

Appendix 1

Code Response

(Superseded Planning Scheme)

1.0 Mount Lindesay Corridor Zone Code

The Specific Outcomes for the Mt Lindesay Corridor Zone Code relevant to the proposed development are examined below:-

Specific Outcomes	Probable Solutions	Development Response
Consistent Development		
<p>SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.2.7 Consistent Development in the Mt Lindesay Corridor Zone.</p>	S1.1 No Solution is prescribed.	<p>Complies. All proposed land uses are identified as Consistent Development in the Minor Convenience Precinct.</p>
Amenity, Environmental Management and Greenspace		
<p>SO2 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and (b) has a built form which is consistent with the scale and form of development in the Zone generally; and (c) provides buffering between non-residential uses and residential uses; and (d) provides buffering between residential uses and major transport routes. 	S2.1 No Solution is prescribed.	<p>Complies. The proposed development will support surrounding land uses.</p> <p>It will provide a convenient service to residents of the area and will not adversely impact the amenity of the locality.</p> <p>Potential for future residential uses will not be impacted by the proposal.</p>
<p>SO3 Development -</p> <ul style="list-style-type: none"> (a) protects, enhances the value of areas of ecological significance and, where possible, provides for the areas to be linked; and (b) provides for areas of ecological significance to be retained in public ownership; and (c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided. 	S3.1 No Solution is prescribed.	<p>Complies. The part of the site proposed for the centre is not identified as having ecological value or significance.</p> <p>The proposed development will not impact on any surrounding areas that may have environmental value.</p>
<p>SO4 Development —</p> <ul style="list-style-type: none"> (a) protects and enhances scenic amenity; and (b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and (c) avoids encroachment upon areas identified as buffers for other development; and (d) (where involving Building 	S4.1 No Solution is prescribed.	<p>Complies. The frontage of the site is identified for urban purposes and is not of ecological value or significance.</p>

Specific Outcomes	Probable Solutions	Development Response
Work), is undertaken within defined building envelopes where lots are constrained by environmental factors.		
S05 Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S5.1 No solution is prescribed.	Not applicable.
Community Identity, Urban Design Principles and Image		
S06 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— (a) traffic within urban residential areas is managed effectively; and (b) there is no adverse impact on streetscape; and; (c) landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and (d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (e) the level of crime and the fear of crime, is not increased; and (f) the safe and efficient use of an existing or planned Community Care Centre is not disadvantaged	S6.1 No Solution is prescribed.	Not Applicable.
S07 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct, and Mixed Use Precinct is consistent with existing and intended scale and built form by providing that development— (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— i) height, mass and proportions; and ii) roof form and pitch; and iii) building materials, patterns, textures and colours and other decorative elements; and iv) windows and doors; and	S7.1 No Solution is prescribed.	Not applicable.

Specific Outcomes	Probable Solutions	Development Response
<p>v) verandahs, towers and eaves; and</p> <p>vi) fencing, landscaping and entry treatments; and</p> <p>vii) parking, manoeuvring and access areas; and</p> <p>viii) existing buildings, structures and plants; and</p> <p>(b) is consistent with the pattern of development shown on a structure plan map or master plan prepared for Jimboomba or Logan Village; and</p> <p>(c) has an attractive and functional appearance; and</p> <p>(d) is orientated toward the road network; and</p> <p>(e) contributes positively to streetscape and built form; and</p> <p>(f) is integrated with existing buildings; and</p> <p>(g) provides a cohesive built form.</p>		
SO8 Development is designed to provide for social interaction.	S8.1 No Solution is prescribed	Not applicable.
Community Services		
SO9 Development supports a range of community services commensurate with need.	S9.1 No Solution is prescribed.	Complies. The proposal does not compromise opportunities to establish new community services throughout the region.
SO10 Development provides for community services to be located in existing or planned nodes of urban development.	S10.1 No Solution is prescribed.	Complies. The subject site is in a locality identified for future growth. It accords with the Scheme and will not compromise the provision of community services in the urban localities.
SO11 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and community service facilities.	S11.1 No Solution is prescribed	Complies. The proposal does not compromise opportunities to establish new community services.
Cultural Heritage		
SO12 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S12.1. Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character.	Not Applicable. The proposed development is not adjoining or containing a site of cultural heritage significance.
Defence Facility Area		
SO13 Development does not compromise the operational capability of the defence	S13.1 No Solution is prescribed.	Not applicable.

Specific Outcomes	Probable Solutions	Development Response
establishment at Greenbank.		
Ecological Sustainability		
SO14 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S14.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> .	Complies. All necessary infrastructure required to service the proposed development will be provided.
SO15 Development conserves the use of non-renewable energy resources by providing that development— (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— (i) layout; and (ii) materials; and (iii) orientation on the site; and (iv) relationship to adjoining uses.	S15.1 No Solution is prescribed.	Complies. The proposal will be made as energy efficient as is practicable.
SO16 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.	S16.1 No Solution is prescribed	Complies. The proposed development will have no adverse impact on areas of ecological significance.
SO17 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna. <i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i>	S17.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in Planning Scheme Policy 3 – <i>Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species</i> . S17.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community. S17.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.	Not applicable. The development site is not affected by any State or regionally significant flora or fauna. The front of the subject site is best described as open grassland.

Specific Outcomes	Probable Solutions	Development Response
<p>S018 Development identifies, protects and enhances Ecologically Significant Areas (including their biodiversity) and other nature conservation values 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 design principles; and (d) environmental harm, environmental nuisance or a nuisance; and (e) an invasive weed or noxious plant; and (f) a contaminant or a waste; and (g) acid sulfate soils; and (h) a hazard or a disaster. <p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	S18.1 No Solution is prescribed.	Not applicable. See above comment.
Economic Development		
<p>S019 Development provides a range of employment opportunities for residents within the Zone.</p>	S19.1 No Solution is prescribed.	Complies. The proposed minor convenience centre will provide employment opportunities for local residents.
<p>S020 Development, being a 'Home Based Business' within the Rural Residential Precinct immediately to the east of the Industrial Precinct and fronting Quinzeh Creek Road, provides for Category 3 'Home Based Business' uses generally consistent with concept option A of the GHD Logan Village Industrial Area Study dated August 2001.</p>	S20.1 No Solution is prescribed.	Not Applicable.
<p>S021 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct, Minor Convenience Precinct and Industry Precinct provides a benefit to and satisfies both a community need and an economic need</p>	S21.1 No Solution is prescribed	Complies. The proposed development is within the Minor Convenience Precinct and will provide economic benefit to, and satisfy the needs of the community.

Specific Outcomes	Probable Solutions	Development Response
of the residents of the Zone.		
Housing		
SO22 Development provides a diversity of housing forms and a variety in housing types to meet the housing needs of the community.	S22.1 No Solution is prescribed.	Not Applicable.
SO23 Development being Aged Care Accommodation (and ancillary facilities) is carried out in the Residential Precinct.	S23.1 No Solution is prescribed.	Not Applicable.
SO24 Development being a House limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through— (a) providing a safe, efficient and legible road network; and (b) the location and design of development; and (c) integration with the surrounding development; and (d) the protection and enhancement of personal health, safety and property; and (e) achieving a sense of place.	S24.1 No Solution is prescribed.	Not Applicable.
SO25 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— (a) maximising solar access to the north in winter; and (b) minimising solar access to the east and west in summer; and (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds.	S25.1 No Solution is prescribed.	Not Applicable.
SO26 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.	S26.1 No Solution is prescribed.	Not Applicable.

Specific Outcomes	Probable Solutions	Development Response
Infrastructure Efficiency		
<p>S027 Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p>S27.1 Development is located in a Precinct suitable for the intended use.</p> <p>S27.2 Development is extended only where it can be readily supported by appropriate infrastructure.</p>	<p>Complies. The subject site is located adjacent to the Mt Lindesay Highway. All uses proposed within the minor convenience centre are identified as consistent development within this Precinct. The development is suitable for the site.</p> <p>Adverse impact on infrastructure is not anticipated.</p>
<p>S028 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.</p>	<p>S28.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i>.</p> <p>S28.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.</p>	<p>Complies. The development has been designed to ensure there is no detrimental impact on electricity infrastructure.</p> <p>The development will not have any adverse impact on the network.</p>
<p>S029 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.</p>	<p>S29.1 No Solution is prescribed.</p>	<p>Complies. Refer to comment above.</p>
Landscaping		
<p>S030 Development within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct and Minor Convenience Centre Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.</p>	<p>S30.1 No Solution is prescribed.</p>	<p>Will comply. The design of the proposed development is sensitive to the visual amenity and character on the locality. Appropriate landscaping will be undertaken to enhance the aesthetics of the development.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
<p>S031 Development within the Industry Precinct provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	<p>S31.1 No Solution is prescribed.</p>	<p>Complies. The design principles of the proposed development provide for an aesthetically pleasing streetscape, using landscaping and screening where necessary.</p>

Specific Outcomes	Probable Solutions	Development Response
Noise, Air and Light Emissions		
SO32 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration	S32.1 No Solution is prescribed.	Complies. The development is expected to have minimal adverse impact on the locality by way of noise emission and vibration given the low impact nature of the proposed uses. Appropriate business hours, consistent with council standards will ensure no adverse noise, air or light emissions will impact surrounding or future sensitive land uses. The proposed development is appropriately located within the Minor Convenience Centre Precinct. It is not anticipated to have any impact above expected noise levels associated with the uses intended for this locality. It should be noted that there is existing background noise generated by the adjacent highway and school. The proposed uses are not likely to generate any unacceptable increase in background levels.
SO33 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S33.1 No Solution is prescribed.	Complies. No significant adverse impacts by way of emission of dust, odour or other pollutants are expected as a result of the proposed land uses.
SO34. Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare	S34.1 No Solution is prescribed.	Complies. Some light emissions are to be expected from the Minor Convenience Centre, however it is anticipated to be within reasonable levels. The design of the Centre will help minimise any impact from light or glare emissions.
Open Space, Sport and Recreation Facilities		
SO35 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity	S35.1 No Solution is prescribed.	Not Applicable.
SO36. Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S36.1 No Solution is prescribed.	Not Applicable.
SO37. Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S37.1 No Solution is prescribed.	Not Applicable.
SO38 Development supports	S38.1 No Solution is prescribed.	Not applicable.

Specific Outcomes	Probable Solutions	Development Response
the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.		
Protection of Personal Health, Safety and Property		
SO39 Development is not to exacerbate or be adversely affected by flood events.	S39.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood. S39.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.	Complies. The layout of the proposed Centre has been designed to ensure all buildings avoid the area at risk of local flood impacts.
SO40 Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through— (a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and (b) the provision of entry points to buildings which are clearly visible; and (c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.	S40.1 Development does not provide— (a) a blind corner involving a change in direction of 75 degrees or greater; and (b) a pathway that is longer than 20 metres; and (c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.	Complies. All reasonable measures have been incorporated in the design to ensure the development provides for the personal safety of the public. The design of the Minor Convenience Centre will not obstruct surveillance of the site.
SO41 Development is sympathetic to natural hazard constraints	S41.1 Development avoids flood prone, landslide prone, and high bushfire hazard areas. S41.2 Development provides for building envelopes where lots are constrained by environmental factors.	Complies. The proposed building sites are not constrained by natural hazards.
SO42 Development, being a residential use, protects the personal health, safety and property of the community from the adverse impacts of chemical use, gases and other potential contaminants on the premises that would not be reasonably associated with the use.	S42.1 Development is not located on premises that are contaminated land.	Not Applicable.
Transport and Access		
SO43 Development protects and enhances existing and planned road transport	S43.1 No Solution is prescribed.	Complies. The proposed development is not expected to adversely impact on the surrounding road network.

Specific Outcomes	Probable Solutions	Development Response
infrastructure and rail transport infrastructure		Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.
<p>SO44 Development provides road transport infrastructure which—</p> <p>(a) services the development; and</p> <p>(b) integrates with the existing and planned road transport infrastructure; and</p> <p>(c) protects and enhances the road hierarchy.</p>	S44.1 No Solution is prescribed.	<p>Complies. The site is appropriately serviced with the required transport infrastructure. It is conveniently located with access to the Mt Lindesay Highway.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.</p>
<p>SO45 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.</p>	S45.1 No Solution is prescribed.	Complies. Please see above statement.
<p>SO46 Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba makes provision for public transport services which—</p> <p>(a) service the development; and</p> <p>(b) integrate with existing public transport services; and</p> <p>(c) protect and enhance the safe, efficient and legible operation of public transport services.</p>	S46.1 No Solution is prescribed.	Not Applicable.
Growth Management		
<p>SO47 Development in respect of land in the Mt Lindesay Corridor Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan. which provides that—</p> <p>(a) the land is not necessarily suitable for urban development; and</p> <p>(b) the land suitable for urban development is to be identified through consideration of constraints affecting the land; and</p> <p>(c) the timing and sequencing of development shall be determined through the structure planning and the local growth management strategy; and</p> <p>(d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to</p>	S47.1 No Solution is prescribed	<p>Complies. The proposed development is located within the Rural Living area under the South East Queensland Regional Plan 2009-2031. The proposal accords with the intent and provisions of the Regional Plan.</p>

Specific Outcomes	Probable Solutions	Development Response
development unless the development would not compromise the future use and planning of the Major Development Area.		
Intensity of Development		
SO48 Development being- (a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone; and (b) Reconfiguring a Lot is to comply with- i) the standards in Table 5.4.6B (Lot Design Specifications); and ii) the Regulatory Provisions of the South East Queensland Regional Plan.	S48.1 No Solution is prescribed.	Complies. The proposal accords with the scale of development promoted by the Planning Scheme and Regional Plan

In summary, the proposed development achieves the Specific Outcomes applicable to the Mt Lindesay Corridor Zone as demonstrated above.

The Specific Outcomes for the Minor Convenience Centre Precinct relevant to the proposed development are examined below:-

Specific Outcomes	Probable Solutions	Development Response
SO1 Development within the Minor Convenience Precinct exhibits a retail and commercial office character generally within single storey buildings and— (a) at Homestead Drive, Woodhill and Tamborine is typified by a limited range of small-scale convenience or speciality shopping activities and a very limited number of lower order professional offices and businesses; and (b) at John Collins Drive, Spring Mountain Drive and St Aldwyn Road is typified by only a limited range of small-scale convenience or speciality shopping activities.	S1.1 No Solution is prescribed.	Complies. The design of the proposed development is consistent with the intended character of Woodhill.
SO2 Development— (a) protects and enhances the role of the Precinct as a focus for a limited range of small-scale retail and convenience or	S2.1 No Solution is prescribed.	Complies. The proposed development incorporates those uses identified in the Scheme's Consistent Development Table as being consistent development. The proposed Minor Convenience Centre

Specific Outcomes	Probable Solutions	Development Response
speciality shopping activity; and (b) functions in an integrated manner alongside existing commercial, retail and business activity; and (c) protects existing and intended amenity; and (d) has a high level of accessibility to the local road network; and (e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.		is not expected to cause any adverse impact on the existing and intended amenity of the local area. The development will be conveniently accessible from the current road network.
S03 Development being Building Work and Engineering Work does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S3.1 No Solution is prescribed.	Complies. No adverse impact on existing or planned infrastructure is anticipated.

In summary, the proposed development achieves the Specific Outcomes applicable to the Minor Convenience Centre Precinct as demonstrated above.

2.0 Service Station Code

The Specific Outcomes prescribed exclusively for the Service Station Code are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
SO1 Development provides that the retail component of the use is ancillary to the use.	S1.1 Development provides that the maximum area of non-vehicular service related products is restricted to 75% of the sales floor area, excluding any area used for vehicle maintenance.	Complies. No more than 75% of the sales floor area will be used to provide non-vehicular services related products. The service station has been designed to contemporary standards and layouts. In addition to automotive products, convenience goods will be sold within the service station as is common for such uses.
SO2 Development is consistent with the character of the surrounding area.	S2.1 No Solution is prescribed.	Complies. The proposed development is expected to positively contribute to the services provided in the Woodhill area. The design of the development is sensitive to the area's character.
SO3 Development is landscaped in a manner which minimises visual intrusion.	S3.1 Development provides Screen Landscaping.	Complies The design of the proposed development ensures minimal visual intrusion.
SO4 Development has a minimal impact on the natural and built environment, having regard to— (a) water quality; and (b) air quality; and (c) soil quality; and (d) lighting.	S4.1 No Solution is prescribed. <i>Note: All relevant Environmental Protection Agency permits must be issued to conduct the environmentally relevant activity from the site.</i>	Complies. The service station will be operated and managed to ensure there is no environmental harm caused to the locality.
SO5 Development provides that all Buildings, structures and car parking areas are set back from the street frontage and the side and rear boundaries a distance which is appropriate to the efficient use of the site and the Streetscape character of the surrounding area.	S5.1 Development is located on a site with a minimum area of 1,500m ² . S5.2 Development provides that the fuel pumps, inlets to bulk storage tanks and canopies are set back a minimum of 7.5 metres from the road frontage. S5.3 Development provides that fuel pumps and inlets are located in accordance with AS1940-2004: <i>The storage and handling of flammable and combustible liquids.</i> S5.4 Development provides that all Buildings and other structures are set back— (a) a minimum distance of 10 metres from the road frontage; and (b) a minimum distance of— (i) 10 metres from the side and rear boundaries	Complies. The site area is in excess of 1500m ² and all fuel pump and inlets will be located in accordance with AS1940-2004. <i>The storage and handling of flammable and combustible liquids.</i> The domestic and truck fuel pumping stations well exceed setbacks of 7.5m from all road frontages as demonstrated on the Site Plan. All other buildings/structures comply with the stated setbacks. It is submitted that the proposed layout achieves an efficient use of the site and will not compromise the character of the locality. The Specific Outcome is achieved. Refer to Appendix 4 for Proposal Plan.

Specific Outcomes	Probable Solutions	Development Response
	<p>where adjoining an existing or proposed residential area; and</p> <p>(ii) 5 metres from the side and rear boundary where not adjoining an existing or proposed residential area.</p>	
<p>SO6 Development does not give rise to an increased risk to people's health, safety and general welfare.</p>	<p>S6.1 Development provides that fuel pumps and inlets are located in accordance with <i>AS1940-2004: The storage and handling of flammable and combustible liquids</i>.</p>	<p>Complies.</p> <p>As stated above all fuel pump and inlets will be located in accordance with <i>AS1940-2004. The storage and handling of flammable and combustible liquids</i>.</p>
<p>SO7 Development has safe and convenient vehicular and pedestrian access to and from the site.</p>	<p>S7.1 Development which is located on a corner site provides that at least one road frontage is a minimum length of—</p> <p>(a) 45 metres and has not more than 2 access points; or</p> <p>(b) 35 metres and has not more than 1 access point.</p> <p>S7.2 Development provides that the frontage of the site is marked with a kerb, or similar vehicular barrier for the full length, excluding crossovers.</p> <p>S7.3 Development which is located on a site, which has one road frontage, provides that the road frontage has a minimum length of 50 metres.</p>	<p>Complies.</p> <p>S7.1 N/A.</p> <p>S7.2 Treatment of the frontage will accord with Council's requirements.</p> <p>Crossovers will be designed and constructed in accordance with the subsequent Operational Works approval.</p> <p>S7.3 The site has frontage to the Mount Lindesay Highway of approximately 240 metres.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.</p>
<p>SO8 Development provides for adequate drainage work to ensure that all runoff is managed to reduce any offsite effects and to maintain the quality of water in local Waterways.</p>	<p>S8.1 No Solution is prescribed.</p>	<p>Complies. The proposed development is expected to have no adverse impacts with regard to stormwater management.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
<p>SO9 Development provides a gross pollutant trap capable of capturing a major oil or fuel spill.</p>	<p>S9.1 No Solution is prescribed.</p>	<p>Complies.</p> <p>Gross pollutants traps shall be provided as required to ensure any fuel or oil spills are contained within the site. Design details shall be submitted as part of the Operational Works application.</p>

In summary, the proposed development achieves the Specific Outcomes as demonstrated above. It complies with the Service Station Code.

3.0 Food Premises Code

The Specific Outcomes for the Food Premises Code relevant to the proposed development are examined below:-

Specific Outcomes	Probable Solutions	Development Response
<p>SO1 Development complements the style, scale and character of existing uses in the street and the surrounding local area and contributes positively to the Streetscape.</p>	<p>S1.1 Development provides that facade design and detailing complement traditional Building elements and that facades have a horizontal emphasis.</p> <p>S1.2 Development provides that Building frontage setbacks are consistent with adjoining frontage setbacks.</p> <p>S1.3 Development maintains traditional character through ensuring that Buildings incorporate the following—</p> <ul style="list-style-type: none"> (a) high pitched roof forms; and (b) rectangular Building plan forms; and (c) extensive use of timber, brick, corrugated iron or similar materials; and (d) additional detailing and fenestration. <p>S1.4 Development provides that where existing development provides a cantilevered or suspended awning or verandah the development provides a similar awning or verandah with a minimum height of 3 metres over the adjoining footpath for the full length of the Building on the street frontage or principal street frontage.</p> <p>S1.5 Development addresses the street frontage with the main entrance visible from the street.</p>	<p>Complies.</p> <p>S1.1 The proposed design complements traditional building elements.</p> <p>S1.2 The building line for the proposed convenience restaurant is consistent with that of the school, which is the only development in proximity of the proposed Centre.</p> <p>S1.3 The design of the Centre uses alternative design elements. A high standard of aesthetics is achieved.</p> <p>S1.4 N/A</p> <p>S1.5 The development appropriately addresses the highway.</p>
<p>SO2 Development incorporates landscaping compatible with the landscaping in the street in which the development is situated.</p>	<p>S2.1 No Solution is prescribed.</p>	<p>Complies. The design of the Minor Convenience Centre will include compatible landscaping adjacent to the Mt Lindesay Highway.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
<p>SO3 Development maintains the privacy and amenity of adjoining residential uses.</p>	<p>S3.1 Development provides a boundary setback with a minimum width of 5 metres at any interface with a Residential Precinct or Medium Density Residential Precinct.</p> <p>S3.2 Development provides for a 1.8 metre screen fence to be erected and maintained along the side and rear boundaries at any interface with a Residential Precinct or Medium Density Residential Precinct.</p>	<p>Complies. The layout of the proposed Minor Convenience Centre ensures privacy of existing and future residential uses in the locality.</p>

Specific Outcomes	Probable Solutions	Development Response
SO4 Development provides that light emissions, including from Advertising Devices, do not have an adverse effect on adjoining residential uses.	S4.1 Development ensures that illumination levels 1.5 metres outside the site do not exceed 8 lux. S4.2 Development provides that illuminated Advertising Devices are shielded and directed so that they do not cause glare or nuisance to surrounding residential uses.	Complies. As previously stated, some light emissions are to be expected from the development, however it is not expected to be at an unacceptable level. The design and layout of the development will help minimise any impact from light or glare emissions.
SO5 Development provides that noise emissions do not have an adverse impact on the amenity of nearby residential uses.	S5.1 Development which is within 100 metres of a Dwelling Unit— (a) operates only between sunrise and sunset; and (b) does not play amplified music.	Complies. The proposed Convenience Restaurant is not within 100 metres of a dwelling.
SO6 Development provides that the number of Advertising Devices erected is compatible with the existing character of the street in which the development is located and does not detract from the amenity of the surrounding area.	S6.1 Development provides that a maximum of two Advertising Devices are erected on the site.	Will Comply. Advertising devices will be erected in accordance with Council's requirements.
SO7 Development provides that a car parking area is not visually intrusive or the dominant feature of the development.	S7.1 Development provides that car parking areas are situated at the rear or side of the principal Building and are suitably screened. S7.2 Development provides that all vehicles under the control of the occupier or the occupier's staff are parked on the subject site and are suitably screened.	Complies. Car park design of the proposed development will ensure it is not visually intrusive or the dominant feature of the Centre.
SO8 Development ensures the safety and convenience of the users of the development and facilitates the safe and convenient use by customers.	S8.1 Development separates vehicle access to the site from pedestrian access. S8.2 Development provides that all loading and unloading of vehicles and delivery of goods to and from the premises is carried out within the curtilage of the site at all times.	Complies. The development has been designed to minimise the potential conflict points between vehicles and pedestrians. All deliveries will be made directly to the premises.

In summary, the proposed development achieves the Specific Outcomes applicable to the Food Premises Code as demonstrated above.

4.0 Retailing and Commercial Activity Code

The Specific Outcomes prescribed exclusively for the Retailing and Commercial Activity Code are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<p>SO1 Development complements the style, scale and character of existing uses in the street and the surrounding area and contributes positively to the Streetscape.</p>	<p>S1.1 Development provides that the facade design and detailing complement traditional Building elements and facades have a horizontal emphasis.</p> <p>S1.2 Development provides that the Building setback is consistent with the Building setback of adjoining land.</p> <p>S1.3 Development achieves a traditional character by incorporating one or more of the following—</p> <ul style="list-style-type: none"> (a) high pitched roof forms; or (b) rectangular Building plan forms; or (c) extensive use of timber, brick, corrugated iron or other similar materials. <p>S1.4 Development provides for a cantilevered or suspended awning or verandah with a minimum height of 3 metres over the adjoining footpath for the full length of the Building on the street frontage or principal street frontage.</p> <p>S1.5 Development addresses the street frontage with the main entrance visible from the street.</p> <p>S1.6 Development provides that car parking areas are located so that they do not become the dominant frontage feature.</p>	<p>Complies.</p> <p>S1.1 The design of the Centre will complement the character of the Woodhill locality.</p> <p>S1.2 The building setback is consistent with that of the neighbouring school.</p> <p>S1.3 The design of the Centre uses alternative design elements. A high standard of aesthetics is achieved.</p> <p>S1.4 N/A</p> <p>S1.5 The development appropriately addresses the highway.</p> <p>S1.6 The layout proposed ensures the parking area is not the dominant feature of the Centre.</p>
<p>SO2 Development maintains the privacy and amenity of adjoining residential uses.</p>	<p>S2.1 Development provides a minimum setback of 5 metres from any side or rear boundary where adjoining a Residential Precinct.</p> <p>S2.2 Development provides a 1.8 metre screen fence along the side and rear boundaries which adjoin a Residential Precinct.</p>	<p>Complies. There are no existing residential uses adjacent to the site. All required setbacks are exceeded.</p> <p>Further boundary treatment works are expected as part of the Stage 2 application.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
<p>SO3 Development provides that light emissions, including from an Advertising Device, do not have a significant adverse impact on the amenity of the surrounding area.</p>	<p>S3.1 Development provides that illumination levels 1.5 metres outside the site do not exceed 8 lux.</p> <p>S3.2 Development provides that an illuminated Advertising Device is shielded and directed so that they do not cause glare or nuisance to surrounding residential uses.</p>	<p>Complies. As previously stated, some light emissions are to be expected from this proposed development, however they are not expected to be at an unacceptable level. The design of the development will help minimise any impact from light or glare emissions.</p> <p>Advertising devices are expected to have negligible impacts on the amenity of the surrounding area.</p>
<p>SO4 Development provides that an Advertising Device,</p>	<p>S4.1 Development provides that a maximum of 2 Advertising Devices</p>	<p>Complies. As stated above, advertising devices are expected to have negligible impacts on the</p>

Specific Outcomes	Probable Solutions	Development Response
including the number of Advertising Devices, is compatible with the existing character of the street in which the site is located and do not detract from the amenity of the surrounding area.	are erected on the site.	amenity of the surrounding area.

In summary, the proposed development achieves the Specific Outcomes as demonstrated above. The proposal complies with the Retailing and Commercial Activity Code.

5.0 Infrastructure Overlay Code

The proposal has been assessed against the Infrastructure Overlay Code as the site is adjacent to a State-controlled Road.

The Specific Outcomes relevant to this proposal are examined below:-

Specific Outcomes	Probable Solutions	Development Response
Major Transport Routes, Other Transport Routes and Railways		
SO1 Development provides for bike, road or rail transport corridors	S1.1. Development reserves land required for the creation of a proposed road or rail transport corridor, or the widening of an existing transport corridor.	Complies. The Minor Convenience Centre is located adjacent to the Mount Lindesay Highway. All structures have been appropriately set back from the road frontage and will not adversely impact upon future expansion of the road corridor, if required.
SO3 Development maintains the acoustic amenity of residences and other sensitive uses.	S3.1 Development meets the following noise exposure levels, based on projected road traffic volumes assessed 1 metre in front of the most exposed part of the noise sensitive place— 63 dB(A) L10 (18 hour) for a public road; and 60 dB(A) for the highest one hour equivalent continuous A-weighted sound pressure level between 10.00 pm and 6.00 am; and 80 dB(A) for a single event maximum sound pressure level.	Complies. The development is not expected to be impacted by road noise. No sensitive uses are proposed.
SO6 Development limits the number of property accesses to the major transport routes consistent with the operational requirements of the major transport routes.	S6.1 No Solution is prescribed.	Complies. The location of the access has been designed to ensure the safety and efficiency of vehicular movement. No adverse impacts on existing or future infrastructure are expected. Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.
State Controlled Road		
SO7 Development, which is adjacent to a State controlled road, is located to minimise the impacts arising from the widening of the road on the amenity of the use.	S7.1 Development is sited a minimum distance of 10 metres from the boundary of the future proposed widening of a State controlled road. <i>Note: Information Sheet—"State controlled roads" provides a list of State controlled roads and information relating to development adjacent to such roads.</i>	Complies. The buildings have been set back a minimum of 10 metres from the Mt Lindesay Highway, which will enable any future widening or other roadworks should they be required in the future.

In summary, the proposal achieves the prescribed Specific Outcomes of this Code as demonstrated above. Accordingly, the proposal complies with the Infrastructure Overlay Code.

6.0 Catchment Management, Waterways and Wetlands Overlay Code

The proposal has been assessed against the Catchment Management, Waterways and Wetlands Overlay Code as the site is traversed by an Order 2 Stream.

The Specific Outcomes relevant to this proposal are examined below:-

Specific Outcomes	Probable Solutions	Development Response
Ecological Assessment and Development Design		
<p>SO1 Development protects and enhances the ecological functioning and associated Nature Conservation Values of catchments, waterways, wetlands and adjacent areas.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of—</i></p> <p>(a) <i>an Ecological Assessment Report, prepared by a suitable qualified person addressing the information in Planning Scheme Policy 3 – Ecological Assessment Reporting; and</i></p> <p>(b) <i>a Vegetation Management Plan prepared by a suitably qualified person addressing the information in Planning Scheme Policy 4 – Vegetation Management Plan.</i></p>	<p>S1.1 No Solution is prescribed.</p>	<p>Complies. The proposed development is not anticipated to have any adverse impact on the Order 2 Stream which traverses the site.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
<p>SO2 Development provides that vehicular or pedestrian access ways that cannot avoid and must cross over or through a Waterway, Wetland, aquatic or riparian communities on the site—</p> <p>(a) minimise the area and form of disturbance; and</p> <p>(b) facilitate the unimpeded movement of water and fauna; and</p> <p>(c) provides compensatory habitat using locally occurring native vegetation.</p>	<p>S2.1 No Solution is prescribed.</p>	<p>Complies. The design of the proposed development ensures that vehicle and pedestrian access to the subject site does not cause any harmful impact on the relevant waterway.</p>
<p>SO3 Development maintains, protects and enhances the instream habitat for aquatic flora and fauna, bank stability and channel integrity from degradation.</p>	<p>S3.1 Development does not involve the lining or engineering of a stream channel, bed or banks, except where essential works are required to rectify a pre-existing problem.</p> <p>S3.2 Development provides that instream habitat elements such as fallen logs, overhangs and rocks are left in place, replaced or restored.</p> <p>S3.3 Development provides for</p>	<p>Complies. The proposed development is not expected to have an adverse impact on the quality and function of the relevant waterway.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>channel designs that simulate natural Waterway conditions with meanders, pools, riffles, and bars where practical.</p> <p>S3.4 Development provides that hydraulic conditions allow for the presence or establishment of a vegetated (closed canopy) waterway area to improve bank stability and in-stream ecological values.</p>	
<p>SO4 Development incorporates best practice water quality management including water sensitive urban design to protect, maintain and enhance water quality values of Waterways and Wetlands.</p>	<p>S4.1 No Solution is prescribed.</p>	<p>Complies. The design of the proposed development incorporates best practice water quality management measures to ensure no adverse impact occurs on the local waterways.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
<p>SO5 Development retains or establishes a riparian Buffer to a Waterway or Wetland to maintain and enhance ecological functioning, water quality, habitat values and associated Nature Conservation Values.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of—</i></p> <p>(a) <i>an Ecological Assessment Report, by a suitably qualified person, which identifies the values and functions of the waterway, wetland, aquatic and riparian areas and their associated Nature Conservation Values on and adjacent to the site; and demonstrating that the proposed Buffer is of a sufficient width and type to protect the identified values.</i></p>	<p>S5.1 Where a vegetated Buffer is appropriate, development provides a riparian Buffer calculated in accordance with Schedule 4 (Catchment Management – riparian Buffer Zone Determination).</p> <p>S5.2 Development in the Tamborine Mountain Zone ensures buildings and waste water disposal areas maintain a minimum setback distance of 50 metres from -</p> <p>(a) Sandy Creek;</p> <p>(b) Guanaba Creek; and</p> <p>(c) Cedar Creek.</p> <p>S5.3 Development provides a Buffer Zone to a Waterway or Wetland is either dedicated as open space or protected through the application of a Conservation Envelope.</p>	<p>Complies. Works within the watercourse area will be subject to detailed design and further approval from Council.</p>
Protection of Ecologically Significant Areas		
<p>SO6. Development protects and enhances Ecologically Significant Areas including Waterways, Wetlands, riparian and aquatic vegetation and habitat for State and regionally significant flora and fauna.</p>	<p>S6.1 Development provides a Buffer Zone to a Waterway, Wetland, aquatic or riparian community in accordance with Schedule 4 (Catchment Management—Riparian Buffer Zone Determination).</p> <p>S6.2 Development –</p> <p>(a) locates outside of a Buffer Zone to a Waterway, Wetland, aquatic or riparian community; and</p> <p>(b) does not involve the clearing or disturbance of riparian vegetation associated with a Waterway, Wetland or aquatic habitat; and</p> <p>(c) does not involve the clearing</p>	<p>Not Applicable. Areas of ecological significance are not identified within the area of the site proposed for development.</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>or disturbance of habitat for State or regionally significant flora and fauna as identified in Appendix C – Significant Flora and Fauna Species of Planning Scheme Policy 3 – Ecological Assessment Reporting; and</p> <p>(d) rehabilitates cleared or degraded areas of riparian vegetation to a Waterway or Wetland using locally occurring native species complementary to the values of the riparian community; and</p> <p>(e) provides that a Buffer Zone to a Waterway or Wetland is either dedicated as open space or protected through the application of a Conservation Envelope.</p>	
<p>SO7 Development adjacent to or within 100 metres of a Wetland listed in the <i>Directory of Important Wetlands in Australia</i> maintains, protects or rehabilitates the Nature Conservation Values and long term hydrological and ecological functioning of the Wetland.</p>	<p>S7.1 Development -</p> <p>(a) does not involve the clearing, disturbance or modification to a Wetland; and</p> <p>(b) provides a 100 metre Buffer; and</p> <p>(c) locates outside the Buffer Zone to the Wetland; and</p> <p>(d) does not involve the clearing or disturbance of vegetation communities associated with a Wetland; and</p> <p>(e) rehabilitates a cleared or degraded Wetland area using locally occurring native species complementary to the Wetland community; and</p> <p>(f) provides that the Wetland and the Buffer Zone is either dedicated as open space or protected through the application of a Conservation Envelope.</p>	<p>Not Applicable.</p>
<p>SO8 Development avoids adverse impacts from sediment, nutrient filtration and ground water seepage to protect water quality values and the ecological and hydrological functioning of a Waterway, Wetland and riparian community.</p>	<p>S8.1 Development provides a Buffer Zone in accordance with Schedule 4 (Catchment Management—Riparian Buffer Zone Determination).</p>	<p>Complies. The proposed development is not expected to have any adverse impact from sediment, nutrient filtration or ground seepage.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
Rehabilitation and Maintenance Works		
<p>SO9 Development provides that a degraded Wetland, riparian community or Waterway is rehabilitated to enhance ecological functioning and habitat values.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of an Ecological Assessment Report and a rehabilitation plan, by a</i></p>	<p>S9.1 Development provides that the full length of a degraded, cleared or otherwise disturbed Waterway, riparian community or Wetland is rehabilitated using locally occurring native species that—</p> <p>(a) reflects the species composition of native remnant vegetation on the site and surrounds; and</p> <p>(b) consolidates existing habitats on the site; and</p>	<p>Not Applicable.</p>

Specific Outcomes	Probable Solutions	Development Response
<p><i>suitably qualified person, addressing the information in Planning Scheme Policy 2 – the Specific Information Local Authority may Request and Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>(c) does not displace native flora species or degrade fauna habitat; and</p> <p>(d) does not materially alter natural water flow paths.</p>	
Water quality management		
<p>SO10. Development maintains, protects or enhances the natural hydrological regimes and water quality values of Wetlands and Waterways, including water quality, quantity and surface and groundwater conditions.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of a sediment and erosion control management plan, prepared by a suitably qualified person addressing the information in Planning Scheme Policy 2 – the Specific Information Local Authority may Request.</i></p>	<p>S10.1 Development incorporates best practice stormwater quality management including but not limited to—</p> <p>(a) water sensitive urban design principles; and</p> <p>(b) methods to treat stormwater prior to discharging into a wetland or waterway to remove or reduce contaminants such as sediment, litter, and excess nutrients; and</p> <p>(c) discharging stormwater at appropriate locations on a Waterway; and</p> <p>(d) ensuring the velocity, quantity and quality of stormwater does not degrade the water quality and Nature Conservation Values of the Waterway or Wetland.</p> <p>S10.2 Development does not involve the use of chemical fertilisers, herbicides, or pesticides in a Waterway, riparian area or Wetland Buffer Zone.</p> <p>S10.3 Development does not alter existing flows of surface and underground water through the construction of flow channels or the redirection or interruption of flows, including areas immediately upslope or upstream of the Wetlands.</p> <p>S10.4 Development ensures that water and water flows are retained on the original surface area wherever possible through the use of retention and detention systems that are designed to maximise ecological values.</p>	<p>Complies. The proposed development is not anticipated to have any adverse impact on the Order 2 Stream which traverses the site.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
<p>SO11 Development protects Wetlands and Waterways and their associated Nature Conservation Values from the adverse impacts of on-site sewage treatment systems.</p>	<p>S11.1 No Solution is prescribed.</p>	<p>Complies. On site sewerage treatment will be constructed to council standards and will be located so as to avoid the waterway traversing the site.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
Ecological Corridors		
<p>SO12 Development maintains, protects and enhances Ecological Corridors to link Waterway, Wetland and riparian areas, to facilitate the movement of native flora and</p>	<p>S12.1 No Solution is prescribed.</p>	<p>Not Applicable.</p>

Specific Outcomes	Probable Solutions	Development Response
<p>fauna along these corridors.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by an Ecological Assessment Report prepared by a suitably qualified and experienced person, which identifies Ecologically Corridors linking significant Wetland, aquatic, and riparian areas on and adjacent to the site.</i></p>		
Access		
<p>SO13. Development provides for public access to the Waterway which is appropriately located and designed to minimise visual and ecological impacts.</p>	S13.1 No Solution is prescribed.	Not Applicable.
Nature Conservation Areas and World Heritage Areas		
<p>SO14 Development maintains, protects or enhances the ecological values and functions of a local nature conservation area, regional nature conservation area or World Heritage Area from stormwater or groundwater impacts.</p>	S14.1 No Solution is prescribed.	Not Applicable.
Tidal Influence Areas		
<i>Note: The lower reaches of the Logan River fall within a Tidal Influence Area.</i>		
<p>SO15 Development in or adjoining a tidal area maintains and protects the Erosion Prone Area and its ability to function as a Buffer for physical coastal processes, without the need for property protection works.</p> <p><i>Note: The Tidal Influence Area is indicative only. Refer to the statutory Erosion Prone Area Plan – SC 4071 to determine the extent of the Erosion Prone Area. The Erosion Prone Area for Beaudesert Shire includes all Queensland waters to the limit of highest astronomical tide (HAT). The landward boundary of the area is defined as a line measured 40m landward of the plan position of the mean high water spring tide level (MHWST), whichever provides the greatest width.</i></p>	<p>S15.1 Development other than tidal works is set back a minimum distance of 80 metres from the high bank of the tidal area or, is located outside of the Erosion Prone Area, whichever provides the greatest distance;</p> <p>S15.2 Development in or adjoining a tidal area does not involve hard property protection works such as concrete revetments or boulder walls.</p> <p>S15.3 For existing developed areas, development is set back a distance from the tidal area equal to or greater than the building line established by existing buildings on the site.</p>	Not Applicable.
<p>SO16. Development maintains, protects and enhances the banks of natural tidal Waterways and their associated ecological and Nature Conservation Values in a natural state.</p>	S16.1 No Solution is prescribed.	Not Applicable.

In summary, the proposal achieves the prescribed Specific Outcomes of this Code as demonstrated above. Accordingly, the proposal complies with the Catchment Management, Waterways and Wetlands Overlay Code.

7.0 Advertising Devices Code

Whilst specific details of the proposed signage is unknown at this point, a general assessment of the development against the Advertising Devices Code is provided below:-

Specific Outcomes	Probable Solutions	Development Response
Built Form and Signage Location—General		
<p>SO1 Development provides that Advertising Devices fixed to Buildings are appropriately located, scaled and designed to enhance the appearance of the subject Building.</p>	<p>S1.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations).</p>	<p>Will comply.</p> <p>Details of proposed advertising are not known at this stage. Any signage placed on the buildings will respect the form, character and integrity of the structure.</p> <p>It is anticipated that the conditions of approval will seek to ensure all signage comply with the relevant provisions of the Scheme.</p>
<p>SO2 Development provides that an Advertising Device—</p> <p>(a) does not extend beyond or obscure any part of the outline of the Building, structure or fence; and does not obstruct or obscure any architectural design features, window or door frame, verandah balustrade, bargeboard, exposed decorative bracket, cornice, gable, parapet, quoin or other decorative feature; and</p> <p>(b) is located and designed to minimise visual clutter on the Building and the Streetscape; and complements the design of the Building and the Streetscape; and</p> <p>(c) presents an attractive outlook to all public places; and</p> <p>(d) does not create a hazard or nuisance in terms of—</p> <p>(i) lighting, glare or reflectivity; and</p> <p>(ii) clearance for pedestrians; and</p> <p>(iii) the movement of goods along or across a footpath or carriageway; and</p> <p>(iv) obstructions or distractions to road users, including providing access to loading or parking areas; and</p> <p>(v) obstruction of windows or doorways; and</p>	<p>S2.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations).</p> <p>S2.2 Development within the Gallery Walk Precinct or Curtis Falls Precinct provides that any material advertising the tourist business (including an Advertising Device on a Building or a freestanding sign) is limited to the equivalent of 1 double sided sign with a sign face area of 2m² on each side or 1 single sided sign with a sign face area of 4m².</p>	<p>Will comply.</p> <p>The proposal will achieve this outcome by ensuring signs are located on the structures in accordance with Appendix 1 of this Code.</p>

Specific Outcomes	Probable Solutions	Development Response
(f) where located in Curtis Falls Precinct or Gallery Walk Precinct is compatible with the existing character of the surrounding area.		
Total Sign Face Area		
SO3 Development provides that the total sign face area per site, is complementary to the character of the surrounding area.	<p>S3.1 Development in a Rural or Open Space Area has a total sign face area per site which does not exceed 5m².</p> <p>S3.2 Development in a Residential Area, has a total sign face area per site which does not exceed 1.5m², except where the site is used for an approved or lawful non-residential use in a non-residential Building, in which case the total sign face area does not exceed 5m².</p> <p>S3.3 Development in a Business and Industry Area has a total sign face area which does not exceed 10m² for every 10 metres of site frontage, or 40m² in total, whichever is the lesser area.</p> <p>S3.4 Development in a Special Area has a total sign face area which does not exceed 5m².</p>	<p>Will comply.</p> <p>The proposal will achieve this outcome. The signage will endeavour not to detract from the visual quality of the site or the character of the locality.</p>
Illumination of Advertising Devices		
<p>SO4 Development provides that the level of illumination for an Advertising Device—</p> <p>(a) is consistent with the nature of the surrounding area; and</p> <p>(b) does not create a nuisance to the surrounding area.</p>	<p>S4.1 Development provides that the luminance level for an Advertising Device is—</p> <p>(a) 400 cd/m² in a business area; and</p> <p>(b) 300 cd/m² in all other areas.</p> <p>S4.2 Development provides that illuminated Advertising Devices are only provided for businesses that are open or operate at night.</p>	<p>Will comply.</p> <p>A pylon sign is likely to be erected at the front of the site. The luminance level of the sign shall comply with Council's standards.</p>
SO6 Development provides that all conduits, wiring, switches or other electrical apparatus are concealed from general view.	S6.1 No Solution is prescribed.	<p>Will comply.</p> <p>Whilst details of such work are obviously not available at this point, the development is capable of being constructed in accordance with best practices and thereby ensuring compliance with this requirement.</p>
Awning Fascia Signs		
SO10 Development being an Awning Fascia Sign complements any existing Awning Fascia Sign on adjoining sites.	<p>S10.1 Development being an Awning Fascia Sign is contained within the outline of a fascia.</p> <p>S10.2 Development being an Awning Fascia Sign does not extend beyond 100 millimetres from the fascia line of the awning.</p>	<p>Will comply.</p> <p>The proposal will achieve this outcome by ensuring future signage is contained within the outline of the fascia.</p>
Pylon Signs		
SO32 Development being a Pylon Sign in an area, other	S32.1 No Solution is prescribed.	Will comply.

Specific Outcomes	Probable Solutions	Development Response
than a Business and Industry Area, is associated with an approved or lawful non-residential use in a non-residential Building.		A Pylon Sign is expected to be erected and will be designed and located to comply with this Specific Outcomes and in accordance with Council standards.
SO33 Development being a Pylon Sign is located as close to the centre of the site frontage as is reasonably possible.	S33.1 Development being a Pylon Sign is located at the front of the property it is promoting. S33.2 Development being a Pylon Sign does not project beyond the boundary of a property and is located at least 3 metres from a side boundary.	Will comply. Any pylon sign is to be located adjacent to the Mt Lindesay Highway access. Signage will not project beyond the boundary of the site.
SO34 Development being a Pylon Sign which is illuminated involves— (a) internal illumination; or (b) other forms of lighting where there is no adverse impact on any nearby site or public street.	S34.1 No Solution is prescribed.	Will comply
SO35 Development being a Pylon Sign is located within a landscaped setback area and complements the materials and plantings within the landscaped area.	S35.1 No Solution is prescribed.	Will comply
SO36 Development being a Pylon Sign does not detract from the Streetscape character.	S36.1 Development being a Pylon Sign has a maximum— (a) cumulative sign face area of 20m ² ; and (b) of 2 faces, which are perpendicular to the street frontage. S36.2 Development provides for a maximum of 1 Pylon Sign per site. S36.3 Development provides that where a site contains more than 1 business, the Pylon Sign allows for each business to be advertised on the same Pylon Sign. S36.4 Development being a Pylon Sign provides that supporting structures are not visible from public streets or adjoining sites.	Will comply.

In summary, the development is capable of achieving the relevant Specific Outcomes of this Code as demonstrated above. Accordingly, the proposal will achieve compliance with the Advertising Devices Code.

8.0 Parking and Servicing Code

The Specific Outcomes for the Parking and Servicing Code relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<p>SO1 Development provides for sufficient vehicle parking on-site to meet the demand likely to be generated by the development having regard to—</p> <ul style="list-style-type: none"> (a) any existing parking facilities on the site and the premises they service; and (b) the feasibility of physically providing parking on-site; and (c) the hours of operation of the proposed use and the opportunity for sharing parking spaces with other uses; and (d) the availability of public parking in the surrounding area; and (e) the content of any Planning Scheme policy or infrastructure Charges Plan dealing with monetary contributions in lieu of providing on-site parking; and (f) existing and future traffic conditions in the surrounding area. 	<p>S1.1 Development provides for on-site vehicle parking spaces in accordance with Table 5.3.15A (Car and Service Vehicle Parking).</p> <p>S1.2 Development provides that all off-street parking areas are constructed and available for use before the use commences.</p>	<p>Complies.</p> <p>Parking provision is compliant with the rate specified in the Planning Scheme.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.</p>
Vehicle Access		
<p>SO2 Development provides that vehicle access arrangements are appropriate for the—</p> <ul style="list-style-type: none"> (a) capacity of the parking area; and (b) volume, frequency, and type of vehicle usage; and (c) function and configuration of the access road; and (d) ensuring the safety of drivers and pedestrians; and (e) free influx of traffic into parking areas; and (f) unimpeded access for emergency and essential service vehicles; and (g) prevention of adverse effects on traffic movements on streets external to the site. 	<p>S2.1 Development provides vehicle accesses and queuing areas that comply with <i>AS2890</i>.</p> <p>S2.2 Development provides that no parking or turning movements or intersection aisles are provided in vehicle queuing areas.</p> <p>S2.3 Development provides that where access driveways are to cater for a high volume and turnover of vehicles, accesses are located—</p> <ul style="list-style-type: none"> (a) off side roads rather than main thoroughfares; and (b) away from areas of high pedestrian traffic; and (c) so that right turning traffic movements do not obstruct through traffic; and (d) so that the access does not conflict with the operation of bus stops, taxi ranks, and pedestrian crossings. 	<p>Complies. The proposed development complies with all council parking standards.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016..</p>

Specific Outcomes	Probable Solutions	Development Response
<p>SO3 Development provides that vehicle accesses have minimal adverse effects on the—</p> <ul style="list-style-type: none"> (a) safety and efficiency of the access road; and (b) integrity of infrastructure within the road reserve; and (c) amenity of premises in the surrounding area. 	<p>S3.1 Development provides that the maximum number of driveways accessing a Lot or premises is one, unless it can be demonstrated that multiple driveways will improve ingress/egress, internal traffic operation and pedestrian safety without comprising the safety and efficiency of the access road.</p>	<p>Complies. See comment above</p>
Car Park Design		
<p>SO4 Development provides that the siting of a parking area has regard to—</p> <ul style="list-style-type: none"> (a) the type of road frontage; and (b) the safety and convenience of ingress and egress points; and (c) the effect of vehicle parking on adjacent uses; and (d) minimisation of vehicle and pedestrian conflicts; and (e) potential for site landscaping; and (f) issues relating to public safety and security; and (g) linkages between car parks on adjacent properties; and (h) co-location and multi-use opportunities for shared parking arrangements. 	<p>S4.1 No Solution is prescribed.</p>	<p>Complies. The design of the parking area is considered appropriate for a Minor Convenience Centre.</p>
<p>SO5 Development provides that the parking spaces are—</p> <ul style="list-style-type: none"> (a) useable by the occupants and visitors including disabled persons; and (b) easily accessible from the Building; and (c) located to encourage off-street parking; and (d) located and designed to maintain or improve the character of the surrounding area; and (e) located within the development site. 	<p>S5.1 Development provides that—</p> <ul style="list-style-type: none"> (a) entry and exit points to the car park are clearly signposted; and (b) all parking spaces are freely available for use by a development's staff and visitors during the business hours of the use; and (c) visitor and customer car spaces are located in the most accessible position to the main entrance of the Building; and (d) above ground or multi-level parking areas are designed, articulated and use finishes of a quality equal to or better than adjoining development; and (e) 60% of the car parks for non-residential development are easily visible from the street. 	<p>Complies. The parking area will be available to members of the public and staff. Disabled parking spaces have been provided close to the entrance of the buildings.</p> <p>A number of parking spaces have been located in close proximity to the buildings allowing safe and convenient access.</p> <p>Signage will be determined as part of the subsequent operational works application..</p>
<p>SO6 Development provides that the parking area has—</p> <ul style="list-style-type: none"> (a) clearly marked parking spaces of adequate 	<p>S6.1 Development provides that the vehicle parking area is designed in accordance with <i>AS2890.1 – Parking Facilities – Off-Street Car Parking</i>,</p>	<p>Complies. The vehicle areas have been designed to Australian Standards and will be constructed accordingly.</p> <p>The design allows for an unobstructed</p>

Specific Outcomes	Probable Solutions	Development Response								
<p>dimensions; and</p> <p>(b) adequate manoeuvring area for parking spaces; and</p> <p>(c) a clear, safe, and effective circulation system; and</p> <p>(d) sufficient queuing area for vehicles entering or leaving the site.</p>	<p>except that small car parking is—</p> <p>(a) limited to a maximum of 10% of the total spaces provided; and</p> <p>(b) physically separated from standard sized spaces; and</p> <p>(c) signposted as small car parking.</p> <p>S6.2 Development provides that the layout of the parking area assists in controlling traffic circulation and parking movements, and in limiting vehicle speeds.</p> <p>S6.3 Development provides that no parking or turning movements or intersection aisles are located in a queuing area.</p> <p>S6.4 Development provides queuing spaces in accordance with the table below—</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;"><u>Static capacity of car park</u></th> <th style="text-align: center;"><u>Queue spaces</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1 to 60 spaces</td> <td style="text-align: center;">2</td> </tr> <tr> <td style="text-align: center;">61 to 100 spaces</td> <td style="text-align: center;">3</td> </tr> <tr> <td style="text-align: center;">Greater than 100 spaces</td> <td style="text-align: center;">As per table 3.3, AS 2890.1</td> </tr> </tbody> </table> <p>S6.5 Development which is located on a minor road, provides one queuing space with a minimum length of 6 metres measured from the property boundary.</p>	<u>Static capacity of car park</u>	<u>Queue spaces</u>	1 to 60 spaces	2	61 to 100 spaces	3	Greater than 100 spaces	As per table 3.3, AS 2890.1	<p>queuing space as required.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.</p>
<u>Static capacity of car park</u>	<u>Queue spaces</u>									
1 to 60 spaces	2									
61 to 100 spaces	3									
Greater than 100 spaces	As per table 3.3, AS 2890.1									
<p>S07 Development provides that vehicle parking does not have an adverse effect on the natural environment.</p>	<p>S7.1 Development does not have an adverse effect on existing street trees.</p> <p>S7.2 Development provides that where any part of a parking area is designated and used as a vehicle cleaning or washing area that contaminants are not released into the environment.</p> <p>S7.3 Development ensures that a parking area with a capacity in excess of 100 vehicles is designed with an appropriately located, gross pollutant trap.</p>	<p>Complies.</p> <p>S7.1 There are no existing street trees in this section of the subject site.</p> <p>S7.2 Not Applicable.</p> <p>S7.3 Not applicable.</p>								
<p>S08 Development provides that the parking area minimises the effects of heat radiation, glare, dust, and noise on the amenity of the surrounding area.</p>	<p>S8.1 Development provides for Screen Landscaping and Aesthetic Landscaping throughout the parking area.</p> <p>S8.2 Development provides that parking spaces are sealed.</p> <p>S8.3 Development provides for a</p>	<p>Complies.</p> <p>S8.1 Landscaping is to be established along the frontage to enhance the aesthetics of the development.</p> <p>S8.2 The parking area will be sealed and constructed in accordance with Council's</p>								

Specific Outcomes	Probable Solutions	Development Response
	<p>solid 1.8 metre fence or wall along rear and side boundaries of the parking area where the parking area adjoins a residential or other noise-sensitive use.</p> <p>S8.4 Development provides for shade structures in a parking area with a capacity in excess of 100 vehicles.</p>	<p>requirements.</p> <p>S8.3 Complies.</p> <p>S8.4 Not applicable.</p>
SO9 Development provides for safe and segregated pedestrian paths within the parking area that provide access to the use.	S9.1 No Solution is prescribed.	<p>Complies.</p> <p>Safe and direct/convenient access from the parking area to the entrance to the buildings is achieved.</p>
Service Vehicle Provision		
<p>SO12 Development provides for the loading, unloading, manoeuvring, and access by service vehicles on-site in a manner that—</p> <p>(a) is sufficient for the service vehicles to gain ready access to loading or unloading facilities associated with the uses on site; and</p> <p>(b) is safe and efficient; and</p> <p>(c) does not impede vehicular and pedestrian circulation within or external to the site; and</p> <p>(d) does not detract from the amenity of the locality and in particular adjoining properties.</p>	<p>S12.1 Development provides for service parking in accordance with Table 5.3.15A (Car and Service Vehicle Parking).</p> <p>S12.2 Development provides for service bays and access driveways in accordance with the provisions of <i>AS2890.2 – 1989 – Off Street Parking – Commercial Vehicle Facilities</i>.</p> <p>S12.3 Development provides that service vehicles can enter and exit the site in a forward direction.</p> <p>S12.4 Development provides that service vehicle loading and unloading areas are screened from view from adjacent incompatible uses.</p>	<p>Complies.</p> <p>S12.1 SRV spaces will be provided which will enable safe and convenient loading and unloading of goods and materials.</p> <p>S12.2 The access driveways will accord to Council standards.</p> <p>S12.3 All vehicles can enter and exit the site in forward gear. The development has adequate space for vehicle manoeuvring.</p> <p>S12.4 The adjoining uses (current and future) are compatible with the proposed development. Building orientation combined with landscaping provides adequate screening of the development along the street frontages and side and rear boundaries.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.</p>
SO13 Development provides that refuse trucks are able to readily access on-site refuse storage facilities.	<p>S13.1 Development provides for access and manoeuvring areas for an on-site refuse storage facility to enable access by a refuse collection vehicle in accordance with <i>Austroads Standards Australia, HB72 Design Vehicles and Turning Path Templates</i>.</p> <p>S13.2 Development provides that extra pavement depth is provided on the route the refuse truck will take through the car park.</p>	<p>Complies.</p> <p>S13.1 A refuse vehicle/truck can enter the premises and manoeuvre on site.</p> <p>S13.2 The parking area will be constructed to Council standards. It is anticipated that the approval will reflect such requirements.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.</p>
Parking for People with Disabilities		
SO14 Development provides that vehicle parking for people with disabilities is provided in sufficient numbers and is well located, and has appropriate dimensions to meet user needs.	<p>S14.1 Development provides that vehicle parking for people with disabilities is located in close proximity to main Building entries or uses.</p> <p>S14.2 Development provides parking spaces for people with disabilities at the rates specified in <i>Appendix C of AS 2890.1, Part 1: Off Street Car Parking</i>.</p> <p>S14.3 Development provides that parking spaces for people with</p>	<p>Complies.</p> <p>S14.1 Parking spaces for people with disabilities will be provided with convenient access to the buildings.</p> <p>S14.2 The appropriate number of spaces will be provided.</p> <p>S14.3 The space will be designed to Australian Standards.</p> <p>S14.4 The parking spaces will be close to the buildings and will have direct access to</p>

Specific Outcomes	Probable Solutions	Development Response
	<p>disabilities are designed in accordance with <i>Appendix C of AS 2890.1, Part 1: Off Street Car Parking</i>.</p> <p>S14.4 Development provides that pathways and ramps link disabled car spaces with the entrances to Buildings or uses, in accordance with <i>AS1428.1: Design for Access and Mobility</i>.</p> <p>S14.5 Development provides for readily visible signs at the entrance to the car park and within the car park to indicate the location of disabled parking and disabled access ways to destinations within the site.</p>	<p>the front entrance.</p> <p>S14.5 Signage will be provided where required. The disabled spaces will be appropriately marked.</p>
Lighting		
<p>SO17 Development provides for lighting to increase safety and security in and around parking areas.</p>	<p>S17.1 Development provides for security lighting in accordance with <i>AS 4282 – 1997 – The Control of Obtrusive Effects of Outdoor Lighting</i>.</p> <p>S17.2 Development provides that night lighting is controlled by photoelectric cells rather than time switches.</p> <p>S17.3 Development provides that areas not intended for night use are closed off from public access.</p> <p>S17.4 Development provides that—</p> <p>(a) light spillage onto adjoining land and roadways is avoided; and</p> <p>(b) illumination levels outside the boundary of the site do not exceed 8 lux when measured 1.5 metres outside the boundary of the site at any level upwards from the ground.</p> <p>S17.5 Development provides that lighting is appropriately placed to avoid shadows and glare which might put pedestrians or vehicles at risk (i.e. lighting sources are shielded</p>	<p>Complies.</p> <p>S17.1 Security lighting in accordance with <i>AS 4282 – 1997 – The Control of Obtrusive Effects of Outdoor Lighting</i> will be installed within the proposed development</p> <p>S17.2 All night lighting will be controlled by photoelectric cells where required.</p> <p>S17.3 Not Applicable.</p> <p>S17.4 The Illumination levels associated with the development will not exceed 8 lux outside of the boundary of the subject site.</p> <p>17.5 Lighting will be appropriately place to ensure the safety of pedestrians and vehicles.</p> <p>17.6 Night lighting will comply with <i>AS1680 – Interior Lighting</i>.</p>

Specific Outcomes	Probable Solutions	Development Response
	at eye level). S17.6 Development provides that lighting within parking structures complies with <i>AS 1680 – Interior Lighting</i> .	
SO18 Development provides that outdoor public spaces and car parking areas, which are used after dark, are appropriately and consistently lit to reduce the contrast between shadows and illuminated areas.	S18.1 Development provides that areas intended for night-time use (such as principal pedestrian and bicycle movement routes, car park walkways, public spaces, etc) are lit in accordance with <i>AS 1158 – Public Lighting Code</i> . S18.2 Development provides that areas that are heavily used by pedestrians, including main entries, walkways, and toilets are well lit with the power of 50-110 lux.	Complies. All relevant areas will be lit in accordance with AS1158 – Public Lighting Code and areas of heavy use will be illuminated with the power of 50-110lux if required.
Public Safety		
SO19 Development enhances the public safety of a parking area by ensuring that a parking area— (a) optimises informal surveillance and controls inappropriate access; and (b) is well-lit to enable surveillance of all of the parking area and accessways; and (c) is well-signed and provided with emergency facilities; and (d) incorporates features which control vehicle speeds.	S19.1 Development provides that a tree or shrub which is planted in or adjacent to a parking area— (a) has a clean trunk for a minimum height of 2 metres; or (b) is low-growing to a maximum height of 1.2 metres. S19.2 Development provides that a parking area— (a) is located where it can be monitored by passers-by and occupants of the development; and (b) with more than 100 spaces, has an attendant to provide surveillance and manage emergencies. S19.3 Development provides that a parking area is well lit, with vandal-proof lighting, to enable visibility of all parts of the parking area. S19.4 Development provides that a parking area does not contain concealment areas. S19.5 Development provides that a parking area is provided with signage identifying exits, destinations, and the location of emergency facilities such as fire extinguishers, telephones, or emergency buttons. S19.6 Development provides for the installation of speed humps in accordance with <i>Australian Standard AS 2890.1</i> and in a manner that reduces vehicle speeds, avoids damage to vehicles, and enables the bumps to be easily seen by both drivers and pedestrians.	Complies. The parking area is located in close proximity to the road and buildings. The layout of the Centre provides opportunities for casual surveillance of the premises. The design does not pose any undue threat to the safety of the public.
Parking Structures		
SO20 Development provides that parking structures have adequate clearance from walls,	S20.1 Development provides that parking structures comply with <i>AS 2890.1 Part 1: Off Street Car</i>	Not applicable.

Specific Outcomes	Probable Solutions	Development Response
columns, roofs, and other obstructions, to facilitate ease and safety of use.	<i>Parking.</i> S20.2 Development does not incorporate tandem or stacked parking.	
SO21 Development provides that parking structures are designed to minimise the visual impact of the structure on the Streetscape and adjacent uses.	S21.1 Development provides that— (a) parking structures complement the visual amenity of the Streetscape in terms of Building bulk, height, materials, colours, and façade articulation, and (b) where structures adjoin residential uses the shadows cast by the structure, and the nature of the facade does not detrimentally impact on the residential use. S21.2 Development provides that parking structures are an integral part of the Building they serve. S21.3 Development provides that a free-standing, parking area Building is compatible with other nearby Buildings. S21.4 Development provides that where a parking area façade fronts directly on to a commercial or retail street, the street level incorporates retail or commercial uses in a manner that contributes to a pedestrian environment.	Not applicable.
Signage		
SO24 Development provides for signage within parking areas to— (a) direct and inform drivers entering and circulating within parking areas about vehicle entry points, exits, and the location of parking for disabled persons; and (b) warn against hazards to safety or potential damage to vehicles; and (c) identify rows of parking to enable users to locate their vehicles; and (d) direct users to lifts, stairs, amenities, exits and other destinations; and (e) inform users about security measures.	S24.1 Development provides for signage in accordance with <i>AS 2890.1 Part 1: Off Street Car Parking</i> and <i>AS 1742: Code of Uniform Traffic Control Devices</i> . S24.2 Development provides that all traffic signage and traffic control measures comply with a Local Government approved layout plan for the parking area. S24.3 Development provides that signage intended for night use is illuminated. S24.4 Development provides that parking spaces are clearly marked and their location clearly signed to identify parking for site occupants, visitors, disabled persons, motorcyclists and cyclists.	Will comply where relevant.
Landscaping		
SO25 Development provides for landscaping in parking	S25.1 Development provides for landscaping throughout parking	Complies.

Specific Outcomes	Probable Solutions	Development Response
<p>areas to—</p> <p>(a) enhance the amenity of the site; and</p> <p>(b) reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt; and</p> <p>(c) provide shade for vehicles and pedestrian walkways; and</p> <p>(d) separate and define different use areas in the parking area; and</p> <p>(e) reduce light spill-over; and</p> <p>(f) separate incompatible uses.</p>	<p>areas, which—</p> <p>(a) incorporates shade trees at the rate of one shade tree for every fourth car space; and</p> <p>(b) provides a minimum 1.2 metres square planting area for each shade tree; and</p> <p>(c) incorporates ground covers around the base of each shade tree; and</p> <p>(d) uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap.</p> <p>S25.2 Development provides a landscaped strip 3 metres in width along all street frontages to the parking area, and a 2 metre strip is provided along all boundaries with residential or other sensitive uses.</p> <p>S25.3 Development protects landscaping areas from vehicular traffic by barrier kerb, bollards, or similar devices.</p>	<p>Landscaping will be established around the parking area and buildings in accordance with the Mt Lindesay Corridor Zone Code and Landscape Code.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
<p>SO26 Development provides that landscaping is maintained on a regular basis to ensure the continued growth and survival of the vegetation.</p>	<p>S26.1 Development provides that landscaping is designed and constructed for minimum maintenance, and is maintained at the property owner's expense.</p>	<p>Complies.</p> <p>The landscaping will be designed to ensure minimal maintenance is required.</p>
Drainage		
<p>SO27 Development provides that all stormwater drainage from sealed or paved areas is—</p> <p>(a) collected within the site and piped to a nominated legal point of discharge; and</p> <p>(b) designed to accommodate a 1 in 2 year return interval; and</p> <p>(c) provided with a gross pollutant trap.</p>	<p>S27.1 Development provides that all stormwater drainage is in accordance with the <i>Institute of Engineers, Australia, 1999: "Australian Rainfall and Runoff: A Guide to Flood Estimation"</i> for a two year return period.</p> <p>S27.2 Development provides that where an internal driveway drains towards the street, a grated catch drain of appropriate size is installed immediately inside the property boundary.</p>	<p>Complies. Stormwater drainage will be in accordance with the relevant council standards and those in the "<i>Australian Rainfall and Runoff: A Guide to Flood Estimation</i>".</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
Parking Area Usage		
<p>SO28 Development provides that all parking areas are operated solely for the use of the tenants, customers and staff of the development.</p>	<p>S28.1 Development provides that the parking area is to be used solely by the users of the development site on which it is located and no parking spaces are to be leased or sold to other persons.</p>	<p>Complies.</p> <p>The parking area will be used only in connection with the services operating from the premises.</p>

The development will achieve the Specific Outcomes of the Code as demonstrated above.

The proposal will comply with the Parking & Services Code.

9.0 Construction and Infrastructure Code

The provisions of this Code applicable to the land use planning stage of the development are considered below. Standards and requirements applicable for the civil works and construction phase of the development have not been considered in detail. The subsequent operational works application/s will provide the necessary detail for assessment against this Code.

The Specific Outcomes for the Construction and Infrastructure Code relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
Construction Management and Site Preparation		
<i>Environmental Management</i>		
<p>S01 The design, construction and operation of uses and other development limits the exposure of the soil surface to stormwater or wind.</p>	<p>S1.1 Development provides for the minimisation of impacts of erosion by—</p> <p>minimising the area and duration of disturbance and exposure; and</p> <p>retaining vegetation; and</p> <p>reducing the need for Excavation or fill.</p>	<p>Will comply.</p> <p>This is a construction issue and is not relevant at the land use approval stage. Notwithstanding this, all relevant construction requirements and best practice standards will be met.</p>
<p>S02 The discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.</p>	<p>S2.1 No Solution is prescribed.</p> <p><i>Note: Refer to Sediment Management Guidelines for information regarding the design and implementation of sediment capturing measures.</i></p>	<p>Will Comply.</p> <p>All stormwater management standards are expected to be achieved.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
<p>S03 Development provides for the integrated management of urban stormwater.</p>	<p>S3.1 No Solution is prescribed.</p> <p><i>Note: Compliance with this specific outcome can be demonstrated through the submission of a site-based Stormwater Management Plan (SBSMP) which includes—</i></p> <p><i>an underground, open drain or overland flow path network maximising the use of natural channel design and water sensitive urban design principles; and</i></p> <p><i>detention or retention basins; and</i></p> <p><i>retention of natural Waterway corridors; and</i></p> <p><i>public safety measures; and</i></p> <p><i>integration with any other stormwater management plans that may exist in the area.</i></p>	<p>Will Comply.</p> <p>Please see above statement.</p>
<p>S04 Development does not result in the unnecessary disturbance to vegetation.</p>	<p>S4.1 Development provides that Vegetation which is to be retained is clearly marked and protected from disturbance.</p>	<p>Complies.</p> <p>The proposal does not require clearing.</p>
Stormwater		
<i>Quantity</i>		

Specific Outcomes	Probable Solutions	Development Response
<p>S026 The stormwater network is designed to result in no net increase in water leaving the site or contributes towards a catchment wide quantity control system.</p>	<p>S26.1 No Solution is prescribed.</p>	<p>Will Comply.</p> <p>All stormwater management standards are expected to be achieved.</p> <p>Refer to Stormwater Management Plan prepared by Future-plus Environmental, dated 7 December 2016.</p>
<i>Quality</i>		
<p>S027 The stormwater network is designed to improve stormwater quality or minimise stormwater quality deterioration.</p>	<p>S27.1 Development provides stormwater quality improvement devices on all car parking areas with a capacity greater than 10 vehicles.</p> <p>S27.2 Development provides for the control of stormwater quality through the provision of features designed to reduce contaminants such as excess nutrients and petrochemicals.</p> <p>S27.3 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>	<p>Will comply.</p> <p>Development will be undertaken in accordance with the relevant Planning Scheme Standards.</p>
Sewage Network Standards of Service		
<p>S036 Where development is located within a Conventional Gravity Sewer (CGS) serviced area, the sewerage network is designed to collect all household wastes and transport then by gravity sewers, pumping stations and pressure mains to a central treatment facility.</p>	<p>S36.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>	<p>Not applicable.</p>
Driveways		
<p>S090 Development provides driveways to Building sites which are safe and do not result in a dust nuisance.</p>	<p>S90.1 Driveways are provided where the access is- within an access easement; or within an access handle for a rear allotment; or the sole access between the roadway and an approved Building Envelope or, where there is no envelope, the dwelling and the access crosses a watercourse.</p> <p>S90.2 Development provides driveways that are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>	<p>Will comply.</p> <p>S90.1 Not applicable.</p> <p>S90.2 The driveways will be constructed in accordance with Council standards.</p> <p>Refer to Traffic Engineering Report prepared by TTM, dated 6 December 2016.</p>
Water Supply		
<p>S0102 Within a water service area property connections are provided so that all the Building area is able to be serviced with water</p>	<p>S102.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>	<p>Will comply.</p> <p>The development will be appropriately serviced in regards to water infrastructure.</p>

Specific Outcomes	Probable Solutions	Development Response
directly from the water network.	S102.2 Development provides Building Envelopes indicating water supply limitations where pressure is too much or insufficient to provide a standard service to the entire Lot.	
Electricity and Telephone		
<i>Safety</i>		
SO111 Development is sited to minimise safety risks from and to electricity and telephone infrastructure.	<p>S111.1 Development provides landscaping that is sited and designed to not interfere with overhead electricity and telephone infrastructure.</p> <p>S111.2 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole.</p> <p>S111.3 Development provides that in all but rural developments, electricity supply and telephone are to be underground.</p>	<p>Will comply.</p> <p>The development will achieve Probable Solutions S111.1 to S111.3.</p>
<i>Amenity</i>		
SO112 Development provides electricity and telephone infrastructure that is designed and sited to minimise the visual impact of the infrastructure.	S112.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .	<p>Will comply.</p> <p>The electricity and telephone infrastructure currently servicing the surrounding locality is appropriate to service the proposed development.</p>
<i>Maintenance Costs</i>		
SO113 Development is designed to minimise ongoing maintenance costs.	S113.1 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole.	<p>Complies.</p> <p>The proposed driveways will not be located within 1 metre of an electricity, lighting or telephone pole.</p>
External Works		
<i>Contributions to Trunk Infrastructure</i>		
SO125 Development provides for the collective provision of Trunk Infrastructure.	S125.1 Development contributes towards Trunk Infrastructure through the payment of charges in accordance with <i>Planning Scheme Policy 5 (Infrastructure Charges)</i> .	<p>Will comply.</p> <p>It is anticipated that an Infrastructure Charges Notices will accompany the decision notice and will be actioned at the appropriate stage of development.</p>

The proposal will achieve the relevant Specific Outcomes of the Code as demonstrated above. The proposal will comply with the Construction & Infrastructure Code.

10.0 Landscape Code

The Specific Outcomes for the **Landscape Code** relevant to this proposal are examined in the Table below:-

Specific Outcomes	Probable Solutions	Development Response
<p>SO1 Development provides landscaping that makes a positive contribution to environmental values.</p>	<p>S1.1 Development ensures that landscaping—</p> <ul style="list-style-type: none"> (a) reflects the specific character of the locality by using planting on-site that is similar to existing plantings except where plantings include an invasive weed species; and (b) is comprised of native species; and (c) incorporates tree species in private or communal Open Space Areas; and (d) incorporates shade trees in turfed areas greater than 20m²; and (e) incorporates planted landscaping over a minimum of half the landscape area. 	<p>Complies.</p> <p>Landscaping will be established in accordance with the Code and Council's requirements.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
<p>SO2 Development ensures that landscaping incorporates significant existing vegetation where possible.</p>	<p>S2.1 Development ensures the retention of existing trees.</p> <p>S2.2 Development ensures that established significant vegetation that is removed or damaged is replaced with mature vegetation.</p> <p>S2.3 Development ensures that new Buildings, car parks and driveways are located so as to enable the retention and long term performance of significant on-site vegetation.</p>	<p>Not applicable.</p> <p>The site is unconstrained by trees.</p>
<p>SO3 Development ensures that landscaping design promotes safety and casual surveillance.</p>	<p>S3.1 Development ensures that trees with a minimum 1.8 metres of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways.</p> <p>S3.2 Development provides that landscaping allows adequate visibility for casual surveillance of public and semi-public places including entrances to and exits from sites and Buildings.</p> <p>S3.3 Development provides that plantings do not obscure doors and windows overlooking public and communal spaces and isolated areas.</p>	<p>Complies.</p> <p>It is anticipated that the landscaping will provide a mix of smaller plants and shrubs appropriate for the site conditions. The proposed vegetation will allow adequate visibility and promote casual surveillance of the premises.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
<p>SO4 Development ensures that the location and type of planting does not have an adverse effect on Building foundations or electricity infrastructure such as overhead and underground utility services.</p>	<p>S4.1 Development is to ensure that planting is not undertaken within a public utility easement or within 3 metres of overhead or underground utility services.</p> <p>S4.2 Development is to ensure that plant species will not damage Building foundations or overhead and underground utility services.</p> <p>S4.3 Development provides that vegetation used in landscaping</p>	<p>Complies.</p> <p>The landscaping design will ensure that the vegetation used will not affect the building foundations or infrastructure associated with the development.</p> <p>Refer to Landscape Plan in Appendix 4.</p>

Specific Outcomes	Probable Solutions	Development Response
	adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.	
SO5 Development ensures that landscaping design promotes the efficient use of water so as to minimise the demand for potable water and site runoff.	<p>S5.1 Development provides that landscaping—</p> <p>(a) maximises water infiltration on site through—</p> <p style="padding-left: 20px;">(i) draining hard surfaced areas towards permeable surfaces; and</p> <p style="padding-left: 20px;">(ii) incorporating turf and garden beds; and</p> <p style="padding-left: 20px;">(iii) maximising the extent of permeable surfaces; and</p> <p>(b) incorporates locally occurring native plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements, where the site is not readily accessible or on-site maintenance is limited.</p>	<p>Complies.</p> <p>The proposed landscaping will promote low water usage and minimal maintenance and will be appropriate for local conditions.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
SO6 Development ensures that all paved areas and turf and mulched garden beds incorporate measures that facilitate adequate drainage	<p>S6.1 Development provides that where landscaping incorporates paved areas and turf and mulched garden beds that such areas —</p> <p>(a) are adequately drained through the provision and treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections; and</p> <p>(b) do not restrict overland flow paths.</p>	<p>Complies.</p> <p>The proposed landscaping will achieve adequate drainage.</p>
SO7 Development provides landscaping which enhances the appearance of the premises and makes a positive contribution to the Streetscape.	<p>S7.1 Development in an industrial area ensures that landscaping comprises 10% of the site.</p> <p>S7.2 Development is to provide a mixture of trees and shrubs which have—</p> <p>(a) a minimum height when planted of—</p> <p style="padding-left: 20px;">i. 750 millimetres for trees; and</p> <p style="padding-left: 20px;">ii. 500 millimetres for shrubs; and</p> <p>(b) a minimum mature height of—</p> <p style="padding-left: 20px;">i. 4 metres for trees; and</p> <p style="padding-left: 20px;">ii. 1 metre for shrubs.</p> <p>S7.3 Development provides that trees and shrubs are planted at a minimum density of 1 tree or shrub per 16m² of landscaped area.</p>	<p>Complies.</p> <p>The landscaping will enhance the presentation of the premises ensuring a positive contribution to the Streetscape.</p>
SO8 Development provides landscaping which—	S8.1 Development provides for a landscaped strip of not less than 3 metres in width, unless a greater width is specified in a Use	<p>Complies.</p> <p>S8.1 A 3 metre wide landscape strip is to be established along the frontage.</p>
(a) screens visually intrusive Buildings, structures,		

Specific Outcomes	Probable Solutions	Development Response
<p>open space storage areas and the like from public places, residences and other sensitive development; and</p> <p>(b) maintains privacy between adjoining residences.</p>	<p>Code.</p> <p>S8.2 Development provides that—</p> <p>(a) evenly spaced spreading trees and shrubs are provided in all landscape areas; and</p> <p>(b) landscaped areas along the frontage of the site include large trees that together, can achieve a canopy spread over a minimum of 50% of the site frontage within 10 years of planting; and</p> <p>(c) at least 4 trees with a mature height of at least 4 metres are provided for every 20 metres of site frontage.</p> <p>S8.3 Development involves a mixture of trees and shrubs which have—</p> <p>(a) a minimum height when planted of—</p> <p>(i) 750 millimetres for trees; and</p> <p>(ii) 500 millimetres for shrubs; and</p> <p>(b) a minimum mature height of—</p> <p>(i) 4 metres for trees; and</p> <p>(ii) 1 metre for shrubs.</p>	<p>S8.2 Large trees are not considered appropriate for the site given the limited space and proximity to infrastructure.</p> <p>S8.3 The proposed landscaping will provide a mix of low maintenance plants and shrubs appropriate for the site conditions.</p> <p>Refer to Landscape Plan in Appendix 4.</p>
<p>S09 Development provides that landscaping along the boundary between developments visually screens incompatible activities and serves to enhance the visual appearance of the development.</p>	<p>S9.1 No Solution is prescribed.</p>	<p>Not applicable.</p> <p>Future applications will involve boundary treatment work subject to council approval.</p>

The proposal is expected to achieve the Specific Outcomes of the Code as demonstrated above. The proposal will comply with the Landscape Code.