

6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for which the Centre zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.1.1 - Centre zone in Part 5 - Tables of assessment or section 5.9 Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - b. material change of use made impact assessable in Table 5.5.1.1 - Centre zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.1.2 Purpose

1. The purpose of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
 2. The local government purpose of the Centre zone code is to:
 - a. protect the centre hierarchy;
 - b. provide a vibrant mix and intensity of uses;
 - c. provide a built form that provides visual interest and a sense of place while being compatible with the surrounding area;
 - d. provide development that is compatible with adjoining uses and protects amenity.
 3. The purpose of the Centre zone code will be achieved through the following overall outcomes:
 - a. development protects the Centre hierarchy being:
 - i. principal centres as the dominant centres;
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- ii. major centres that complement and are subordinate to the principal centres;
 - iii. district centres that complement and are subordinate to major and principal centres;
 - iv. local centres that complement and are subordinate to district, major and principal centres;
 - v. neighbourhood centres that complement and are subordinate to local, district, major and principal centres.
- b. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
- c. development in a principal centre:
- i. provides a diverse mix of Principal centre activities;
 - ii. has the highest concentration and intensity of centre activities in Logan;

Editor's note - Logan has two principal centres at Beenleigh and Springwood. Development at Beenleigh and Springwood is to be consistent with the Beenleigh local plan and Springwood local plan.

- d. development in a major centre:
- i. provides a diverse mix of Major centre activities;

Editor's note - Logan has four major centres at Browns Plains, Jimboomba, Logan Central and Shailer Park. Development at Browns Plains, Jimboomba, Logan Central and Shailer Park is to be consistent with the Browns Plains local plan, Jimboomba local plan, Logan Central local plan and Shailer Park local plan.

- e. development in a district centre:
- i. provides a diverse mix of District centre activities at Marsden, Meadowbrook, Park Ridge and Underwood;
 - ii. supports the creation of a walkable centre where residents live within a walkable catchment of high frequency public transport, employment, entertainment and community facilities;
 - iii. has a built form that complements the surrounding residential zone category land;
 - iv. has an urbanised built form, character and amenity;
 - v. has a height in accordance with the building height provisions;
 - vi. at Marsden is predominantly retail based;
 - vii. at Meadowbrook contributes to the establishment of a retail, health and education knowledge based employment centre that:
 - A. has uses that complement the Logan Hospital, Logan Institute of TAFE and Griffith University;
 - B. is supported by medium and high density housing in the Loganlea local plan;
 - viii. at Underwood is predominantly retail based.

Editor's note - Logan has four district centres at Park Ridge, Meadowbrook, Marsden and Underwood. Development at Park Ridge is to be consistent with the Park Ridge local plan.

- f. development in a local centre:
- i. comprises Local centre activities;
 - ii. provides a mix of Local centre activities;
 - iii. has a built form that complements the surrounding residential zone category land;

- iv. serves weekly convenience needs;
- v. may include a single full line supermarket that is supported by a range of small-scale specialty shops and services;
- vi. has an urban built form and character that integrates with and complements its surroundings;
- vii. has a height in accordance with the building height provisions;
- viii. is integrated with public transport and public open space;
- ix. protects the amenity of surrounding residential uses;

Editor's note - Logan has many local centres. Development at Logan Village is to be consistent with the Logan Village local plan. Development at Loganholme is to be consistent with the Loganholme local plan.

- g. development in a neighbourhood centre:
 - i. comprises Neighbourhood centre activities;
 - ii. provides a mix of Neighbourhood centre activities;
 - iii. has a built form that complements the surrounding residential zone category land;
 - iv. includes a limited line supermarket (except where included in the Loganholme local plan) and small-scale Shops and services that serve daily and weekly convenience needs;
 - v. has an urban built form and character that integrates with and complements its surroundings;
 - vi. has a height in accordance with the building height provisions;
 - vii. is integrated with public open space and the movement network;
 - viii. protects the amenity of surrounding residential uses;
- h. land uses contribute to a vibrant mix and intensity of uses compatible with the role and function of the centre;
- i. the design of the built form:
 - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope, and transitions sensitively to surrounding uses;
 - ii. contributes positively to the immediate streetscape character with highly articulated, attractive and functional buildings and detailing;
 - iii. is in accordance with the building height provisions contained in the relevant zone, precinct or local plan;
 - iv. ensures it is easily and safely accessed;
 - v. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
 - vi. avoids adverse wind effects;
- j. development protects amenity consistent with its location in the Centre zone and the surrounding area;
- k. development provides a consistent and cohesive streetscape in each centre;
- l. centre activities, other than an Accommodation activity, must be at a scale compatible with the role and function of the centre in the centre hierarchy being:
 - i. a principal centre, which is a dominant centre in Logan and services a main trade area over 100,000 people;
 - ii. a major centre, which is subordinate to a principal centre and services a main trade area of approximately 40,000 to 50,000 people;

- iii. a district centre, which is subordinate to a principal centre and major centre and services a main trade area of approximately 15,000 to 20,000 people;
- iv. a local centre, which is subordinate to a principal centre, major centre and district centre and services a main trade area of approximately 8,000 to 10,000 people;
- v. a neighbourhood centre, which is subordinate to a principal centre, major centre, district centre and local centre and services a main trade area of approximately 3,000 to 4,000 people.

Editor's note - Where land in the Centre zone is not allocated a precinct, a local plan will apply. Local plans apply at Beenleigh, Browns Plains, Jimboomba, Logan Central, Logan Village, Loganholme, Park Ridge, Shailer Park and Springwood. The purpose of a local plan code is to vary or add to the zone provisions in the local plan area by providing finer grain detail.

6.2.1.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 6.2.1.3.1 - Centre zone code - accepted development (subject to requirements) and assessable development

| Performance outcomes | Acceptable outcomes | Comments |
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| For accepted development (subject to requirements) and assessable development | | |
| Land use | | |
| <p>PO1 A use in the Centre zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.1.2(3)(c) overall outcomes for development in a principal centre; or b. section 6.2.1.2(3)(d) overall outcomes for development in a major centre; or c. section 6.2.1.2(3)(e) overall outcomes for development in a district centre precinct; or d. section 6.2.1.2(3)(f) overall outcomes for development in a local centre precinct; or e. section 6.2.1.2(3)(g) overall outcomes for | <p>AO1 A use in the Centre zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.1.2(3)(c) overall outcomes for development in a principal centre; or b. section 6.2.1.2(3)(d) overall outcomes for development in a major centre; or c. section 6.2.1.2(3)(e) overall outcomes for development in a district centre; or d. section 6.2.1.2(3)(f) overall outcomes for development in a local centre; or e. section 6.2.1.2(3)(g) overall outcomes for | <p>Performance outcome – a Warehouse (self storage facility) is not specifically identified as a 'local centre activity' however it is a small format style of self storage facility that has been architecturally designed such that it is not only compatible in form with the adjacent centre but will not overbear the residential areas to the east.</p> |

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| development in a neighbourhood centre precinct. | development in a neighbourhood centre. | |
| District centre - Retail activities | | |
| <p>PO2 Development in a District centre precinct or the Park Ridge local plan provides a mix of Retail activities that:</p> <ul style="list-style-type: none"> a. are subordinate to principal centres and major centres; b. are of an appropriate size relative to the role of a district centre in the centre hierarchy. <p>Note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome. Editor's note - The Park Ridge local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.</p> | <p>AO2 Development does not exceed in total for each District centre:</p> <ul style="list-style-type: none"> a. 2 x Shops being supermarkets with a gross floor area of 4,000m² per Shop; b. 1 x Shop being a discount department store with a gross floor area of 8,000m². <p>Editor's note - The Park Ridge local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.</p> | N/A |
| Local centre - Retail activities | | |
| <p>PO3 Development in a Local centre precinct or the Logan Village local plan Centre frame precinct provides a mix of Retail activities that:</p> <ul style="list-style-type: none"> a. are subordinate to principal centres, major centres and district centres; b. serve the residents' weekly convenience needs; c. are of an appropriate size relative to the role of a Local centre in the centre hierarchy. <p>Note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome. Editor's note - The Logan Village local plan and Loganholme</p> | <p>AO3 Development does not exceed in total for each Local centre:</p> <ul style="list-style-type: none"> a. 1 x Shop being a supermarket with a gross floor area of 4,000m². <p>Editor's note - The Logan Village local plan and Loganholme local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.</p> | N/A – the proposal does not involve a supermarket. |

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| <p>local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.</p> | | |
| <p>Neighbourhood centre - Retail activities</p> | | |
| <p>PO4 Development in a Neighbourhood centre precinct provides a mix of Retail activities that:</p> <ul style="list-style-type: none"> a. are subordinate to principal centres, major centres and local centres; b. serve the residents' daily and weekly convenience needs; c. are of an appropriate size relative to the role of a neighbourhood centre in the centre hierarchy. <p>Note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome. Editor's note - The Loganholme local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.</p> | <p>AO4 Development does not exceed in total for each Neighbourhood centre:</p> <ul style="list-style-type: none"> a. 1 x Shop being a supermarket with a gross floor area of 2000m²; b. other tenancies not exceeding 200m² gross floor area per tenancy. <p>Editor's note - The Loganholme local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.</p> | <p>N/A – the proposal is not located in a Neighbourhood centre.</p> |
| <p>Amenity</p> | | |
| <p>General emissions</p> | | |
| <p>PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. | <p>AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for | <p>Complies – the application is accompanied by a Noise Assessment Report that concludes:</p> <ul style="list-style-type: none"> - Subject to the considerations and recommendations as set out in this Report, it is the opinion of this consultancy that the proposed development can meet the requirements of the Logan Planning Scheme 2015, and be otherwise compliant with relevant regulatory requirements. |

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| | <p>the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;</p> <p>c. Table 3.2.2.1 - Air emission standards;</p> <p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.</p> | <ul style="list-style-type: none"> - Noise emissions from expected activities are forecast to meet Council's Noise Emissions Standards at all nearby residential, and noise sensitive commercial uses during all time periods. - The precise type and siting of mechanical plant is not known at this stage. Detailed plant noise assessment can be conducted – if required – at the Building Approval stage, although ready compliance with criteria is expected without additional acoustic treatment |
| Reverse amenity | | |
| <p>PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p> | <p>AO6 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p> | N/A – the proposal is not a sensitive use. |
| <p>PO7 An Accommodation activity is designed to mitigate potential noise impacts from a use that is not an Accommodation activity.</p> | <p>AO7 An Accommodation activity is designed to comply with Table 3.2.1.3 - Noise immissions standards of Planning scheme policy 3 - Environmental management.</p> | N/A – the proposal is not an accommodation activity. |
| <p>PO8 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry.</p> | <p>AO8 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.1.3.2. Table 6.2.1.3.2</p> | N/A – the proposal is not an accommodation activity. |

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| <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p> | | |
| <p>Column 1: Separation distance</p> | <p>Column 2: Use</p> | |
| 1,500 metres | Special industry | |
| 500 metres | High impact industry | |
| 500 metres | Intensive animal industry | |
| 300 metres | Intensive horticulture | |
| 300 metres | Wholesale nursery | |
| 250 metres | Medium impact industry | |
| Design | | |
| Boundary clearances | | |
| <p>PO9 Development provides a road boundary clearance that:</p> <ul style="list-style-type: none"> a. clearly defines private and public space; b. contributes to the streetscape character and landscape; c. relates to the existing streetscape and setback pattern. | <p>AO9 Development, other than an existing lawful building, provides a road boundary clearance:</p> <ul style="list-style-type: none"> a. a minimum of three metres; or b. where the building or structure aligns with the building setback of one or more adjoining buildings. | Complies – the road boundary clearance to the building is 5.076m |
| PO10 | AO10 | N/A – the site does not share a boundary with |

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| <p>Development provides side and rear boundary clearances that:</p> <ul style="list-style-type: none"> a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. are consistent with the intended character of the zone. | <p>Development provides a minimum three metres side and rear boundary clearance to premises in a residential zone category.</p> | <p>land in a residential zone category.</p> |
| District centre precinct | | |
| Design | | |
| Building height and interface with a residential zone category land | | |
| <p>PO11 A building has a height that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing of premises in a residential zone category; e. transitions to the residential zone category land to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy. | <p>AO11 A building in the District centre precinct has a maximum building height of:</p> <ul style="list-style-type: none"> a. 8.5 metres where located within 15 metres of a zone or precinct in a residential zone category with a maximum building height of 8.5 metres or less; or b. 12 metres where located in the Marsden District centre and where (a) does not apply; or c. 25 metres where located in the Meadowbrook or Underwood District centre and where (a) does not apply. | <p>N/A – site is not in a District centre precinct.</p> |
| Local centre precinct | | |
| Design | | |

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| Building height and interface with a residential zone category land | | |
| <p>PO12 A building has a height that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing of premises in a residential zone category; e. transitions to the residential zone category land to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy. | <p>AO12 A building in the Local centre precinct has a maximum building height of:</p> <ul style="list-style-type: none"> a. 8.5 metres where located within 15 metres of a boundary of a zone or precinct of an adjoining lot in a residential zone category with a maximum building height of 8.5 metres or less; or b. 12 metres where (a) does not apply. | <p>Complies – the centreline of Tygum Road is taken to be the Low density residential zone boundary. No part of the building is within 15m of this zone boundary. The proposed building is no more than 12m in height above ground floor level.</p> |
| Neighbourhood centre precinct | | |
| Design | | |
| Building height and interface with a residential zone category land | | |
| <p>PO13 A building has a height that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing and protects the visual amenity and privacy of premises in a residential zone category. | <p>AO13 A building in the Neighbourhood centre precinct has a maximum building height of 8.5 metres.</p> | <p>N/A – site is not in a Neighbourhood centre precinct.</p> |
| For assessable development only | | |

| Design | | |
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| Built form | | |
| <p>PO14 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by:</p> <ul style="list-style-type: none"> a. orientating the building towards the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p> | <p>AO14 No acceptable outcome provided.</p> | <p>Complies – the proposal has been architecturally designed and is contemporary in nature. It incorporates variation in form, materials and colours to provide visual interest to the streetscape, whilst incorporating an outward facing ground level reception area with extensive glazing to facilitate overlooking/casual surveillance of the street. A separate and easily identifiable pedestrian connection is provided directly between the street and the reception area.</p> |
| <p>PO15 A building is designed to minimise wind effects.</p> | <p>AO15 Development provides wind mitigation for a building which is 32 metres up to 60 metres that utilise at least two of the following strategies:</p> <ul style="list-style-type: none"> a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the podium is not suitable for communal or private open space); c. canopies and awnings to protect pedestrians; | <p>N/A – the building is not between 32m and 60m in height.</p> |

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| | <p>d. trellis structures and a dense network of trees at ground or podium level.</p> <p>Note - No acceptable outcome is prescribed for a development if more than 60 metres in height. This is demonstrated by submission of a wind impacts report from a suitably qualified professional.</p> | |
| <p>PO16 Development ensures that glass or any other surface likely to reflect specular rays does not impose undue nuisance, discomfort or hazard on the surrounding locality.</p> | <p>AO16 No acceptable outcome provided.</p> | <p>Can be conditioned to comply – but it is noted that glazing is limited in extent and only provided in the front elevation.</p> |
| <p>Crime prevention through environmental design</p> | | |
| <p>PO17 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by:</p> <ul style="list-style-type: none"> a. providing casual surveillance; b. providing mechanical surveillance where a vulnerable setting is created with limited opportunities for casual surveillance; c. providing easy way finding for pedestrians; d. deterring unintended and illegitimate access to premises; e. limiting the opportunities for graffiti and vandalism. <p>Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p> | <p>AO17 No acceptable outcome provided.</p> | <p>Complies – the proposal incorporates a ground level outward facing reception area with glazing in the front elevation to facilitate casual surveillance of the street/adjacent public space. Access to the self storage facility will be controlled via security fencing/gate access.</p> |
| <p>Streetscape</p> | | |
| <p>PO18</p> | <p>AO18</p> | <p>Complies – the proposal has been designed to</p> |

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| <p>Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character for each centre through the use of:</p> <ul style="list-style-type: none"> a. footpath treatments; b. street trees; c. landscaping; d. street furniture; e. road treatments. | <p>No acceptable outcome provided.</p> | <p>contribute positively to a consistent and cohesive streetscape, noting in particular the location and orientation of the ground level outward facing reception/building entry that supports a safe pedestrian environment. Landscaping within the generous 5m front setback area will assist in softening the built form whilst contributing also to an attractive streetscape environment.</p> |
| <p>Servicing areas and parking</p> | | |
| <p>PO19 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.</p> | <p>AO19 A development:</p> <ul style="list-style-type: none"> a. locates any new parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage use the rear lane and/or street, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible. | <p>Complies – parking is setback behind the main building line or services and will not be obtrusive when viewed from the street. Landscaping within the front setback assists in screening the fire pump room and provision is made for landscape screening along the site’s southern boundary.</p> |
| <p>Social and health impact</p> | | |
| <p>PO20 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme</p> | <p>AO20.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where</p> | <p>N/A – use does not involve sale or consumption of liquor or gaming.</p> |

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| <p>policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</p> | <p>involving the sale or consumption of liquor. AO20.2 Development does not provide for gaming.</p> | |
| District centre precinct | | |
| Design | | |
| Streetscape | | |
| <p>PO21 Development incorporating an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation and Retail activities or Commercial activities connects with and provides a vibrant streetscape and promote integration with the surrounding areas.</p> | <p>AO21 Where premises contains an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation and Retail activities or Commercial activities, Retail activities or Commercial activities are located on the ground floor directly adjoining and accessible to the primary street frontage and public open space.</p> | <p>N/A – site is not in a District centre precinct.</p> |
| Local centre precinct | | |
| Design | | |
| Streetscape | | |
| <p>PO22 Development incorporating an Accommodation activity being Caretaker's accommodation, Dwelling unit or Multiple dwelling, Residential care facility, Retirement facility or Short-term</p> | <p>AO22 Where premises contains an Accommodation activity being Caretaker's accommodation, Dwelling unit or Multiple dwelling and Retail activities or Commercial activities, Retail activities</p> | <p>N/A – proposal does not involve an accommodation activity.</p> |

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| accommodation and Retail activities or Commercial activities connects with and provides a vibrant streetscape and promote integration with the surrounding areas. | or Commercial activities are located on the ground floor directly adjoining and accessible to the primary street frontage and public open space. | |
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