



## Part 5 Domains

### Division 2 Domains

#### Chapter 14 Community Purposes

##### 1.0 Intent

This domain seeks to retain and reserve appropriate land throughout the City for community purposes and public infrastructure. These purposes and infrastructure encompass social facilities and important physical infrastructure and service establishments that are essential for urban living and often also necessary for rural communities. Community purposes infrastructure may include both public and private services and facilities. However, they are traditionally provided by government or regulated by Government legislation. Establishments and services envisaged in this domain include schools, emergency services, community halls and libraries, health services, transport services, water and sewerage infrastructure installations and major institutions, such as law courts and local government offices.

This domain provides for the identification of sufficient land to accommodate the diverse public infrastructure that will be needed to service the urban and rural areas within the Gold Coast City area. It also provides for the location of those public infrastructure services and facilities, which have significant amenity impacts on land that is separated from sensitive uses and has adequate space for the provision of buffers.

This domain promotes the achievement for all buildings of a high standard of urban design or, that enhances local built form character and contributes to the City image and townscape values of the Gold Coast City.

##### 2.0 Scope

This section is intended for all development subject to the Planning Scheme and located within the Community Purposes Domain area indicated in **Part 9, Division 4 – Domain Maps**.

The Table of Development, indicated in **Clause 3.0**, identifies the level of assessment for development occurring within this domain.

Other codes that may be relevant to the assessment of the development are listed in **Clause 4.0**.

It should be noted that self assessable development complies with the intent of this domain and therefore need only comply with the Place Code and any other identified relevant codes.

##### 3.0 Table of Development

**Note:** *This table must be read in conjunction with the explanation provided in Part 5, Division 1, Chapter 2 – Using Domains.*

###### A: Material Change of Use

| Exempt  | Self Assessable  | Code Assessable  | Impact Assessable  |
|---|--|--|--|
| <b>Conservation</b> (natural area management)<br><b>Family Day Care Home</b><br><b>Low-Impact Telecommunications Facility</b><br><b>Minor Change</b> in the scale or intensity of an existing lawful use<br><b>Open Sports Ground</b> n.e.i.<br><b>Park</b> n.e.i.<br><b>Private Recreation</b> n.e.i.<br><b>Public Utility</b> | <b>Caretaker's Residence</b><br><b>Cemetery</b><br><b>Community Care Centre</b><br><b>Community Purposes</b> excluding Corrective Institution<br><b>Open Sports Ground</b> where lighting is proposed and the site is located within the area identified on <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b> | <b>Car Park</b><br><b>Caravan Park</b><br><b>Child Care Centre</b><br><b>Educational Establishment</b><br><b>Indoor Recreation Facility</b><br><b>Market</b><br><b>Place of Worship</b><br><b>Restricted Club</b><br><b>Telecommunications Facility</b> n.e.i. | <b>Cafe</b><br><b>Community Purposes</b> n.e.i.<br><b>Convenience Shop</b><br><b>Medical Centre</b><br><b>Minor Tourist Facility</b><br><b>Outdoor Sport and Recreation</b><br><b>Reception Room</b><br><b>Refuse Disposal</b><br><b>Refuse Transfer Station</b><br><b>Restaurant</b><br><b>Tourist Shop</b> |



| Exempt | Self Assessable  | Code Assessable | Impact Assessable |
|--------|--|-----------------|-------------------|
|        | <p><b>Park</b> where lighting is proposed and the site is located within the area identified on <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b></p> <p><b>Private Recreation</b> where lighting is proposed</p> <p><b>Transit Centre</b></p> <p><b>Transport Terminal</b></p> <p><b>Temporary Use</b></p> |                 |                   |

**B: Material Change of Use Overlay Provisions**

| Exempt | Self Assessable | Code Assessable | Impact Assessable |
|--------|-----------------|-----------------|-------------------|
|--------|-----------------|-----------------|-------------------|

**Material Change of Use involving Building Work that:**

|  |   |   |   |
|--|---|---|---|
|  |   |   | exceeds three storeys or 11.5 metres in height                                |
|  |   |   | exceeds one dwelling per 2,000m <sup>2</sup> of site area for individual lots |
|  | is located on a site nominated as a Medium, High or Very High Risk Area on <b>Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b> , and complies with the Acceptable Solutions of <b>Constraint Code 16 – Steep Slopes or Unstable Soils</b> | is located on a site nominated as a Medium, High or Very High Risk Area on <b>Overlay Map 16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard</b> , and alternative solutions to the Acceptable Solutions of <b>Constraint Code 16 – Steep Slopes or Unstable Soils</b> are proposed |   |
|  | is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on <b>Overlay Map OM10 – Potential Bushfire Hazard Areas</b> , and complies with the Acceptable Solutions of <b>Constraint Code 2 – Bushfire Management Areas</b>                      | is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on <b>Overlay Map OM10 – Potential Bushfire Hazard Areas</b> , and alternative solutions to the Acceptable Solutions of <b>Constraint Code 2 – Bushfire Management Areas</b> are proposed                      |   |
|  | is on a site identified on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b> as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of <b>Constraint Code 3 – Canals and Waterways</b>                  | is on a site identified on <b>Overlay Map OM13 – Building Setback Line from Canals and Waterways</b> as being affected by a waterway building setback, and alternative solutions to the Acceptable Solutions of <b>Constraint Code 3 – Canals and Waterways</b> are proposed                          |   |



| Exempt | Self Assessable  | Code Assessable  | Impact Assessable |
|--------|--|--|-------------------|
|        |  | <p>is on or adjoins a site listed on the <b>Queensland Heritage Register (Queensland Heritage Act 1992)</b> or the <b>Register of the National Estate (Australian Heritage Commission Act 1975)</b> or the <b>National Trust of Queensland</b> list</p>  |                   |
|        |  | <p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the <b>Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</b>;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p> |                   |
|        | <p>is within the Airport Environs area identified on <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b>, and complies with the Acceptable Solutions for Heights of Buildings and Other Structures in <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b></p> | <p>is within the Airport Environs area identified on <b>Overlay Map OM7 – Gold Coast Airport – Airport Environs</b>, and alternative solutions to the Acceptable Solutions for Heights of Buildings and Other Structures in <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b> are proposed</p>   |                   |
|        | <p>is on a site identified on <b>Overlay Map OM8c – Gold Coast Airport – Noise Exposure Contours</b>, as subject to the ANEF 20-40 Noise Exposure Contours, and complies with the Acceptable Solutions of <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b></p>        | <p>is on a site identified on <b>Overlay Map OM8c – Gold Coast Airport – Noise Exposure Contours</b>, as subject to the ANEF 20-40 Noise Exposure Contours, and alternatives to the Acceptable Solutions of <b>Constraint Code 1 – Gold Coast Airport and Aviation Facilities</b> are proposed</p>   |                   |



| Exempt | Self Assessable  | Code Assessable  | Impact Assessable  |
|--------|--|--|--|
|        |  |  | would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on <b>Overlay Map OM23 – Extractive Resources</b> |
|        | is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of <b>Constraint Code 4 – Car Parking, Access and Transport Integration</b> | is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of <b>Constraint Code 4 – Car Parking, Access and Transport Integration</b> are proposed |  |

**C: Operational Work – Changes to Ground Level**

| Exempt   | Self Assessable | Code Assessable  | Impact Assessable |
|--|-----------------|--|-------------------|
| <b>Operational Work that involves extraction, excavation or fill that:</b> |                 |  |                   |
|  |                 | exceeds a volume of 20 cubic metres of fill or excavation, or is closer than ten metres from the site boundary   |                   |
|  |                 | is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the <b>Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987</b> ;<br>OR<br>is located on land which is the subject of a native title claim;<br>OR<br>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value |                   |



### D: Operational Work – Advertising Device

| Exempt | Self Assessable   | Code Assessable                              | Impact Assessable |
|--------|---|--|-------------------|
|        | <p><b>Advertising Device</b> that is:</p> <p>a) Not illuminated, nor animated, does not exceed 5m<sup>2</sup>, painted on or securely attached to a fence, wall or awning fascia and does not extend beyond the extremities thereof, including an outward projection of less than 30mm;</p> <p>b) Not illuminated, does not exceed 5m<sup>2</sup> and painted onto a blind or canopy;</p> <p>c) Not illuminated Bunting, Home Business, Real Estate Vendors, Security, Flag and Vertical Banner Sign where the total area of signage per street frontage does not exceed 0.6m<sup>2</sup>;</p> <p>d) Not visible from any State-controlled road</p> | <p><b>Advertising Devices</b><br/>n.e.i.</p> |                   |

### E: Operational Work – Infrastructure and Landscape Work

| Exempt   | Self Assessable | Code Assessable                 | Impact Assessable |
|--|-----------------|---------------------------------|-------------------|
| <b>Minor Landscape Work</b>  |                 | <b>Landscape Work</b> n.e.i.    |                   |
| <b>Landscape Work</b> associated with a <b>Caretaker's Residence</b> |                 | <b>Works for Infrastructure</b> |                   |

### F: Operational Work – Vegetation Clearing

| Exempt                           | Self Assessable  | Code Assessable  | Impact Assessable  |
|----------------------------------|--|--|--|
| <b>Vegetation Clearing that:</b> |  |  |  |
|                                  | <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b></p> | <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of <b>Specific Development Code 36 – Vegetation Management</b> are proposed</p> | <p>results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council</p> |



### G: Reconfiguring a Lot

| Exempt                           | Self Assessable | Code Assessable  | Impact Assessable   |
|----------------------------------|-----------------|--|---|
| <b>Reconfiguring a Lot that:</b> |                 |  |   |
|                                  |                 | results in no lots with an area less than 1,000m <sup>2</sup> ;<br>OR<br>entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development | results in one or more lots with an area less than 1,000m <sup>2</sup>  |
|                                  |                 |  | would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on <b>Overlay Map OM23 – Extractive Resources</b> |

#### 4.0 Relevant Codes

Codes relevant for development assessment in the Community Purposes Domain are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

#### 4.1 Self Assessable Development

The following codes apply to development that is self assessable in the Community Purposes Domain.

| Place Code                           | Specific Development Codes   | Constraint Codes  |
|--------------------------------------|--|---|
| Community Purposes Domain Place Code | 2 Advertising Devices<br>21 Landscape Work<br>34 Temporary Use<br>36 Vegetation Management | 1 Gold Coast Airport and Aviation Facilities<br>2 Bushfire Management Areas<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>8 Flood Affected Areas<br>10 Nature Conservation<br>13 Road Traffic Noise Management<br>14 Sediment and Erosion Control<br>15 Service Roads (Pacific Motorway)<br>16 Steep Slopes or Unstable Soils |



#### 4.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Community Purposes Domain.

| Place Code                              | Specific Development Codes   | Constraint Codes  |
|---|--|---|
| Community Purposes Domain<br>Place Code | 9 Caravan Parks<br>10 Caretaker's Residence<br>12 Child Care Centres<br>15 Ecotourism Facility<br>21 Landscape Work<br>27 Retail and Related Establishments<br>33 Telecommunications Facilities<br>36 Vegetation Management<br>38 Working From Home<br>39 Works for Infrastructure | 1 Gold Coast Airport and Aviation Facilities<br>2 Bushfire Management Areas<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>5 Cultural Heritage (Historic)<br>6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>12 Rail Corridor Environs<br>13 Road Traffic Noise Management<br>14 Sediment and Erosion Control<br>15 Service Roads (Pacific Motorway)<br>16 Steep Slopes or Unstable Soils<br>17 Unsewered Land |

#### 4.3 Operational Work – Changes to Ground Level

The following codes apply to development that is code assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Community Purposes Domain.

| Place Code                              | Specific Development Codes                                 | Constraint Codes  |
|---|--|---|
| Community Purposes Domain<br>Place Code | 11 Changes to Ground Level and Creation of New Waterbodies | 2 Bushfire Management Areas<br>3 Canals and Waterways<br>6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>14 Sediment and Erosion Control<br>16 Steep Slopes or Unstable Soils |

#### 4.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Community Purposes Domain.

| Place Code                              | Specific Development Codes  | Constraint Codes   |
|---|---|--|
| Community Purposes Domain<br>Place Code | 2 Advertising Devices<br>21 Landscape Work<br>39 Works for Infrastructure | 1 Gold Coast Airport and Aviation Facilities<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>6 Cultural Heritage (Indigenous)<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>11 Ocean Front Land<br>14 Sediment and Erosion Control |



#### 4.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work – Vegetation Clearing** in the Community Purposes Domain.

| Place Code                           | Specific Development Codes | Constraint Codes   |
|--------------------------------------|----------------------------|--|
| Community Purposes Domain Place Code | 36 Vegetation Management   | 3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>6 Cultural Heritage (Indigenous)<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>11 Ocean Front Land<br>14 Sediment and Erosion Control |

#### 4.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Community Purposes Domain.

| Place Code                           | Specific Development Codes   | Constraint Codes  |
|--------------------------------------|--|---|
| Community Purposes Domain Place Code | 11 Changes to Ground Level and Creation of New Waterbodies<br>21 Landscape Work<br>28 Reconfiguring a Lot<br>36 Vegetation Management<br>39 Works for Infrastructure | 1 Gold Coast Airport and Aviation Facilities<br>2 Bushfire Management Areas<br>3 Canals and Waterways<br>4 Car Parking, Access and Transport Integration<br>5 Cultural Heritage (Historic)<br>6 Cultural Heritage (Indigenous)<br>7 Dam Catchment Areas<br>8 Flood Affected Areas<br>9 Natural Wetland Areas and Natural Waterways<br>10 Nature Conservation<br>12 Rail Corridor Environs<br>13 Road Traffic Noise Management<br>14 Sediment and Erosion Control<br>15 Service Roads (Pacific Motorway)<br>16 Steep Slopes or Unstable Soils<br>17 Unsewered Land |



## 5.0 Community Purposes Domain Place Code

### 5.1 Purpose

This Place Code seeks to ensure the appropriate location and design of the City's social facilities, physical infrastructure and service establishments. It also seeks to provide a clear separation between public areas and areas set aside for the servicing of the building, as well as the provision, of effective buffering and landscaping to minimise negative amenity impacts on the locality.

### 5.2 Application

5.2.1 The Place Code contained in this domain applies to development indicated as self, code or impact assessable in the Table of Development at **Clause 3.0**.

5.2.2 Performance Criteria PC1-PC15 apply to all code and impact assessable development in this domain. For development identified as self assessable in **Clause 3.0**, only the Acceptable Solutions to Performance Criteria PC1-PC5 apply.

### 5.3 Development Requirements

| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <b>Development that is Self Assessable, Code Assessable or Impact Assessable</b>   |  |
| <b>Building Height</b>   |  |
| <p>PC1<br/>All buildings must be of a height which is in keeping with the character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>  | <p>AS1<br/>The building does not exceed 11.5 metres in height and has a maximum of three storeys.</p>  |
| <b>Building Setback</b>  |  |
| <p>PC2<br/>All buildings must be designed to provide for appropriate setbacks from the street frontage and the side and rear boundaries of the site, where appropriate, to achieve a continuous activity frontage for the local area, with ample space for pedestrian traffic.</p> | <p>AS2.1.1<br/>The first two storeys of the building are set back a minimum of six metres from the frontage of the site.<br/>OR<br/>AS2.1.2<br/>The first two storeys are set back in accordance with the frontage setback of any existing buildings on adjoining sites which provide for a greater setback.<br/>AS2.2.1<br/>The building or structure is set back a minimum of 1.5 metres from the rear and side boundaries of the site.<br/>AS2.3<br/>The building exceeds two storeys in height and the part of the building which exceeds two storeys in height is set back:</p> <ul style="list-style-type: none"> <li>▪ a minimum of six metres from the frontage of the site;</li> <li>▪ a minimum of two metres from the side and rear boundary for that part of the building which does not exceed 7.5 metres in height above the second storey;</li> <li>▪ a minimum of two metres plus 0.5 from the side and rear boundary for every three metres (or part thereof) for that part of the building which is 7.5 metres or more in height above the second storey.</li> </ul> <p>AS2.4<br/>The site adjoins a residential lot or public open space area, and the building or structure is set back a minimum of two metres from the common boundary with the residential lot or public open space, and the setback area includes:</p> <ul style="list-style-type: none"> <li>▪ a landscape buffer area consisting of dense screen planting; and/or</li> <li>▪ 1.8 metre high opaque fence on the common boundary to the residential lot.</li> </ul> |



| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <b>Accommodation Density</b>   |  |
| <p>PC3<br/>Accommodation density must be low, to maintain and enhance the community service nature of the land.</p>  | <p>AS3<br/>The dwelling density does not exceed one detached dwelling per lot.</p>   |
| <b>Site Coverage</b>   |  |
| <p>PC4<br/>The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>  | <p>AS4<br/>The site coverage of all buildings is not greater than 40% of the site area.</p>  |
| <b>Vehicular Crossings</b>   |  |
| <p>PC5<br/>Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> <li>a) a safe footpath environment;</li> <li>b) safe vehicular access to the property;</li> <li>c) appropriate hydraulic performance of the stormwater infrastructure;</li> <li>d) no damage to vehicle or road infrastructure;</li> <li>e) minimal loss of on-street parking spaces;</li> <li>f) continued amenity of the neighbourhood.</li> </ul> | <p>AS5<br/>Driveways are designed and constructed in accordance with relevant sections of <b>Planning Scheme Policy 11 – Land Development Guidelines</b>.</p>  |
| <b>Development that is Code Assessable or Impact Assessable</b>  |  |
| <b>Building Height</b>   |  |
| <p>PC6<br/>All buildings must be of a height which is in keeping with the character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>  | <p>AS6<br/>The building and/or structure is ancillary to the development, exceeds 11.5 metres in height, and does not include any office, restaurant, residential or retail floor space.</p>   |
| <b>Siting</b>  |  |
| <p>PC7<br/>All buildings must be sited to complement the natural landscapes and topographical features of the site and the surrounding community purposes area, having regard to:</p> <ul style="list-style-type: none"> <li>a) significant views and vistas;</li> <li>b) natural water systems;</li> <li>c) remnant vegetation.</li> <li>d) a site analysis, prepared in accordance with <b>Planning Scheme Policy 17 - Site Analysis</b>.</li> </ul>   | <p>AS7<br/>No acceptable solution provided.</p>  |
| <b>Building Appearance</b>   |  |
| <p>PC8<br/>All buildings must be designed to a high aesthetic standard and to complement the character of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>a) building materials;</li> <li>b) patterns;</li> <li>c) textures;</li> <li>d) colours.</li> </ul>  | <p>AS8.1<br/>The massing and proportions of the building are consistent with those of adjoining buildings and do not contribute to a built form which is bulky and visually intrusive.</p> <p>AS8.2<br/>The building does not have glass exceeding a maximum degree of reflection of both heat and light of 20%. The glass area of the building does not exceed 60% of the total area of the external wall.</p> <p>AS8.3<br/>The building provides awnings which are cantilevered or suspended at a minimum width of 1.5 metres over the adjoining footway within the road reserve area.</p> |



| Performance Criteria  | Acceptable Solutions  |
|---|---|
|   | <p>AS8.4<br/>The building facade is detailed and articulated with design indentations or window openings that reduce the impact of large blank wall spaces and promote streetscape interest.</p>  |
| <p><b>Advertising Devices</b></p>   |   |
| <p>PC9<br/>All signage should be complementary to the design and style of the buildings on the site on which it is located and to signs and development on adjoining sites. All advertising devices must be designed and constructed to complement the local character of the area.</p>   | <p>AS9.1<br/>All buildings, with a commercial use component, contain signage envelopes on the exterior of the frontages of the building structure to enable the signage requirements of the end use business operation to be satisfied. Such signage envelopes allow for signage, which does not dominate the facade and which complements the design of the building.</p> <p>AS9.2<br/>Freestanding signs complement the design of the buildings to which they relate, do not dominate the streetscape of a locality, are compatible with signage on adjoining sites, and clearly identify the product or business being promoted.</p> |
| <p><b>Landscape Work</b></p>  |   |
| <p>PC10<br/>Landscaping proposals for new development must clearly contribute to the protection and enhancement of the existing dominant visual features of the local area.</p>   | <p>AS10<br/>No acceptable solution provided.</p>  |
| <p>PC11<br/>All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area and any adjoining residential or public open space areas.</p>   | <p>AS11<br/>The car park area, open space and buffer areas of the lot are landscaped with design and use of plant species generally consistent with that of adjacent and nearby lots. The design may incorporate extensive paved areas for pedestrian use.</p>  |
| <p><b>Amenity Protection</b></p>  |   |
| <p>PC12<br/>The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul> | <p>AS12<br/>No acceptable solution provided.</p>  |



| Performance Criteria   | Acceptable Solutions   |
|--|--|
| <p>PC13</p> <p>The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> <li>a) noise;</li> <li>b) hours of operation;</li> <li>c) traffic;</li> <li>d) lighting;</li> <li>e) signage;</li> <li>f) visual amenity;</li> <li>g) privacy;</li> <li>h) odour and emissions.</li> </ul> | <p>AS13</p> <p>No acceptable solution provided.</p>  |
| <p><b>Access</b></p>   |  |
| <p>PC14</p> <p>The design and arrangement of access, car parking and vehicle movements on the site must facilitate the safe and convenient use by guests and visitors.</p>   | <p>AS14.1</p> <p>Public access areas of the site are clearly separated from any area set aside for servicing the building.</p> <p>AS14.2</p> <p>The car park area does not dominate the street frontage, is located on the ground level and to the side or the rear of the primary building on the site.</p> <p>AS14.3</p> <p>Vehicular access, to the site is separate from pedestrian access and the location of any car park areas is clearly integrated with the public access points of the building.</p> |
| <p><b>Storage</b></p>  |  |
| <p>PC15</p> <p>Ancillary storage of goods or materials in open areas must be presented in a manner that does not detract from the visual amenity of the local area.</p>  | <p>AS15</p> <p>The open area used for the storage of vehicles, machinery, goods and materials used on the site is:</p> <ul style="list-style-type: none"> <li>▪ located no closer than ten metres from either the main street frontage or any other boundary;</li> <li>▪ effectively screened with fencing or vegetation.</li> </ul>   |

#### 5.4 Land Management Plan and Plan of Development Guidelines

All land included within the Community Purposes Domain should be controlled by an approved Management Plan. Any development must comply with the provisions of such a Management Plan, and an approved Plan of Development (to be prepared in association with the Management Plan) to the satisfaction of Council, or its delegate.

The Management Plan and Plan of Development will have the following characteristics:

- the Management Plan is to regulate proposed activities on the land to ensure its community purpose values are protected; and
- the Plan of Development must clearly identify the location and extent of any buildings and their curtilage and any work that is intended to take place on the subject land.

The level of detail required for the preparation of a Management Plan and a Plan of Development will vary from site to site, according to the area of land involved and the range of activities proposed for that land.