by a high level of amenity is protected and enhanced from the adverse impact of development.	P1 None applicable.	S1 Complies The amenity and character of the zone will not be affected. This development is for a place of worship, which are scattered throughout neighbourhood zones, such as this, all around Australia.
S2 Development protects and enhances the amenity and character of the zone and sub-area by providing that— <ul style="list-style-type: none"> (a) a development does not introduce into an urban access road or a minor urban collector road, non-residential traffic, through traffic or traffic that does not ordinarily use the urban access road or minor urban collector road; and (b) a major road does not have an adverse social impact on a neighbourhood; and (c) there is no adverse impact on a character area in particular a streetscape and a public place; and (d) there is no adverse impact on visual amenity; and (e) there is no adverse impact on the privacy of an existing or planned residential use; and (f) landscaping and other treatment is provided to adequately buffer or screen a residential use or a public place from the adverse impacts of development; and 	P2 None applicable.	S2 Complies The amount of traffic associated with this development will be minor. This development does not involve a major road. There will be no adverse impact on the character, visual amenity or privacy of existing residences. The development will be sited so that there is a large buffer from the majority of adjoining neighbours. There will be an acoustic fence and landscape buffer to the closest adjoining neighbour. The development is for a newly constructed building and so will in a good order of repair. No existing or planned service or facility will be affected. This is a religious establishment that will promote the decrease of crime in the area. This development will not increase any risk to vulnerable people.

<ul style="list-style-type: none"> (g) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (h) development is in good order and state of repair and not unsightly; and (i) the safe and efficient use of an existing or planned service or facility is not discouraged; and (j) the level of crime or the fear of crime, in particular assault, property damage and offensive behaviour, is not increased; and (k) the risk of vulnerability of vulnerable people to crime and victimisation is not increased; and (l) vulnerable development is not established in the residential locality and (m) Development does not create a vulnerable setting particularly in a vulnerable area. 		
<p>S3 Development provides for a neighbourhood with a strong and positive identity, through</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible road network, cycleway and open space network; and (b) the location and design of development which respects the characteristics and setting, including landmarks and views, of the premises; and (c) integration with the surrounding development; and (d) the shared use of community infrastructure and parks by adjoining residential communities; and (e) 	<p>P3 None applicable.</p>	<p>S3 Complies This development will not affect the neighbourhoods' identity. No additional road network will be created.</p>

<p>(f) the protection and enhancement of personal health and safety and property by maximising opportunities for casual surveillance of public spaces including cycleways; and</p> <p>(g) achieving a sense of place.</p>		
<i>Noise and vibration emissions</i>		
<p>S4 Development protects and enhances the amenity and character of the zone and sub-area by preventing and minimising emissions of noise and vibration which—</p> <p>(a) cause environmental harm, environmental nuisance or a nuisance to adjacent premises and a noise sensitive place; and</p> <p>(b) cause harm to personal health and safety or property damage; and</p> <p>(c) exceed the intended ambient noise levels for the zone and sub-area.</p>	<p>P4 Development being assessable development complies with the requirements of section 1.1 (Noise emission and immission standards) in schedule 3 (Standards).</p>	<p>S4 Complies An updated acoustic report has been included in this submission that addresses acoustic concerns.</p>
<i>Air emissions</i>		
<p>S5 Development protects and enhances the amenity and character of the zone and the sub-area by preventing and minimising emissions of odour, dust and other pollutants, including greenhouse gases, which—</p> <p>(a) cause environmental harm, environmental nuisance or a nuisance beyond the premises; and</p> <p>(b) cause harm to personal health and safety and property damage; and</p> <p>(c) have an adverse impact on regional air quality.</p>	<p>P5 Development being assessable development complies with the requirements of section 1.2 (Air emission standards) in schedule 3 (Standards).</p>	<p>S5 Complies This development will meet all of the required standards of air emissions.</p>

<i>Light and radiation emissions</i>		
<p>S6</p> <p>Development protects and enhances the amenity and character of the zone and sub-area by preventing and minimising light and radiation emissions which—</p> <ul style="list-style-type: none"> (a) cause environmental harm, environmental nuisance, a nuisance or glare; and (b) cause harm to personal health or safety or property damage; and (c) exceed the intended ambient light and radiation levels for the zone and sub-area. 	<p>P6</p> <p>Development being assessable development complies with the requirements of section 1.3 (Light emission standards) in schedule 3 (Standards).</p>	<p>S6 Complies</p> <p>This development will meet all of the required standards of light emissions.</p>
<i>Vehicle repair station</i>		
<p>S7</p> <p>Development for a vehicle repair station is not carried out on the premises.</p>	<p>P7</p> <p>Development ensures that a motor vehicle is not repaired on the premises unless—</p> <ul style="list-style-type: none"> (a) the repairs are day to day maintenance; and (b) the motor vehicle is owned by the occupier of the premises and normally parked on the premises for use by the occupier of the premises. 	<p>S7 Complies</p> <p>This development does not involve a vehicle repair station.</p>
Protection and enhancement of ecosystems		
<p>S8</p> <p>Development protects and enhances ecosystems including their biodiversity from the adverse impacts of—</p> <ul style="list-style-type: none"> (a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution through the application of water sensitive urban design; and (d) environmental harm, environmental nuisance or a nuisance; and 	<p>P8</p> <p>None applicable.</p>	<p>S8 Complies</p> <p>This development will not cause adverse effects on the ecosystems.</p>

<p>(e) an environmental weed or a noxious plant; and</p> <p>(f) a contaminant or a waste; and</p> <p>(g) acid sulfate soils; and</p> <p>(h) a hazard or a disaster.</p>		
Protection and enhancement of nature conservation values		
<p>S9</p> <p>Development protects and enhances nature conservation values by providing that development does not have an adverse impact on—</p> <p>(a) land and soils; and</p> <p>(b) the environmental values and integrity of waters, a waterway or a wetland; and</p> <p>(c) the quality of the receiving waters in the Tingalpa Reservoir catchment; and</p> <p>(d) a core area, a linkage area and remaining bushland; and</p> <p>(e) Koala habitat; and</p> <p>(f) riparian habitat.</p>	<p>P9</p> <p>None applicable.</p>	<p>S9 Complies</p> <p>This development will not have adverse impacts on the specified land and soil or locations.</p>
<p>S10</p> <p>Development in Koala Habitat Areas complies with the <i>South East Queensland Regional Plan Interim Guideline: Koalas and Development</i>.</p>	<p>P10</p> <p>None applicable.</p>	<p>S10 Complies</p> <p>This development is not located in a Koala Habitat area.</p>
Protection of natural physical processes		
<p>S11</p> <p>Development does not have an adverse impact on natural physical processes.</p>	<p>P11</p> <p>None applicable.</p>	<p>S11 Complies</p> <p>This development will not have an adverse impact on natural physical processes.</p>
Protection and enhancement of character areas		
<p>S12</p> <p>Development maximises public access to public recreation areas and conservation areas.</p>	<p>P12</p> <p>None applicable.</p>	<p>S12 N/A</p> <p>This development is not located close to public recreation or conservation areas.</p>

S13 Development protects and enhances parks and other character areas in the locality.	P13 None applicable.	S13 N/A This development is not located close to parks or other character areas.
Protection and enhancement of personal health and safety and property		
<i>Crime prevention through environmental design principles</i>		
S14 Development protects and enhances personal health and safety and property by the application of crime prevention through environmental design principles which provides that— <ul style="list-style-type: none"> (a) a building, a structure or a space can be easily observed by people passing by, living, working or recreating in or nearby to the development through <ul style="list-style-type: none"> (i) the avoidance of a blind corner in a pathway, stairwell, hallway and a parking area; and (ii) the provision of an entry to a building which is clearly visible to prevent unwanted access and to assist persons trying to find the building; and (iii) the avoidance of a fence and landscaping which obstructs casual surveillance and allows an intruder to hide; or (iv) the lighting of an entry, service area, pathway and a parking area which does not produce glare or a dark area; and (v) the provision of security hardware such as a security grille, a shutter and a door which allows for casual surveillance and 	P14	S14 Complies This development is for a place of worship and will be constructed to ensure crime is minimalised.

<p>(b) access to a building, a structure or a space is restricted through—</p> <ul style="list-style-type: none"> (i) the clear identification of the building to prevent unintended access and to assist persons trying to find the building; and the provision of an entry to a building which is not confusing; and (ii) the provision of a fence and landscaping which deters access to the premises and does not allow an intruder to gain access to the premises; and (iii) the provision of security hardware to reduce opportunities for unauthorised access; and <p>(c) a building, a structure or a space</p> <ul style="list-style-type: none"> (i) (i) creates a cared for image; and (ii) uses materials which reduce the opportunity for graffiti or vandalism; and (iii) is clearly defined from a public place to express a sense of ownership and to reduce illegitimate use or entry. 		
<i>Hazards and disasters</i>		
<p>S15 Development protects and enhances personal health and safety and property of the community from</p> <ul style="list-style-type: none"> (a) a hazard; and (b) a disaster; and (c) in the case of a residential use, the use of chemicals, gases and other potential contaminants on the premises in quantities 	<p>P15 Development is not located on premises which is contaminated land.</p>	<p>S15 Complies This development is not located on contaminated land.</p>

that would not be reasonably expected from the residential use.		
S16 Development involving the disposal of putrescible waste protects and enhances operational airspace within the Archerfield aviation buffer area from the impacts of wildlife, particularly flying vertebrates.	P16 Development involving the disposal of putrescible waste is not located on premises situated within the operational airspace of the Archerfield aviation buffer area ¹⁹ .	S16 Complies This development will have minimal waste and this waste will be disposed of into council bins.
S17 Development for (a) a hospital and associated institutions and local emergency services facilities, has a ground floor level which is above the 0.2% annual exceedance probability (AEP) flood; and (b) strategic community infrastructure not specified in paragraph (a), has a ground floor level which is above the 0.5% annual exceedance probability (AEP) flood.	P17 None applicable.	S17 N/A This development does not involve the institutions or strategic community infrastructure and, is also not in a flood area.
S18 Development for strategic community infrastructure is able to function effectively during and immediately after bushfire and landslide events.	P18 Development for strategic community infrastructure is located on premises that— (a) is not in the bushfire hazard area; and (b) does not have a slope with a gradient of 15% or greater.	S18 N/A This development does not involve strategic community infrastructure, and also is not located in a bushfire hazard area or on steep sloping land.
<i>Surveillance infrastructure</i>		
S19 Development protects the line of sight of the existing and planned safety camera network.	P19 None applicable.	S19 Complies This development will not affect the line of sight of any existing or planned safety camera network.
Operation of lawful uses		
S20 Development is protected from a reverse amenity impact of the operation of a lawful use of other premises which would have an adverse impact on the development.	P20 None applicable	S21 Complies This development will not have any impact on a lawful use of any other premise.
S21 Development does not put in jeopardy the continued operation of a lawful use of other premises which is not a lawful non-conforming use.	P21 None applicable	S21 Complies This development will not have any impact on a lawful use of any other premise.

<p>S22 Development in respect of a lawful use which is a lawful non- conforming use does not—</p> <ul style="list-style-type: none"> (a) prolong the life of the operation of the lawful non- conforming use beyond the likely duration of the lawful non-conforming use; and (b) increase the magnitude of the operation of the lawful non- conforming use; and (c) increase any adverse impact of the operation of the lawful non-conforming use. 	<p>P22 None applicable</p>	<p>S22 Complies This development will not have any impact on a lawful use of any other premise.</p>
Protection of the retail centre hierarchy		
<p>S23 Development is in accordance with the retail centre hierarchy specified in the centres locality.</p>	<p>P23 None applicable.</p>	<p>S23 N/A This development is not a retail development.</p>
<p>S24 Development for a local service function or a district service function is only carried out outside of the centres locality where the local service function or the district service function is carried out in</p> <ul style="list-style-type: none"> (a) a zone and sub-area in which the local service function or the district service function is a consistent development; or (b) the residential locality if— <ul style="list-style-type: none"> (i) the local service function or the district service function cannot be accommodated in premises in the centres locality; and (ii) There is both an overwhelming community need and an overwhelming economic need for the local service function or the district service function, where the economic need is derived from the population within a projected trade area with a primary catchment that 	<p>P24 None applicable.</p>	<p>S24 N/A This development is not a retail development.</p>

<p>is limited to the immediate area of the local service function or the district service function and a secondary trade area that does not extend beyond adjoining suburbs; and</p> <p>(iii) The development does not constitute or result in commercial ribbon development; and\</p> <p>(iv) The development is consistent with the retail centre hierarchy which is specified in the centres locality and the road hierarchy which is specified in schedule 2 (Infrastructure hierarchy); and</p> <p>(v) there is compliance with the residential locality and zones code and the centres locality and zones code.</p>		
<p>S25 Development for a major service function is carried out in the centres locality, other than the Local Business zone and the District Business zone.</p>	<p>P25 None applicable.</p>	<p>S25 N/A This development is not a retail development.</p>
<p>Satisfaction of community and economic need and protection against adverse impacts on development providing services or facilities</p>		
<p>S26 Development provides a benefit to and satisfies both a community and an economic need of the residents of the planning scheme area.</p>	<p>P26 None applicable.</p>	<p>S26 Complies This development caters for the needs of existing parishioners and future ones in this district.</p>
<p>S27 Development makes good any detriment to the residents of the planning scheme area as a result of existing or planned services or facilities being put in jeopardy by the development due to adverse physical or financial impacts.</p>	<p>P27 None applicable.</p>	<p>S27 N/A This development should have no physical or financial impacts on residents.</p>
<p>Consolidation of development</p>		
<p>S28Development in a zone and any sub-area is limited to development which is consistent development in the zone and sub-area.</p>	<p>P28 None applicable.</p>	<p>S28 Complies Places of worship are located in these zones all around Australia to cater for the local residents.</p>

S29 Development for a non-residential use which is not consistent development in the zone and sub- area, is to be developed in the centres locality.	P29 None applicable.	S29 Acceptable Solution Places of worship are located in these zones all around Australia to cater for the local residents.
Protection against development of an inconsistent scale, form and intensity and which is inconsistent with the reasonable expectations of residents		
<i>Intensity of development</i>		
S30 Development being <ul style="list-style-type: none"> (a) a material change of use or reconfiguring a lot for a residential use has a density which does not exceed the density specified in section 3.1 (Residential density standards) in schedule 3 (Standards); and (b) reconfiguring a lot complies with— <ul style="list-style-type: none"> I. the standards in section 2.1 (Reconfiguring a lot standards) in schedule 3 (Standards); and II. in the case of the subdivision of land outside the Urban Footprint, the Regulatory Provisions of the South East Queensland Regional Plan. 	P30 None applicable.	S29 Complies This development will not result in an increase in the residential density on the site.
<i>Building scale, form and intensity</i>		
S31 Development is consistent with the scale and form of development intended for the zone and sub-area by providing that the development— <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and sub- area having regard to— <ul style="list-style-type: none"> a. height, mass and proportion; and b. roof form and pitch; and c. building materials, patterns, textures 	P31 P31.1 Development has a site cover which does not exceed the site cover standards specified in section 5.1 (Site cover standards) in schedule 3 (Standards). S31.2 Development provides a road boundary clearance which meets or exceeds the road boundary clearance standards specified in section 5.2 (Road boundary clearance standards) in schedule 3 (Standards).	S31.1 Complies This development only covers a small portion of the site and so is well under the requirements. S31.2 Complies The development is located 7 metres from the front boundary, which exceeds the 6 metres requirement to the road boundary.

<p>and colours and other decorative elements; and</p> <p>d. windows and doors; and</p> <p>e. verandahs, towers and eaves; and</p> <p>f. fencing, landscaping and entry treatments; and</p> <p>g. parking, manoeuvring and access areas; and</p> <p>h. existing buildings, structures and plants; and</p> <p>(b) is consistent with the scale and form of development as shown on a structure plan map; and</p> <p>(c) is integrated with the physical attributes and topography of the premises, including appropriate provision for access to natural light and ventilation, privacy, drainage and outlook.</p>	<p>S31.3 Development provides a side and rear boundary clearance which meets or exceeds the side and rear boundary clearance standards specified in section 5.3 (Side and rear boundary clearance standards) in schedule 3 (Standards).</p> <p>S31.4 Development provides that the height of a building and a structure does not exceed the building height standards specified in section 5.5 (Building height standards) in schedule 3 (Standards).</p>	<p>S31.3 Complies The place of worship is located 10 metres from the side boundary and over 20 metres from the back boundary which exceeds the 10 metres required.</p> <p>S31.4 Acceptable Solution The majority of the house of worship is 8.29 metres high, which meets the 8.5m requirement. There is only a small portion located in the middle of the building that is 10.97 metres tall. This height is required to give the building the distinctive church look.</p>
<i>Building design</i>		
<p>S32 Development—has an attractive and functional appearance; and</p> <p>(a) is oriented toward the road network and has a safe, efficient and legible vehicular and pedestrian access; and</p> <p>(b) provides a positive frontage with access and parking areas not being a dominant feature of the frontage; and</p> <p>(c) contributes positively to the streetscape and the built form of the zone and sub-area; and</p> <p>(d) provides a positive relationship between the development and adjacent public places; and</p>	<p>P32.1 Development for a non-residential use, other than development display and sales, caretaker’s dwelling, a rural use and public recreation use, provides that—</p> <p>(a) a building has an unarticulated length of a maximum of 15 metres; and</p> <p>(b) the wall of a building is punctuated by—</p> <p>a. a roofed veranda or balcony which is a minimum of 3 metres wide and a minimum of 2 metres deep; or</p> <p>b. wall offsets which are a minimum of 1.2 metres deep.</p> <p>S32.2</p>	<p>S32.1 Complies The maximum unarticulated length of a wall is 14.04 metres.</p>

<p>(e) is integrated with existing buildings and is refurbished if it is in respect of an existing building; and</p> <p>(f) provides a cohesive and legible built form; and</p> <p>(g) provides permeability.</p>	<p>Development provides that a building and a structure is—</p> <p>(a) oriented towards the primary frontage; and</p> <p>(b) to face and be visible from a road or other public place that constitutes the focal point of public activity.</p> <p>S32.3 Development provides that the exterior of a building and a structure does not have reflective material which has—</p> <p>(a) a level of light reflectivity greater than 20%; or</p> <p>(b) a level of heat transmission less than 20%.</p> <p>S32.4 Development is not in respect of—</p> <p>(a) a removal building; or</p> <p>(b) a class 10 building where there is no existing lawful use of the premises; or</p> <p>(c) a container.</p> <p>S32.5 Development being building work for a class 10 building—</p> <p>(a) provides that the maximum area of the building is—</p> <p>(i) 60m² for premises in the <i>Residential 250 zone</i>, the <i>Residential 600 zone</i> and the <i>Residential 1000 zone</i>; and</p> <p>(ii) 100m² for premises in a residential zone other than that</p>	<p>S32.2 Complies The place of worship is orientated towards the primary frontage and is visible from the road.</p> <p>S32.3 Complies The building materials meet the required standards.</p> <p>S32.4 Complies This development is for a place of worship and not the specified constructions.</p> <p>S32.5 Acceptable Solution This development is for a place of worship and not a class 10 building. The majority of the house of worship is 8.29 metres high, which meets the 8.5m requirement. There is only a small portion located in the middle of the building that is 10.97 metres tall. This height is required to give the building the distinctive church look.</p>
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	referred to in paragraph (i); and (b) does not exceed the building height standards specified in section 5.5 (Building height standards) in schedule 3 (Standards); and provides that any metal clad wall, door or roof with a pitch in excess of 5 degrees is powder coated.	
<i>Landscaping</i>		
S33 Development provides landscaping which protects and enhances the streetscape and amenity and character of the zone and sub-area.	S33.1 Development provides a landscape area within the area of the road boundary clearance and the side boundary clearance which meets or exceeds— (a) the road boundary clearance standards specified in section 5.2 (Road boundary clearance standards) in schedule 3 (Standards); and (b) the side and rear boundary clearance standards in section 5.3 (Side and rear boundary standards) specified in schedule 3 (Standards).	S33.1 Complies The front boundary landscaping is up to 6 metres deep, which is well in excess of the 3 metres required. There is a side landscaped buffer well in excess of the 3 metres required and there are also an acoustic fence adjoining the side neighbour.
<i>Service area</i>		
S34 Development adequately screens activities which are carried on outside a building or a structure when viewed from adjoining premises and a public place.	P34 Development provides for a loading area, a refuse storage area, an outdoor storage area, plant and equipment such as a transformer and a gas bottle and a charity bin, which is visible from a public place or a residential use to be screened from view by a solid structure, landscaping or a feature of the premises.	S34 Complies This development has sufficient screening to prevent easy sight lines to the outside activities mentioned.
<i>Residential use adjoining the centres locality</i>		
S35 Development for a residential use, development display and sales and caretaker's dwelling which adjoins the centres locality, provides visual and	P35 Development for a residential use, development display and sales and caretaker's dwelling which adjoins the centres locality, provides a side and rear	S35 N/A This development does not adjoin the Centres Locality.

<p>acoustic screening between the main internal and external living areas of the residential use and the adjoining premises to protect the visual and acoustic privacy of residents of the residential use.</p>	<p>boundary clearance which meets or exceeds the side and rear boundary clearance standards in section 5.3 (Side and rear boundary clearance standards) specified in schedule 3 (Standards).</p>	
<p><i>Non-residential use adjoining a public recreation area or a conservation area</i></p>		
<p>S36 Development for a non-residential use, other than development display and sales, caretaker’s dwelling and public recreation, which adjoins a public recreation area or a conservation area—</p> <ul style="list-style-type: none"> a) avoids adverse impacts on the appearance, security, use and environmental and social values of the public recreation area or the conservation area; and b) provides for the protection and enhancement of a high quality streetscape along a road with frontage to a public recreation area or a conservation area. 	<p>P36 Development for a non-residential use, other than development display and sales, caretaker’s dwelling and public recreation, which adjoins a public recreation area or a conservation area, provides a side and rear boundary clearance which meets or exceeds the side and rear boundary clearance standards specified in section 5.3 (Side and rear boundary clearance standards) in schedule 3 (Standards).</p>	<p>S36 N/A This development does not adjoin a public recreation or conservation areas.</p>
<p><i>Non-residential use adjoining a residential use</i></p>		
<p>S37 Development for a non-residential use, other than development display and sales, caretaker’s dwelling, a rural use and public recreation which adjoins a residential use, development display and sales and caretaker’s dwelling—</p> <ul style="list-style-type: none"> a) reflects the type, form, scale and density of development in the zone and sub-area; and b) provides a building setback and landscaping which are consistent with the existing and planned development in the zone and sub-area; and c) provides a parking area on the premises that addresses the road and does not adversely impact on adjacent development; and d) provides noise attenuation and privacy measures to an adjoining residential use. 	<p>P37.1 Development for a non-residential use other than development display and sales, caretaker’s dwelling, a rural use and public recreation which adjoins a residential use, development display and sales and caretaker’s dwelling, provides—</p> <ul style="list-style-type: none"> a) side and rear boundary clearance which meets or exceeds the side and rear boundary clearance standards specified in section 5.3 (Side and rear boundary clearance standards) in schedule 3 (Standards); and b) a landscape area within the road boundary clearance which meets or exceeds the road boundary clearance standards specified in section 5.2 (Road boundary clearance standards) in schedule 3 (Standards). 	<p>S37.1 Complies This development meets the side and rear boundary clearances as per S31.3 and meets the landscaping requirements as per S33.1.</p>

	<p>P37.2 Development for a non-residential use other than development display and sales, caretaker's dwelling, a rural use and public recreation which adjoins a residential use, development display and sales and caretaker's dwelling, limits access by a service vehicle to the non-residential use to between 7:00am and 6:00pm.</p>	<p>S37.2 No service vehicle will attend the site outside the specified hours.</p>
<i>Private pools</i>		
<p>S38 Development being building work for a private pool protects and enhances the personal health and safety of the persons using the private pool.</p>	<p>P38.1 Development being building work for a private pool provides that no more than 50% of the circumference of the private pool contains a landscape area.</p> <p>S38.2 Development being building work for a private pool is within the line of sight of a dwelling unit or a rooming unit.</p>	<p>S38.1 N/A This development does not involve a pool.</p> <p>S38.2 N/A This development does not involve a pool.</p>
<i>Energy efficiency</i>		
<p>S39 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> (a) maximising solar access to the north in winter; and (b) minimising solar access to the east and west in the summer; and (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds. 	<p>P39 None applicable.</p>	<p>S39 Complies This development will involve energy efficient buildings.</p>