

9.3 Use codes

9.3.1 Centre and entertainment activities code

9.3.1.1 Application

This code applies to:

- (1) accepted development subject to requirements and assessable development identified as requiring assessment against the Centre and entertainment activities code in the tables of assessment in Part 5 of this Planning Scheme; and
- (2) impact assessable development for a *centre or entertainment activity* listed in Schedule 1.1 or an undefined use of a similar nature.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.1.2 Purpose

The purpose of the Centre and entertainment activities code is to ensure that *centre and entertainment activities* are located, designed, operated and maintained in a manner that provides a safe and comfortable environment for all users and protects the amenity of surrounding areas, and does not adversely impact the natural environment.

The purpose of the code will be achieved through the following overall outcomes:

- (1) Development is commensurate with the purpose and overall outcomes of the zone in which it is located.
- (2) Development is located on a site that is suitable for *centre and entertainment activities*.
- (3) The health and safety of all users is not compromised by incompatible land use activities or poor design.
- (4) *Centre and entertainment activities* are designed to complement and be sympathetic to the built form, character and environment of the surrounding area.
- (5) *Centre and entertainment activities* are located, designed, operated and maintained to avoid and mitigate any detrimental impacts on nearby residential amenity.
- (6) *Centre and entertainment activities* generate traffic on access roads that is within the capacity of the road system and consistent with the types of traffic and frequency of traffic movement existing on the access roads.

9.3.1.3 Assessment benchmarks

Table 9.3.1.1 – Centre and entertainment activities code:

- **Assessment benchmarks for assessable development and**
- **Requirements for accepted development**

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development contributes to an active, safe and vibrant pedestrian environment during the day and evening by:</p> <ul style="list-style-type: none"> (a) locating uses at <i>ground level</i> that activate the <i>road frontage</i>; and (b) providing <i>front building lines</i> that facilitate casual surveillance by maintaining visual connections with the street; and (c) avoiding blank <i>front building lines</i> by placing doors and windows at frequent intervals; and (d) locating each <i>shop frontage</i> so they directly face the street; and (e) is safely accessible to patrons. 	<p>AO 1.1 <i>Ground floor</i> uses that are located adjacent to the street are restricted to:</p> <ul style="list-style-type: none"> (a) <i>centre activities</i>; and (b) <i>entertainment activities</i>; and (c) <i>community activities</i>; and (d) <i>service industry</i> uses <p>and these uses occupy a minimum of 75 per cent of the <i>road frontage</i>.</p> <p>Note—components of <i>residential activities</i> that may be located adjacent to the street are limited to a lobby, mailboxes and vehicle access to parking areas.</p> <p>AO 1.2 Each <i>ground floor</i> use has a pedestrian doorway entrance direct from the footpath that is separate from entrances to <i>adjoining land uses</i> and vehicle entrances.</p> <p>AO 1.3 Building walls facing a road incorporate pedestrian entrances and/or windows for a minimum of 75 per cent of the total wall area.</p> <p>AO 1.4 Development design does not obstruct pedestrian movement on the footpath.</p>
<p>PO 2 Outdoor lighting enhances safety and maintains the amenity of the surrounding area without creating obtrusive light emissions either directly or by reflection.</p>	<p>AO 2.1 Outdoor lighting is designed, installed, operated and maintained in accordance with the parameters and requirements of <i>Australian Standard 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>

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Performance outcomes	Acceptable outcomes
<p>PO 3 Development does not adversely impact on the existing or future amenity of adjoining and nearby land uses, including, but not limited to the impacts of:</p> <ul style="list-style-type: none"> (a) air pollution; and (b) noise; and (c) vibration; and (d) odour; and (e) dust; and (f) lack of privacy; and (g) other emissions. 	<p>AO 3.1 Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i>.</p> <p>AO 3.2 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>AO 3.3 Development does not involve Environmentally Relevant Activities (ERAs).</p> <p>AO 3.4 Vibrations produced on-site do not exceed the maximum acceptable levels identified in Australian Standard AS 2670.2 <i>Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz)</i>.</p> <p>AO 3.5 Odour emissions produced on-site cannot be detected beyond the boundaries of the <i>site</i>.</p> <p>AO 3.6 Where food or cooking odour is released:</p> <ul style="list-style-type: none"> (a) Exhaust vents are separated from adjacent uses by a minimum distance of 6 metres horizontally; and (b) Odour is discharged vertically and directed away from the adjacent uses; and <p>AO 3.7 Impacts from dust produced on-site do not extend beyond the boundaries of the <i>site</i>.</p> <p>AO 3.8 Development on a <i>site</i> that has a common boundary with an existing <i>sensitive land use</i>, or a lot in the Low density residential zone, Medium density residential zone, Community facilities zone, Mixed-use zone or Rural residential zone:</p> <ul style="list-style-type: none"> (a) has a 1.8-metre-high solid fence provided along the entire common boundary; and (b) screens all noise emitting devices, such as air-conditioning equipment, pumps and ventilation fans; and (c) ensures areas where work could be undertaken outdoors are not located between the side and/or rear wall of the building and the common boundary; and

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Performance outcomes	Acceptable outcomes
	(d) ensures outdoor dining, entertainment or smoking areas are not located between the side and/or rear wall of the building and the common boundary.
PO 4 Development, including the adjoining pedestrian footpath area, is maintained at all times in a clean, sanitary and tidy condition.	AO 4.1 A lockable tap is provided on the front façade or as close to the <i>road frontage</i> as possible (but not extending beyond to property boundary) to allow cleaning of the development frontage.
Built form, character, design and scale	
PO 5 Development: (a) reflects and enhances the existing character of the area and surrounding land uses; and (b) contributes to a cohesive <i>streetscape</i> and built form; and (c) is of a <i>building height</i> , bulk and form that is proportionate to, and commensurate with, the <i>site</i> area; and (d) avoids adverse amenity impacts on adjoining or nearby premises; and (e) does not prejudice the development of <i>adjoining sites</i> and enables existing and future buildings to be appropriately separated from each other.	AO 5.1 <i>Building height</i> (including all structures) is not greater than: (a) 10.5 metres and two <i>storeys</i> , in the following zones: • Rural; or • Rural residential; or (b) 10.5 metres, in Local centre zone; or (c) 15 metres and a maximum 8.5 metres <i>podium</i> height, in the Principal centre zone; or (d) 6 metres in the Open space zone; or (e) 8.5 metres in all other zones. AO 5.2 <i>Site cover</i> is not greater than: (a) 5 per cent in the following zones: • Rural residential; or • Open space; or (b) 25 per cent in the Sport and recreation zone; or (c) 50 per cent in the following zones: • Low density residential; or • Township; or (d) 60 per cent in the following zones: • Medium density residential; or • Mixed use; or • Local centre; or (e) 70 per cent in the Principal centre zone; or (f) 75 per cent in the following zones: • Low impact industry; or • Medium Impact industry; or • Special industry; or • Community facilities; or • Special purpose. AO 5.3 Buildings and other structures are <i>setback</i> from any <i>road frontage</i> :

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	<p>(a) in the Rural residential zone, a minimum 30 metres; or</p> <p>(b) in the Rural zone, a minimum 200 metres; or</p> <p>(c) in the Special industry zone, a minimum 10 metres; or</p> <p>(d) In the Low impact industry and Medium Impact Industry zone:</p> <ul style="list-style-type: none"> • 10 metres from any <i>road frontage</i> to the Barkly Highway; or • six metres from any other <i>road frontage</i>; or <p>(e) In the Local centre zone, in accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks; or</p> <p>(f) In the Principal centre zone, in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks; or</p> <p>(g) in any other zone, a minimum six metres.</p> <p>AO 5.4 The <i>development footprint</i> excluding <i>landscaping</i> is <i>setback</i>:</p> <p>(a) in the Rural residential zone, a minimum 20 metres from the side and rear boundary; or</p> <p>(b) in the Rural zone, a minimum 100 metres from the side and rear boundary</p> <p>(c) In the Local centre zone, in accordance with Table 9.3.1.3 – Local centre zone road and boundary setbacks; or</p> <p>(d) In the Principal centre zone, in accordance with Table 9.3.1.4 – Principal centre zone road and boundary setbacks; or</p> <p>(e) in the Mixed use zone, a minimum three metres from any side boundary and 3 metres from the rear boundary; or</p> <p>(f) in any other zone, a minimum three metres from any side and rear boundary.</p> <p>AO 5.5 In the following zones:</p> <ul style="list-style-type: none"> • Local centre zone; or • Principal centre zone <p>Development between the <i>front building line</i> and the <i>road frontage</i> is limited to parking, vehicle and pedestrian access and <i>landscaping</i>.</p>

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- **Requirements for accepted development**

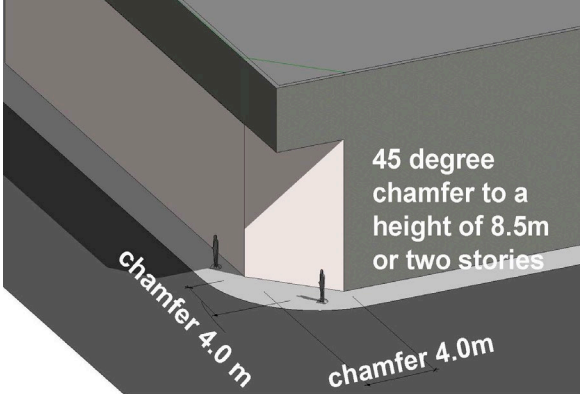
Performance outcomes	Acceptable outcomes
<p>PO 6 The <i>ground floor</i> of buildings has sufficient ceiling heights that provide a high level of amenity within the building and enable a variety of activities and uses over time.</p>	<p>AO 6.1 The minimum floor to ceiling height for the <i>ground floor</i> is at least 4 metres.</p>
<p>PO 7 Development ensures that the location and design of building services and equipment is not a dominant feature of the <i>streetscape</i>.</p>	<p>AO 7.1 Building services and equipment including plant, refrigeration, air-conditioning and ventilation equipment, fire egress and control rooms and telecommunications satellite dishes are not located on any <i>front building line</i> that faces a road.</p>
<p>PO 8 Buildings and structures are designed to avoid the creation of long expanses of blank walls and are articulated through the use of one or more of the following: variation in texture, colour, finishes, or a regular placement of doors and windows.</p>	<p>AO 8.1 Where the length of any wall of a building or structure is greater than 10 metres the wall is articulated at a minimum of 5 metre intervals.</p>
<p>PO 9 Development at street intersections is designed to reduce pedestrian movement conflicts and emphasise the importance and prominence of corner buildings that contribute to a distinctive and attractive centre.</p>	<p>AO 9.1 Buildings adjacent to a street intersection emphasise the prominence of the intersection by:</p> <ul style="list-style-type: none"> (a) providing a 4 metre by 4 metre corner truncation that is dedicated as road reserve (refer Figure a); and (b) incorporating a 45 degree building chamfer, abutting the corner truncation, for the first 8.5 metres in height, measured from <i>ground level</i>, or two storeys (Refer Figure a). <p>Figure a – Building corner truncation</p> 

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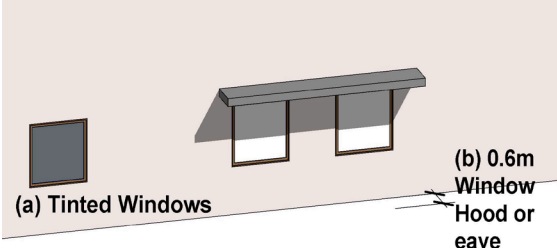
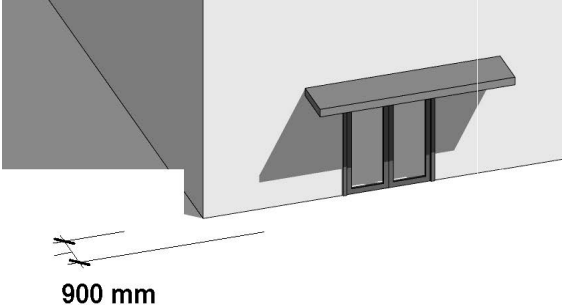
Performance outcomes	Acceptable outcomes
Environmental management and ecological sustainability	
<p>PO 10 Development results in energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 10.1 Development incorporates:</p> <ul style="list-style-type: none"> (a) window tints (Refer Figure b); or (b) window hoods or eaves that protrude at least 0.6 metres from the window, measured perpendicular to the window (Refer figure b). <p>Figure b – Climatic solutions</p>  <p>AO 10.2 In zones other than the Principal centre zone, doors incorporate sun and rain shelter, such as overhangs or awnings that protrude at least 0.9 metres, measured perpendicular to the door (Refer figure c).</p> <p>Figure c – Overhangs or awnings over doors</p> 
Fences and gates	
<p>PO 11 Fencing must:</p> <ul style="list-style-type: none"> (a) contribute positively to the character of the <i>streetscape</i>; and (b) enable casual surveillance of the street; and (c) enable use of private open space; and (d) enhance the amenity of the <i>site</i>; and (e) provide buffering from potentially incompatible adjacent uses nearby; and (f) protect the privacy of adjoining and nearby premises; and (g) be constructed of high quality materials; and 	<p>AO 11.1 A fence that is constructed forward of any <i>front building line</i> that faces a <i>road frontage</i> (including <i>front building lines</i> that face both <i>road frontages</i> on a corner lot):</p> <ul style="list-style-type: none"> (a) has a height, measured from <i>ground level</i>, that is not greater than: <ul style="list-style-type: none"> (i) 1.8 metres where the fence is at least 50 per cent transparent (Refer Figure d); or (ii) 1.5 metres where the fence is solid or not greater than 50 per cent transparent (Refer Figure e); and

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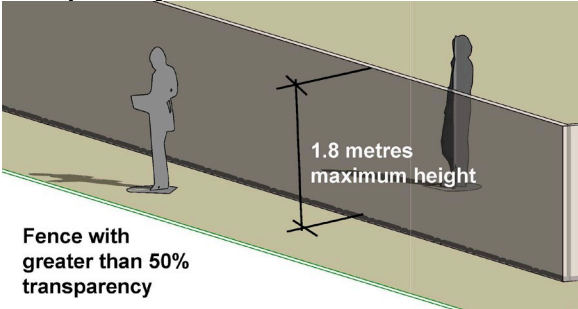
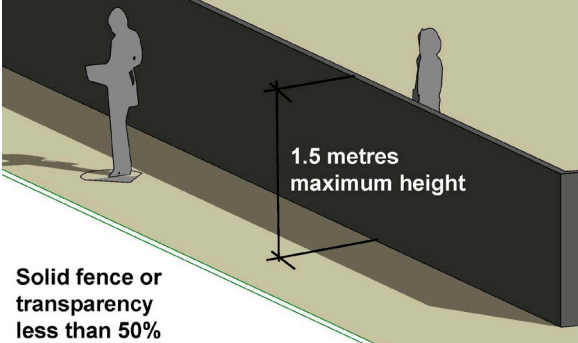
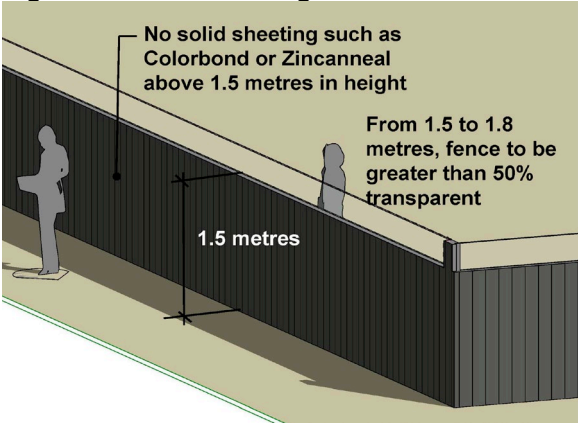
Performance outcomes	Acceptable outcomes
<p>(h) provide for adequate sight lines.</p>	<p>(b) does not incorporate solid steel sheeting such as Colorbond or Zincanneal above 1.5 metres in height (Refer Figure f); and</p> <p>(c) incorporates detailing or indentations where the fence is greater than 10 metres in length in any direction.</p> <p>Figure d – Fences with greater than 50% transparency</p>  <p>Fence with greater than 50% transparency</p> <p>Figure e – Solid fences</p>  <p>Solid fence or transparency less than 50%</p> <p>Figure f – Solid sheeting</p>  <p>No solid sheeting such as Colorbond or Zincanneal above 1.5 metres in height</p> <p>From 1.5 to 1.8 metres, fence to be greater than 50% transparent</p> <p>1.5 metres</p> <p>AO 11.2 The height of side or rear boundary fences must not be greater than 1.8 metres, measured from <i>ground level</i>.</p>

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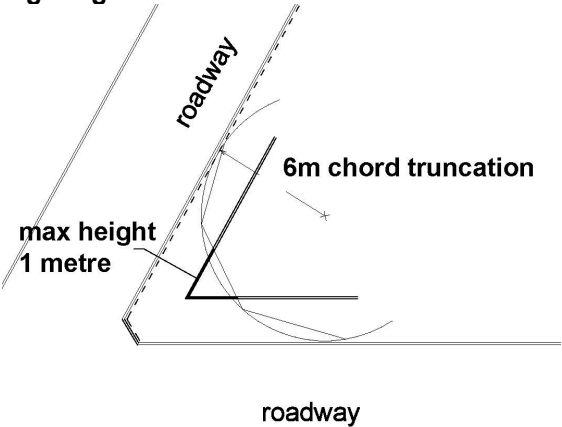
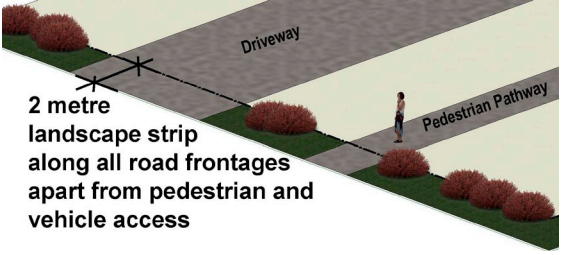
Performance outcomes	Acceptable outcomes
	<p>AO 11.3 Where a <i>sensitive land use</i> is proposed adjacent to an existing lawfully established non-residential use a 1.8-metre-high solid screen fence must be erected along all common boundaries.</p> <p>AO 11.4 Fences on a corner lot and, within a truncation made by three equal chords of a 6 metre radius curve at the corner of the two <i>road frontages</i>, are not greater than 1 metre in height, measured from <i>ground level</i> (Refer Figure g).</p> <p>Figure g – Corner truncation</p>  <p>The diagram shows a corner where two roadways meet. A dashed line represents the original corner. A solid line represents the truncated corner, formed by three equal chords of a 6-metre radius curve. A vertical dimension line indicates that the maximum height of the fence at the corner is 1 metre. Labels include 'roadway', '6m chord truncation', 'max height 1 metre', and 'roadway'.</p>
<p>PO 12 Gates do not open beyond the lot boundary.</p>	<p>AO 12.1 Gates located on a lot boundary do not open outward onto the street or an <i>adjoining property</i>.</p>
Landscaping	
<p>PO 13 <i>Landscaping</i> treatments enhance the amenity and character of the <i>site</i>; and soften the visual dominance of hard surface areas buildings.</p>	<p>AO 13.1 On lots that do not require a zero <i>setback</i> from <i>road frontages</i>, a densely planted 2-metre-deep landscape strip is provided along the full width of all <i>road frontages</i> of the <i>site</i>, excluding vehicle and pedestrian access points (Refer Figure h).</p> <p>Figure h – Landscaping along road frontages</p>  <p>The diagram shows a perspective view of a road frontage. A driveway and a pedestrian pathway are shown. A 2-metre-deep landscape strip, indicated by a dimension line, runs along the frontage of the site, excluding the driveway and pedestrian pathway. A person is shown walking on the pedestrian pathway. Labels include '2 metre landscape strip along all road frontages apart from pedestrian and vehicle access', 'Driveway', and 'Pedestrian Pathway'.</p> <p>AO 13.2 Where development has a common boundary to an <i>existing sensitive land use</i>, or a lot in the:</p>

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Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Community facilities zone; or • Rural residential zone; or • Township Zone <p>a densely planted landscape strip is provided:</p> <p>(a) along the entire common boundary; and</p> <p>(b) is at least 2 metres in width.</p>
Steep slopes or unstable soils	
<p>PO 14 Development must be adequately address the constraints of steeply sloping or unstable land.</p>	<p>AO 14.1 Building work is not undertaken on land that has a maximum slope greater than 15 per cent.</p> <p>AO 14.2 Building work undertaken on a slope greater than 10 per cent does not involve cut and/or fill greater than:</p> <p>(a) 1 metre in height or depth at any point; and</p> <p>(b) 50 m³ in total volume.</p> <p>AO 14.3 Areas between a building's floor and the <i>ground level</i>, or between outdoor deck areas and the <i>ground level</i>, are screened from public view by using lattice or similar screening or <i>landscaping</i>.</p> <p>AO 14.4 Driveways are not steeper than 20 per cent.</p>
Storage and waste management	
<p>PO 15 Storage areas for equipment, goods, materials, and refuse containers are:</p> <p>(a) located on-site; and</p> <p>(b) screened from the street and any <i>adjoining land</i> that is located in a Low density residential zone, Medium density residential zone, Mixed use zone or Rural residential zone; and</p> <p>(c) adequately sized to accommodate the refuse generated on-site; and</p> <p>(d) conveniently accessible to collection and delivery vehicles; and</p> <p>(e) designed and equipped to be kept clean and dust free at all times.</p>	<p>AO 15.1 Refuse container storage areas are:</p> <p>(a) located on-site; and</p> <p>(b) not located within any required <i>setback</i> or <i>landscaping</i> areas; and</p> <p>(c) not located within a <i>flood hazard area</i>; and</p> <p>(d) screened from public view, by a solid fence or wall that is 1.8 metres in height, measured from <i>ground level</i>; and</p> <p>(e) provided on an imperviously sealed pad that drains to an approved waste disposal system; and</p> <p>(f) provided with a tap; and</p> <p>(g) large enough to accommodate at least one standard commercial refuse bin of a size appropriate to the nature and scale of the refuse generated by the use.</p>

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	<p>AO 15.2 Other outdoor storage areas (other than areas adjacent to the street designed for the display of goods to the public for sale) are:</p> <p>(a) not located within any of the required <i>setback</i> area; and</p> <p>(b) in an enclosed area or otherwise screened from view from the street, other public areas and <i>adjoining properties</i>.</p> <p>AO 15.3 Materials stored on-site that are capable of generating air contaminants either by wind or when disturbed, are managed by:</p> <p>(a) being wholly enclosed in a building or storage bins; or</p> <p>(b) a program to suppress material so it cannot become airborne.</p>
<p>PO 16 Development does not release liquid waste or other potential contaminants.</p>	<p>AO 16.1 Development provides for the on-site collection, treatment and disposal of liquid waste and other potential contamination sources.</p> <p>AO 16.2 Development provides for spills to be wholly contained and retained on-site for subsequent removal and disposal by an approved means.</p> <p>AO 16.3 Roof water is directed away from areas of potential contamination.</p>
Traffic, access and parking	
<p>PO 17 The design and layout of vehicle parking, loading, crossover and access areas:</p> <p>(a) provides safe and efficient vehicular and pedestrian movement; and</p> <p>(b) enables the loading and unloading of goods and waste to occur wholly within the <i>site</i>; and</p> <p>(c) does not impact on street parking; and</p> <p>(d) prevents the loss of on-street parking.</p>	<p>AO 17.1 All vehicle manoeuvring and parking areas provided as part of the development are sealed with an impervious material that will reduce the amount of dust generated by vehicle movements.</p> <p>AO 17.2 All loading and unloading facilities, including loading docks, receiving areas and loading bays are provided on-site.</p> <p>AO 17.3 Development does not result in a reduction in the number of existing on-street parking spaces, loading bays or taxi zones.</p>
<p>PO 18 On-site car parking does not dominate the frontage of the premises and maintain the amenity of the street and adjacent properties.</p>	<p>AO 18.1 On-site car parking is not located between the building and the <i>primary road frontage</i>.</p>

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Provisions specific to certain uses	
<p>PO 19 <i>Hotel, bar and nightclub entertainment facilities</i> are appropriately located and designed so as not to cause nuisance to adjoining or nearby uses.</p>	<p>AO 19.1 <i>Hotel, bar and nightclub entertainment facility</i> uses are located no higher than the first level above the <i>ground floor</i> of the building.</p>

Table 9.3.1.2 – Centre and entertainment activities code:

- Assessment benchmarks for assessable development only

Performance outcomes	Acceptable outcomes
Amenity and safety	
<p>PO 1 Development incorporates key elements of Crime Prevention Through Environmental Design (CPTED) to enhance safety of the <i>site</i>, adjoining streets and surrounding area.</p>	<p>AO 1.1 Development design and layout provides:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; and (b) exterior building designs which promote safety; and (c) adequate identification of uses and ownership; and (d) adequate lighting; and (e) appropriate way-finding mechanisms (e.g. signage); and (f) prevention of entrapment locations; and (g) prevention of access to roof areas and other premises.
<p>PO 2 Development is located, designed, orientated and constructed to prevent any adverse impacts on the development that may be caused by noise, odour, lighting and dust emissions from existing lawful uses, including <i>industry activities</i> and <i>rural activities</i>.</p>	<p>No Acceptable outcome is prescribed.</p>
<p>PO 3 The design of accommodation and residential buildings incorporates acoustic measures to mitigate noise from other centre uses, including <i>hotels</i> and <i>nightclub entertainment facilities</i>.</p>	<p>AO 3.1 Development achieves the acoustic quality objectives for sensitive receptors set out in the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
Built form, character, design and scale	
<p>PO 4 Development incorporates graffiti-prevention measures.</p>	<p>AO 4.1 Building and <i>site</i> design incorporates a combination of the following features:</p> <ul style="list-style-type: none"> (a) shrubbery planted against walls and fences; and (b) designs with absence of natural ladders; and (c) minimal unbroken vertical service area; and (d) graffiti-deterrent surfaces.

Table 9.3.1.2 – Centre and entertainment activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
<p>PO 5 Development:</p> <ul style="list-style-type: none"> (a) is constructed to a high standard; and (b) is easily maintained; and (c) is compatible with the streetscape and amenity of the local area. 	<p>AO 5.1 All aspects of development, including buildings, structures and parking areas are finished with high quality materials and colours that:</p> <ul style="list-style-type: none"> (a) are durable and do not require high levels of maintenance; and (b) are not mirrored or highly reflective; and (c) have regard to and maintain continuity with adjoining facades; and (d) enhance the local <i>streetscape</i> character.
<p>PO 6 The retention of existing buildings achieves a high quality built form.</p>	<p>AO 6.1 Where existing buildings are retained as part of the development, the facades facing a street or road are upgraded and improved where necessary to enhance the appearance of the building and the <i>streetscape</i> with for example, new materials, paint, awnings, new windows or doors.</p>
<p>PO 7 Architectural features break up the visual mass of buildings.</p>	<p>AO 7.1 Visual mass is reduced by one or a combination of the following:</p> <ul style="list-style-type: none"> (a) variations in colour, textures or materials; and (b) doors or windows placement; and (c) minor variations in wall alignment.
<p>PO 8 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) provide high quality design and architectural outcomes; and (b) contribute to an interesting, diverse but coherent roof form throughout the centre. 	<p>AO 8.1 Building design incorporates articulation and variations in colour, parapet design heights, where possible.</p> <p>AO 8.2 Development provides rooftops which:</p> <ul style="list-style-type: none"> (a) contribute to the architectural distinction of the building and roofs; and (b) include combinations and variations of forms created through pitches, gables, skillions or other features. <p>AO 8.3 Development for rooftops are designed to:</p> <ul style="list-style-type: none"> (a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; and (b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.

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Performance outcomes	Acceptable outcomes
Environmental management and ecological sustainability	
<p>PO 9 The <i>site</i> layout responds sensitively to on-site and surrounding topography, drainage patterns and vegetation.</p>	<p>AO 9.1 Development ensures:</p> <ul style="list-style-type: none"> (a) earthworks on site are minimised; and (b) natural drainage lines are retained; and (c) existing vegetation (including street trees) is retained.
<p>PO 10 Building design, <i>site</i> layout and <i>landscaping</i> facilitates the construction of energy efficient buildings that respond to local climatic conditions.</p>	<p>AO 10.1 Building designs:</p> <ul style="list-style-type: none"> (a) maximise solar access to the north in winter; and (b) minimise solar access to the east and west in the summer; and (c) maximise access to any prevailing summer breezes; and (d) minimise exposure to prevailing winter winds.
Landscaping and Streetscape Design	
<p>PO 11 <i>Landscaping</i>, street furniture and footpath treatments contribute to a high quality built form.</p>	<p>AO 11.1 <i>Landscaping</i>, street furniture and footpath treatments are provided to the <i>road frontage</i> of the development <i>site</i> that:</p> <ul style="list-style-type: none"> (a) are of a high quality standard; and (b) enhance the amenity of the public realm; and (c) reflect or enhance the existing landscape character of the centre; and (d) ensure good pedestrian connectivity; and (e) are located and planted to allow surveillance of the street and views into <i>shop</i> windows or display
Steep Slopes or Unstable Soils	
<p>PO 12 Where building work is undertaken on a <i>site</i> that contains or adjoins a steep slope or is subject to unstable soils, adequate protection measures are utilised to prevent the risk of land slippage or erosion.</p>	<p>AO 12.1 Where building work is undertaken on a <i>site</i> that:</p> <ul style="list-style-type: none"> (a) is on land subject to a slope greater than 15 per cent; or (b) adjoins land that has a slope greater than 15 per cent; or (c) is subject to unstable land <p>A site-specific geotechnical analysis in accordance with AGS2007 is prepared by a registered professional engineer to demonstrate that the site is not subject to landslide hazard. It must certify that:</p> <ul style="list-style-type: none"> • the stability of the site, including associated buildings and infrastructure, will be maintained over the operational life of the development; and

Table 9.3.1.2 – Centre and entertainment activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> • the site is not subject to risk of landslide activity originating from other land, including land above the site; and • the development will not increase the risk of landslide on other land; and • specific reference is made to assembly uses, essential community infrastructure, vulnerable uses or difficult to evacuate uses.
Traffic, parking and access	
<p>PO 13 The traffic and parking generated by the proposed development does not:</p> <ul style="list-style-type: none"> (a) adversely affect the surrounding or future planned road network; and (b) adversely affect the amenity of the surrounding neighbourhood; and (c) create safety conflicts with pedestrians; and (d) result in an increased demand for on street car parking; and (e) result in the introduction of non-local traffic into local residential streets. 	<p>AO 13.1 A traffic impact assessment report is prepared by a registered professional traffic engineer that:</p> <ul style="list-style-type: none"> (a) identifies the traffic impact, including any potential safety conflicts related to the development and on-street car parking demands; and (b) demonstrates the <i>site</i> has safe and convenient vehicular and pedestrian access; and (c) outlines mitigation measures to appropriately address the related traffic impacts.
<p>PO 14 On-site parking and vehicle manoeuvring areas are located and designed to minimise conflicts between motor vehicles and pedestrians.</p>	<p>AO 14.1 Buildings and activity areas are located to prevent potentially hazardous vehicular or pedestrian movements.</p>
<p>PO 15 Development facilitates a functional overall road hierarchy and maximise the safety and efficiency of the State-controlled road network.</p>	<p>AO 15.1 Where new or upgraded road access is proposed:</p> <ul style="list-style-type: none"> • If development fronts more than one road, access to the site is via the lowest order road as indicated in Major Infrastructure Overlay – Road Hierarchy Maps 1 to 11 (OM-RH-01 to OM-RH-11) <p>Note—State Controlled Roads are considered higher order than non-State Controlled Roads.</p>
Provisions specific to certain uses	
<p>PO 16 <i>Hotel bar and nightclub entertainment facility</i> uses are appropriately located and designed so as not cause nuisance to adjoining and nearby uses.</p>	<p>AO 16.1 <i>Hotel, bar and nightclub entertainment facility</i> uses are not located on lots adjacent to a Low or medium residential zone, Mixed use, Rural residential zone or Township zone, or an existing <i>sensitive land use</i>.</p>
<p>PO 17 <i>Agricultural supplies stores, bulk landscape supplies, hardware and trade supplies, garden centres or showrooms</i> are:</p> <ul style="list-style-type: none"> (a) limited in area and frontage; and (b) provide a high level of activation and interface with the street; and 	<p>No acceptable outcome is prescribed.</p>

Table 9.3.1.2 – Centre and entertainment activities code:

• **Assessment benchmarks for assessable development only**

Performance outcomes	Acceptable outcomes
(c) are not dominated by parking at the <i>road frontage</i> ; and (d) provide high quality and attractive facades.	
Provisions specific to the Principal centre zone	
PO 18 Within the Principal centre zone, development reflects and enhances the character and the amenity of the CBD and contributes to a cohesive <i>built form</i> character and <i>streetscape</i> by:	AO 18.1 Development within the Principal centre zone is: (a) sympathetic to surrounding built form; and (b) complements established building proportions and lot dimensions; and (c) contributes positively to the character of the immediate area; and (d) responds positively to heritage elements in the <i>streetscape</i> .
Provisions specific to the Rural zone	
PO 19 Development in the Rural zone does not adversely impact on the ongoing operation of nearby <i>rural activities</i> .	No acceptable outcome is prescribed.

Table 9.3.1.3 - Local centre zone road and boundary setbacks

	Setback	Criteria
Setback from road boundary	0 metres (built to boundary)	Up to 8.5 metres or two <i>storeys</i>
	3 metres	Up to 8.5 metres or two <i>storeys</i> on boundaries adjoining: <ul style="list-style-type: none"> • Alpha Avenue; or • Falcon Street; or • Robin Road; or • Beverly Lane; or • Martin Street; or • Kaeser Road; or • Store Lane
	3 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i>
	6 metres	For any part of a building over 8.5 metres or two <i>storeys</i> on boundaries adjoining: <ul style="list-style-type: none"> • Alpha Avenue; or • Falcon Street; or • Robin Road; or • Beverly Lane; or • Martin Street; or • Kaeser Road; or • Store Lane
Setback from side and rear boundaries	0 metres (built to boundary)	Where up to 8.5 metres or two <i>storeys</i> , measured from <i>ground level</i>
	3 metres	From lot boundaries that adjoin a: <ul style="list-style-type: none"> • Low density residential zone; or • Medium density residential zone; or • Rural residential zone; or • Rural zone; or • an existing <i>sensitive land use</i>.
	4.5 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i> .

Table 9.3.1.4 Principal centre zone road and boundary setbacks

	Setback	Criteria
Road setback	0 metres (built to boundary)	Up to 8.5 metres or two <i>storeys</i>
	3 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i>
	6 metres	For any part of a building over 8.5 metres or two <i>storeys</i> above <i>ground level</i> fronting: <ul style="list-style-type: none"> • Shackleton Street • Dora Street
Side and rear boundary setback	0 metres (built to boundary)	Up to 8.5 metres or two <i>storeys</i> to side boundaries.
	3 metres	Above 8.5 metres or two <i>storeys</i> to the side boundary.
	3 metres	Up to 8.5 metres or two <i>storeys</i> to the rear boundary.
	6 metres	Above 8.5 metres or two <i>storeys</i> to the rear boundary.
	3 metres	From lot boundaries that adjoin a zone other than the Principal centre zone.