



Part 6 Local Area Plans

Division 2 Local Area Plans

Chapter 18A Oxenford

1.0 Intent

The Local Area Plan (LAP) seeks to retain and enhance the character and sense of place for the residents and visitors of Oxenford. It is intended that this be achieved whilst accommodating the planned growth for the area and balancing the environmental, transport, economic and tourism activities in Oxenford.

It is intended that Oxenford will become an area that retains high levels of amenity and has planned development and services. Oxenford supports a diversity of housing accommodation and businesses that contribute to the vibrancy of the area. Oxenford has been identified to include a District Centre which will act as a commercial and community focal point for the Oxenford Community and to support the City's System of Activity Centres. Development will contribute to the accommodation and business diversity of Oxenford without compromising the development of nearby centres at Coomera and Helensvale. The Local Area Plan will ensure that the superb natural features and functions of the remnant vegetation, vegetated ridgelines, parklands and waterways provide Oxenford with a unique and valuable open space network. An efficient transport and access system will be established that will enhance the quality of life of residents and achieve a high level of connectivity to services and neighbouring suburbs.

Oxenford is recognised as a primary gateway to the Gold Coast and Hinterland. Where the Pacific Motorway and the Coomera River meet a gateway is formed from which commuters experience significant vistas of Oxenford and its surrounds. Development along the Pacific Motorway must recognise the visual prominence of the area and be designed to complement or enhance the visual experience.

The LAP area supports several, regionally significant, tourist and economic activities at Movieworld, Wet'n'Wild, and the Oxenford extractive industry operations. The LAP seeks to ensure that further development of these assets will be achieved without compromising the character and aesthetic environment and ecological function of surrounding natural features and residential areas.

2.0 Application of the Local Area Plan (LAP)

- 2.1 This LAP applies to all development subject to the Planning Scheme and located within the LAP area as indicated in the **Oxenford LAP Map 18A.1 – Boundary**.
- 2.2 The Table of Development indicated in **Clause 6.0** of this LAP identifies the level of assessment for development occurring within the LAP area.
- 2.3 The codes that may be relevant to the assessment of development in this LAP area are listed in **Clause 7.0** of this LAP.
- 2.4 It should be noted that self assessable development is consistent with the intent and DEOs of this LAP and therefore need only comply with the Oxenford LAP Place Code contained in **Clause 8.0** and any other identified relevant codes explicitly referred to in **Clause 7.0** of this LAP.

3.0 Desired Environmental Outcomes

- 3.1 Important natural features, functions and environmentally significant areas are protected (refer to **DEO Ecol.1–1**).
- 3.2 Water quality of the Coomera River and Saltwater Creek and their tributaries are protected and enhanced to achieve water quality objectives in accordance with the **ANZECC Water Quality Guidelines**. Riparian areas are protected and rehabilitated to maintain and enhance ecological functions and bed and bank stability (refer to **DEO Ecol.2**).
- 3.3 Medium and High Density urban development is clustered around the district centre to promote lifestyle choice and access to essential services and facilities (refer to **DEO Soc.2**).



- 3.4 Residential amenity is upheld through the minimisation and mitigation of adverse impacts occurring from commercial uses (refer to **DEO Soc.5**).
- 3.5 Oxenford's land use pattern comprises industry clustering, a consolidated district commercial and retail centre, and key nodes of service industry development (refer to **DEO Econ.1**).

4.0 Local Area Features

In developing the LAP, the Oxenford community identified a number of features which contribute to the local identity and sense of place of Oxenford. These features, valued by the community, provide both the foundation and direction for Oxenford's future.

4.1 Natural Features

There are a number of significant environmental features in Oxenford including the bushland linkages and vegetated ridgelines. The Coomera River and Saltwater Creek are utilised as recreational resources. The Coomera River is a major linkage in the citywide nature conservation network. Vegetation in the south west of the LAP including the ridgeline provides important ecological connectivity to the Coomera River. Saltwater Creek is important for ecological connectivity between Nerang Forest Reserve and Coombabah Lake. Remnant vegetation in the LAP provides wildlife habitat and includes Endangered and Of concern regional ecosystems. Riparian and foreshore vegetation are vital for ecological connectivity, bank stability and water quality.

4.2 Community Focal Point

The local activity centre comprises retail, commercial and community facilities and is a focal point for Oxenford.

4.3 Heritage

Cultural heritage features that significantly contribute to the character of Oxenford include the Oxenford Catholic Church (Old Pacific Highway) and the Holy Rood Anglican Church (Tamborine-Oxenford Road).

4.4 Character

Oxenford is typified by suburban-density dwellings that have developed in a semi-rural area. These traits, together with distinct landscape features, combine to give Oxenford a unique river valley character and sense of place.

4.5 Tourism

Oxenford contains major tourist facilities at Movieworld and Wet'n'Wild. Oxenford is also the city's northern gateway to the tourist attractions of Tamborine Mountain.

5.0 Precincts

The Oxenford LAP has been divided into ten Precincts as depicted on the **Oxenford LAP Map 18A.2 – Precincts**.

Precinct 1	Tourism and Entertainment
Precinct 2	Hillside Residential
Precinct 3	Extractive Industries
Precinct 4	Parkland Residential
Precinct 5	Central Oxenford
Precinct 6	Riverside Residential Communities
Precinct 7	Pacific Business Corridor
Precinct 8	Oxenford Gateway
Precinct 9	Public Open Space
Precinct 10	Community Purposes



5.1 Precinct 1 – Tourism and Entertainment Intent

The Tourism and Entertainment Precinct will facilitate the continued development of a vibrant cultural and tourism industry, albeit not to the detriment of the amenity of adjoining residential areas or the ecological function of environmentally significant areas. Significant areas include remnant vegetation along Saltwater Creek and native vegetation communities in the south of the precinct.

The scale and built form of development within this precinct must address the relationship and proximity to surrounding residential communities. Any development within this precinct will contribute to and enhance the access network within and to adjoining precincts and suburbs.

5.2 Precinct 2 – Hillside Residential Intent

The precinct will maintain the existing hillside large lot residential development form, whilst creating a sense of place for residents. Development within the precinct must address potential amenity impacts arising from its proximity to extractive industry and tourist facilities. Resubdivision or increases in site density of areas outside of the Residential Density – RD3 area, is not appropriate due to the limited capacity of existing infrastructure.

5.3 Precinct 3 – Extractive Industries Intent

Existing extractive industry operations, associated haul routes and regionally significant mineral and extractive resources within this precinct will be protected from sensitive receptors until such time as these resources have been exhausted or operations ceased. Remnant vegetation and riparian areas should be protected and rehabilitated wherever possible. It is essential that ecological connectivity throughout the open space protection area (**Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character**) is maintained and enhanced.

5.4 Precinct 4 – Parkland Residential Intent

The intent of the Parkland Residential Precinct is to maintain the low density residential character and environmental integrity of the area. Development will be of a style and intensity that reflects the semi-rural character of this precinct. Existing vegetation should be retained on site, especially remnant vegetation along the Coomera River. Where revegetation of disturbed areas is undertaken endemic species should be used.

5.5 Precinct 5 – Central Oxenford Intent

The intent of this precinct is to facilitate the development of an identifiable District Centre that acts as a commercial and community focal point for the Oxenford community. The Precinct seeks to provide for a wide variety of activities that are both economically robust and community focussed in an environment of quality public space and urban design. A mixture of commercial, retail, entertainment, community and recreational uses is desirable. Residential development is to locate within the local business centre only where fragmentation of the commercial activities and conflict between commercial and residential uses is minimised.

Development of the District Centre must not threaten the viability of nearby existing and planned centres at the Sub Regional, Regional, and Key Regional/ Metropolitan Activity Centre levels as identified within the Activity Centre Strategy. As such, retail development within the District Centre is not anticipated to expand beyond 13,000 m² Gross Floor Area (GFA).

5.6 Precinct 6 – Riverside Residential Communities Intent

The Riverside Residential Communities will contribute to the future housing needs of Oxenford. Detached dwellings, in a low density development form, will be established on land adjacent to the Coomera River. Medium density residential development will be encouraged within 400m of the district centre. The land between Saltwater Creek and Siganto Drive will accommodate a diversity of housing densities. A variety of housing types and densities will enhance the diversity of housing available to the community.

Residential development fronting the Coomera River and Saltwater Creek is to be setback sufficiently to allow for protection and rehabilitation of the riparian environment and to enhance public access and ecological corridors adjoining waterways. The setback will ensure minimisation of potential impacts from water-based recreational activities along the Coomera River. Residential development that incorporates lakes created by previous extractive industry operations must ensure that public access is retained to these open space features.



Development in the Precinct must consider, the impacts from and to, the Pacific Motorway, overland stormwater flow paths, potential acid sulfate soils, flooding caused by the Coomera River and Saltwater Creek and the presence of a regional ecosystem 'of concern'.

It is noted that the Tamborine-Oxenford Road haulage route, and future extension, adjoins much of this precinct. This aspect, together with the impacts of existing extractive industry operations, must be addressed in the design of development adjoining this route.

5.7 Precinct 7 – Pacific Business Corridor Intent

The Pacific Business Corridor will accommodate a variety of service industry and commercial uses to serve the residents of Oxenford. The precinct will facilitate the expansion of film and television production businesses by providing an opportunity to locate close to the existing activities of **Precinct 1**. It is intended that developments within this precinct will take advantage of their proximity and access to the Pacific Motorway whilst acting as a buffer between the motorway and the residential developments of **Precincts 4 and 6**. It is essential that aesthetic treatments are incorporated into any development that adjoins **Precincts 4 and 6** so that visual and acoustic amenity and solar access is maintained. It is essential that any development that adjoins **Precinct 9** does not negatively impact on ecological connectivity along Saltwater Creek.

5.8 Precinct 8 – Oxenford Gateway Intent

The Oxenford Gateway will become an icon that signifies the arrival to Oxenford and surrounding suburbs. It is intended that development on the site will recognise the area's visual prominence and take advantage of the proximity to the Coomera River and adjoining canal. It is anticipated that the precinct will be characterised by residential development that is buffered from the freeway with dense landscaping. A marina will complement the residential development with some retail and service activities directly related to the marina encouraged.

5.9 Precinct 9 – Public Open Space Intent

The Public Open Space Precinct will protect and enhance the open space network of Oxenford. It is intended that public open space will accommodate community facilities that provide active and passive recreational opportunities in a safe and accessible environment. Landscaping will define areas of informal and formal open space. Protection and rehabilitation of existing vegetation, especially remnant and riparian vegetation, will ensure that the character, ecological function and biodiversity of Oxenford is maintained. Restoration of endemic vegetation communities will enhance ecological connectivity and water quality. The precinct will also accommodate a significant portion of the LAP's bicycle, pedestrian and horse trail access network infrastructure.

Oxenford will be recognised for its exceptional open space network that enhances the amenity and quality of life for all residents. The open space network will provide visual relief and a scenic backdrop to the area when viewed from the Pacific Motorway.

5.10 Precinct 10 – Community Purposes Intent

The Community Purposes Precinct seeks to retain and reserve appropriate land throughout Oxenford 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. The land identified within this precinct currently accommodates the Oxenford Primary School. Community purposes infrastructure may include both public and private services and facilities. However, they are traditionally provided by government or regulated by Government legislation. The precinct 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 Oxenford.



6.0 Oxenford Local Area Plan Table of Development

Note: This table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 – Using Local Area Plans.

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 1 – Tourism and Entertainment			
<p>Conservation (natural area management) Low Impact Telecommunications Facility Minor Change (in the scale or intensity of an existing lawful use) Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Caretaker's Residence Private Recreation where lighting is proposed Temporary Use Tourist Facility where located within the hatched area as identified on Oxenford LAP Map 18A.2 – Precincts, or where in accordance with an approved Concept Plan</p>	<p>Telecommunications Facility n.e.i. Tourist Facility n.e.i.</p>	
Precinct 2 – Hillside Residential			
<p>Conservation (natural area management) Family Day Care Home Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Detached Dwelling Display Home Home Office Private Recreation where lighting is proposed</p>	<p>Attached Dwellings and Medium Density Detached Dwellings where located within an RD3 area shown on Oxenford LAP Map 18A.4 – Maximum Residential Density Caretaker's Residence Family Accommodation where located within an RD3 area shown on Oxenford LAP Map 18A.4 – Maximum Residential Density Home Occupation Place of Worship (floor space no greater than 300m²) Telecommunications Facility n.e.i.</p>	<p>Aged Persons Accommodation Child Care Centre Community Care Centre Educational Establishment Family Accommodation n.e.i. Place of Worship n.e.i. Veterinary Clinic</p>
Precinct 3 – Extractive Industries			
<p>Conservation (natural area management) Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility Special Accommodation</p>		<p>Caretaker's Residence Telecommunications Facility n.e.i. Where associated with an extractive industry:</p> <ul style="list-style-type: none"> ▪ Office ▪ Outdoor Storage Area ▪ Warehouse 	<p>Extractive Industry</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 4 – Parkland Residential			
<p>Conservation (natural area management) Family Day Care Home Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Detached Dwelling Home Office Private Recreation where lighting is proposed Temporary Use</p>	<p>Bed and Breakfast Caretaker's Residence Family Accommodation Home Occupation Telecommunications Facility n.e.i.</p>	<p>Animal Husbandry Child Care Centre Veterinary Clinic</p>
Precinct 5 – Central Oxenford			
<p>Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Public Utility Special Accommodation</p>	<p>Cafe Commercial Services Convenience Shop Estate Sales Office Educational Establishment where there are no more than 10 students on the premises at any one time Home Office Laundromat Medical Centre Office Restaurant Service Industry (Group A) Shop where the max GFA does not exceed 150m² Showroom Take-Away Food Premises Tourist Shop Veterinary Clinic</p>	<p>Apartment where located above ground floor Attached Dwellings and Medium Density Detached Dwellings Child Care Centre Cinema Hostel Accommodation where located above ground floor Indoor Recreation Facility Market Minor Tourist Facility Reception Room Shop n.e.i. Telecommunications Facility n.e.i. Theatre</p>	<p>Amusement Parlour Apartment n.e.i. Community Care Centre Educational Establishment n.e.i. Home Occupation Hospital Hostel Accommodation n.e.i. Motel Place of Worship Service Station Shopping Centre Development Tavern Tourist Facility Vehicle Hire Premises Veterinary Hospital</p>
Precinct 6 – River Residential Communities			
<p>Conservation (natural area management) Family Day Care Home Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Detached Dwelling Display Home Estate Sales Office Home Office Outdoor Sport and Recreation Private Recreation where lighting is proposed Temporary Use</p>	<p>Aged Persons Accommodation where located within an RD3 area shown on Oxenford LAP Map 18A.4 – Maximum Residential Density Attached Dwellings and Medium Density Detached Dwellings Caretaker's Residence Convenience Shop Family Accommodation Telecommunications Facility n.e.i.</p>	<p>Aged Persons Accommodation n.e.i. Caravan Park Child Care Centre Educational Establishment Place of Worship Relocatable Home Park</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 7 – Pacific Business Corridor			
<p>Conservation (natural area management) Home Office Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility Special Accommodation</p>	<p>Caretaker’s Residence Laundromat Office only where it is ancillary to another use and constitutes less than 20% of GFA Service Industry Showroom Temporary Use Tourist Shop Vehicle Hire Premises Vehicle Sales Premises Veterinary Clinic Warehouse</p>	<p>Bulk Garden Supplies Funeral Parlour Indoor Recreation Facility Motel Motor Vehicle Repairs Office n.e.i. Place of Worship Retail Plant Nursery Service Station Telecommunications Facility n.e.i. Where located within a hatched area of Precinct 7:</p> <ul style="list-style-type: none"> ▪ Café ▪ Convenience Shop ▪ Fast Food Premises ▪ Restaurant ▪ Take-Away Food Premises 	<p>Aged Persons Accommodation Amusement Parlour Apartment Medical Centre Private Recreation where located within the open space protection area as identified on Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character</p>
Precinct 8 – Oxenford Gateway			
<p>Conservation (natural area management) Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Caretaker’s Residence Detached Dwelling Estate Sales Office Home Office Private Recreation where lighting is proposed Shop where only for marine goods and services which are used in any water based activity</p>	<p>Apartment Attached Dwellings and Medium Density Detached Dwellings Family Accommodation Home Occupation Indoor Recreation Marina Place of Worship Restaurant Restricted Club Service Station where all fuel is sold directly to water marine craft Telecommunications Facility n.e.i.</p>	<p>Community Care Centre Educational Establishment Home Occupation Medical Centre Reception Room Veterinary Clinic</p>
Precinct 9 – Public Open Space			
<p>Conservation (natural area management) Low Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility</p>	<p>Private Recreation where lighting is proposed Temporary Use</p>	<p>Cafe where the maximum GFA is less than 100m² Caretaker’s Residence Community Purposes excluding Corrective Institution Indoor Recreation Facility Market Minor Tourist Facility Restricted Club Take-Away Food Premises where the GFA is less than 100m²</p>	<p>Convenience Shop Outdoor Sport and Recreation Restaurant Telecommunications Facility n.e.i.</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 10 – Community Purposes			
Conservation (natural area management) Family Day Care Home Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility	Caretaker’s Residence Cemetery Community Care Centre Community Purposes excluding Corrective Institution Private Recreation where lighting is proposed Public Utility Temporary Use Transit Centre Transport Terminal	Car Park Caravan Park Child Care Centre Educational Establishment Indoor Recreation Facility Market Place of Worship Restricted Club Telecommunications Facility	Cafe Community Purposes n.e.i. Convenience Shop Medical Centre Minor Tourist Facility Outdoor Sport and Recreation Reception Room Refuse Disposal Refuse Transfer Station Restaurant Tourist Shop

B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
Material Change of Use involving Building Work that:			
	Precinct 1 Building Work in accordance with an approved Concept Plan	exceeds two storeys, or 8.5 metres, due to the inclusion of a partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below, and the site is not in an area where a maximum building height exceeding two storeys is identified on Oxenford LAP Map 18A.3 – Maximum Building Height	exceeds two storeys, or 8.5 metres, (except for a partial third storey with less than 50% of the GFA of the storey immediately below) where the site is not in an area where a maximum building height exceeding two storeys is identified on Oxenford LAP Map 18A.3 – Maximum Building Height ; OR exceeds the maximum number of storeys indicated for the site identified on Oxenford LAP Map 18A.3 – Maximum Building Height Precinct 10 exceeds three storeys or 11.5 metres in height exceeds the maximum residential density shown for the subject site on Oxenford LAP Map 18A.4 – Maximum Residential Density Precinct 4 exceeds two dwellings per allotment
		is located on a site nominated as a Medium, High or Very High Risk Area on Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas, and complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas</p>	<p>is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas, and alternative solutions to the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas are proposed</p>	
	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and is in compliance with the Acceptable Solutions of Constraint Code 3 – Canals and Waterways</p>	<p>is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway building setback, and alternative solutions to the Acceptable Solutions of Constraint Code 3 – Canals and Waterways are proposed</p>	
		<p>is on or adjoins a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) or the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of Queensland list or is on or adjoins a heritage building identified on Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character</p>	
		<p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and is in accordance with the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration</p>	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration are proposed</p>	
	<p>is on land with frontage to the Pacific Motorway road reserve or a Pacific Motorway service road as indicated on Overlay Map OM15 – Pacific Motorway Service Road Types and complies with the Acceptable Solutions of Constraint Code 15 – Service Roads (Pacific Motorway)</p>	<p>is on land with frontage to the Pacific Motorway road reserve or a Pacific Motorway service road as indicated on Overlay Map OM15 – Pacific Motorway Service Road Types and alternatives to the Acceptable Solutions of Constraint Code 15 – Service Roads (Pacific Motorway) are proposed</p>	
			<p>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 Overlay Map OM23 – Extractive Resources</p>
		<p>would result in a residential dwelling being located adjacent to an extractive industry haulage route as identified on Oxenford LAP Map 18A.5 – Access Network</p>	
		<p>is located on land containing an overland stormwater flow path identified on Oxenford LAP Map 18A.6 – Overland Stormwater Flow Paths</p>	



C: Operational Work – Changes to Ground Level

Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		<p>is not a single detached Class 1 nor a Class 10 building and:</p> <p>Precinct 1 exceeds a volume of 100 cubic metres of fill or excavation, or is closer than 100 metres from the allotment boundary</p> <p>Precincts 2, 3, 6 and 8 exceeds a volume of 50 cubic metres of fill or excavation, or is closer than 2 metres from the allotment boundary</p> <p>Precinct 4 exceeds a volume of 50 cubic metres of fill or excavation and is within 3 metres from the allotment boundary</p> <p>Precincts 5 and 7 exceeds a volume of 20 cubic metres of fill or excavation, or is closer than 2 metres from the allotment boundary</p> <p>Precinct 9 exceeds a volume of 100 cubic metres of fill or excavation, or is closer than 20 metres from the allotment boundary</p> <p>Precinct 10 exceeds a volume of 20 cubic metres of fill or excavation, or is closer than ten metres from the allotment boundary</p>	
		<p>is within, or adjoins, an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987;</p> <p>OR</p> <p>is located on land which is the subject of a native title claim;</p> <p>OR</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value	
		is located on land containing an overland stormwater flowpath identified on Oxenford LAP Map 18A.6 – Overland Stormwater Flow Paths	

D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable
	<p>Advertising Device that is not internally illuminated nor animated, and where the total area of signage per site does not exceed 0.5m² in Precincts 2, 3, 4, 6 and 8;</p> <p>OR</p> <p>Advertising Device that is not internally illuminated nor animated, with a total area of signage per site not exceeding 3m² and where associated with a Café or Restaurant;</p> <p>AND</p> <p>is not on land with frontage to an arterial road or any State-controlled road</p>	Advertising Devices n.e.i.	

E: Operational Work – Infrastructure and Landscape Work

Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a Detached Dwelling or a Caretaker's Residence		Works for Infrastructure	



F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
	is located in an open space protection area on Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character or in Precinct 9 – Public Open Space and results in removal or damage to native vegetation and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management	is located in an open space protection area on LAP Map 18A.7 – Open Space Protection, Heritage and Character or in Precinct 9 – Public Open Space and results in removal or damage to native vegetation and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed	
	results in the removal 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 Specific Development Code 36 – Vegetation Management	results in the 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 Specific Development Code 36 – Vegetation Management are proposed	results in the removal of, or damage to, vegetation over which a Vegetation Protection Order has been made by Council

G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		Precincts 1, 2 and 9 results in no new lots	Precincts 1, 2 and 9 results in the creation of a new lot
		Precincts 3, 5, 6 and 8 results in no lots with an area less than 600m ²	Precincts 3, 5, 6 and 8 results in at least one lot with an area less than 600m ²
		Precinct 4 results in no lots with an area less than 4,000m ² and no new lots in open space protection areas in Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character	Precinct 4 results in at least one lot with an area less than 4,000m ² and results in the creation of a new lot in open space protection areas in Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character
		Precincts 7 and 10 results in no lots with an area less than 1000m ²	Precincts 7 and 10 results in at least one lot with an area less than 1000m ²



Exempt	Self Assessable	Code Assessable	Impact Assessable
			OR 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 Overlay Map OM23 – Extractive Resources

7.0 Relevant Codes

Codes relevant for development assessment in the Oxenford LAP 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.

7.1 Self Assessable Development

The following codes apply to development that is self assessable in the Oxenford LAP.

Place Code	Specific Development Codes	Constraint Codes
Oxenford LAP Place Code	2 Advertising Devices 10 Caretaker's Residence 11 Changes to Ground Level and Creation of New Waterbodies 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 21 Landscape Work 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils



7.2 Material Change of Use

The following codes apply to development that is a code assessable or impact assessable **Material Change of Use** in the Oxenford LAP.

Place Code	Specific Development Codes	Constraint Codes
Oxenford LAP Place Code	3 Aged Person's Housing 4 Animal Husbandry 6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 9 Caravan Parks 10 Caretaker's Residence 11 Changes to Ground Level and Creation of New Waterbodies 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 15 Ecotourism Facility 16 Family Accommodation 17 Farm Forestry 19 High Rise Residential and Tourist Accommodation 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 26 Relocatable Home Parks 27 Retail and Related Establishments 31 Service Station 33 Telecommunications Facility 34 Temporary Use 36 Vegetation Management 37 Vehicle Sales 38 Working From Home 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transportation 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

7.3 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 Oxenford LAP.

Place Code	Specific Development Codes	Constraint Codes
Oxenford LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils



7.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code or impact assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises) or **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 Oxenford LAP.

Place Code	Specific Development Codes	Constraint Codes
Oxenford LAP Place Code	2 Advertising Devices 21 Landscape Work 33 Telecommunications Facility 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

7.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code or impact assessable **Operational Work – Vegetation Clearing** in the Oxenford LAP.

Place Code	Specific Development Codes	Constraint Codes
Oxenford LAP Place Code	36 Vegetation Management	2 Bushfire Management Areas 3 Canals and Waterways 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

7.6 Reconfiguring a Lot

The following codes apply to development that is code assessable or impact assessable **Reconfiguring a Lot** in the Oxenford LAP.

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



8.0 Oxenford LAP Place Code

8.1 Purpose

This Place Code seeks to ensure the scale, density, location and type of development, in particular the design and appearance of buildings, is consistent with the intent of this LAP.

8.2 Application

8.2.1 The Oxenford LAP Place Code applies to development being any Building Work, Operational Work, Reconfiguring a Lot and/or Material Change of Use indicated as self assessable, code assessable or impact assessable in the Oxenford LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC43 apply to all assessable development in this LAP, except that for development identified as self assessable in **Clause 6.0** of this LAP, only the Acceptable Solutions to Performance Criteria PC1 to PC12 apply.

8.3 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Self Assessable, Code Assessable or Impact Assessable	
Building Height	
<p>PC1 All buildings must be of a height that is in keeping with the predominant character of the surrounding area. Building height must not result in a significant loss of visual amenity.</p>	<p>AS1.1.1 The building is not more than 8.5 metres in height and has a maximum of two storeys. OR AS1.1.2 The subject site is designated with a specific maximum building height exceeding two storeys on Oxenford LAP Map 18A.3 –Maximum Building Height and the building does not exceed the indicated maximum building height.</p>
Accommodation Density	
<p>PC2 Accommodation density must be low to maintain a suburban residential environment comprising predominantly detached dwellings.</p>	<p>AS2 The dwelling density is one detached dwelling per lot.</p>
Site Coverage	
<p>PC3 The site coverage of development will be in accordance with the function of the Precinct and its relationship with surrounding development. The site coverage of all buildings must not result in a built form that is bulky and visually intrusive.</p>	<p>AS3 The maximum site coverage for development within each precinct is in accordance with the Table of Acceptable Solutions to Performance Criteria PC3 – Site Coverage.</p>

Table of Acceptable Solutions to Performance Criterion PC3 – Site Coverage	
Precinct	Acceptable Solution
Precincts 1, 8 and 10	40% of the site area.
Precinct 2	50% of the site area.
Precinct 3	<p>a) 10% of the site area; or b) 50% on existing residential lots fronting Barr's Avenue, Silverpine Crescent, Waverley Park Close, Barr's Court, and Charles Crossing Road South; or c) the maximum site coverage of any development does not exceed 70% where located within the hatched area of Oxenford LAP Map 18A.2 – Precincts.</p>



Table of Acceptable Solutions to Performance Criterion PC3 – Site Coverage	
Precinct	Acceptable Solution
Precinct 4	25% of the site area.
Precincts 5 and 7	70% of the site area.
Precinct 6	a) 50% of the site area where a detached dwelling is proposed; or b) where development is within a Maximum Residential Density category RD3, as identified on Oxenford LAP Map 18A.4 – Maximum Residential Density , and a use other than a detached dwelling is proposed, the maximum site coverage of any development does not exceed 40% of the site.
Precinct 9	The site coverage of all buildings is not greater than 5% of the site area.

Performance Criteria	Acceptable Solutions
Building Setback	
<p>PC4</p> <p>Building setbacks must contribute to an interesting and attractive street perspective and to the visual amenity of Oxenford. Buildings must provide for setbacks from the boundary, which are appropriate for:</p> <ol style="list-style-type: none"> the efficient use of the site; the local character of the area; the efficient separation from neighbouring properties and road frontages; and ecological functions and catchment management. 	<p>AS4</p> <p>Any building is to be set back in accordance with the Table of Acceptable Solutions to Performance Criteria PC4 – Building Setback.</p>

Table of Acceptable Solutions to Performance Criterion PC4 – Building Setback	
Precinct	Acceptable Solution
Precinct 1	The minimum building frontage setback is 100 metres from the Pacific Motorway Service Road and 85 metres from the side and rear boundaries.
Precincts 2, 3 and 6	The building (excluding a covered car-parking space or carport) is set back not less than six metres from the frontage of the site and set back from the side and rear boundaries at not less than: <ol style="list-style-type: none"> 1.5 metres, measured from the outermost projection of that part of the building which is 4.5 metres or less above ground level; or two metres, measured from the outermost projection of that part of the building which is greater than 4.5 metres but not greater than 7.5 metres above ground level; or two metres, plus 0.5 metres for every three metres or part thereof, measured from the outermost projection of that part of the building, which is greater than 7.5 metres above ground level.
Precinct 4	The minimum building frontage setback is six metres, and three metres from the side and rear boundaries of the site.
Precinct 5	The minimum building setback from all boundaries is 6 metres.
Precinct 7	The minimum building frontage setback to Siganto Drive/ Dreamworld Parkway/ Pacific Motorway Service Road is 10 metres and 6 metres to any other road frontage. Setbacks to side and rear boundaries are to be a minimum of 6 metres.
Precinct 8	The minimum building frontage setback to Dreamworld Parkway is 40 metres. The minimum building setback from the Coomera River is 70 metres. Buildings are to be set back 30 metres from all other boundaries.



Table of Acceptable Solutions to Performance Criterion PC4 – Building Setback	
Precinct	Acceptable Solution
Precinct 9	All buildings are set back not less than ten metres from the primary road frontage and six metres from all other boundaries.
Precinct 10	<p>The buildings are set back a minimum of six metres from the frontage of the site, OR, in accordance with the frontage setback of any existing buildings on adjoining sites which provide for a greater setback.</p> <p>The building or structure is set back a minimum of two metres from the common boundary with a residential lot or public open space, and the setback area includes:</p> <ol style="list-style-type: none"> a landscape buffer area consisting of dense screen planting; and/or a 1.8 metre high opaque fence on the common boundary to the residential lot. <p>Where the building or structure exceeds 7.5 metres in height, the side and rear setback requirement is a minimum of two metres plus 0.5 metres 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.</p>

Performance Criteria	Acceptable Solutions
Building Design	
<p>Precincts 2, 3, 4, 5 and 6 PC5 Buildings must contribute to the safety and activity of streets and public spaces.</p>	<p>Precincts 2, 3, 4, 5 and 6 AS5 First storey residential and commercial uses have verandas overlooking streets and public spaces, particularly riverside parkland areas.</p>
Buffer Between Incompatible Uses	
<p>Precinct 7 PC6 A buffer must be provided that ensures amenity impacts are minimised where adjoining Precinct 4 and/or 6 as identified on Oxenford LAP Map 18A.2 – Precincts.</p>	<p>Precinct 7 AS6.1 Buildings are setback a minimum of 10 metres from any boundary that adjoins Precinct 4 and/or 6 as identified on Oxenford LAP Map 18A.2 – Precincts.</p> <p>AS6.2 A buffer is established along any boundary that adjoins Precinct 4 and/or 6 as identified on Oxenford LAP Map 18A.2 – Precincts that:</p> <ol style="list-style-type: none"> is a minimum of 10 metres wide; is densely vegetated; incorporates an unbroken 2 metre high mound for the length of boundary; incorporates an unbroken 2.5 metre high acoustic fence along the top of the mound for the length of the boundary.
Garages	
<p>PC7 Garages and parking structure must be sited and designed so as not to dominate the street frontage and to complement the associated dwelling.</p>	<p>AS7.1 Garages have a maximum width of 6m where facing the street.</p> <p>AS7.2 Garages are constructed of the same materials, and colours, as the associated dwelling.</p>



Performance Criteria	Acceptable Solutions
Open Space	
<p>PC8 Open Space areas must be protected from development and managed to ensure:</p> <ol style="list-style-type: none"> protection of amenity; water quality; preservation of significant remnant vegetation and core habitat; maintenance and enhancement of ecological corridors; preservation of significant vistas and areas of scenic value. 	<p>AS8 No development occurs within areas identified as Open Space Protection Area on Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character.</p>
Activity Frontage Controls	
<p>Precinct 5 PC9 Building in the district centre area must incorporate uses that support the economic development of the centre.</p>	<p>Precinct 5 AS9 At least 80% of the ground floor frontage of the building is occupied by the following active uses:</p> <ol style="list-style-type: none"> retail shops; entertainment establishments; commercial services; service industry group A; offices.
<p>Precincts 5 and 8 PC10 Building design contributes to an interesting street perspective and to the visual amenity of Oxenford.</p>	<p>Precincts 5 and 8 AS10.1 Unbroken walls by windows or doorways in excess of 15 metres are not provided on the same alignment. AS10.2 Where an unbroken wall on the same alignment in excess of 5m is proposed, dense vegetation plantings are used to screen the wall from view. AS10.3 Buildings have three dimensional features with sunhoods, awnings, feature doorways and windows where appropriate.</p>
<p>PC11 Building entries must be apparent from the street.</p>	<p>AS11 All Buildings address the street by having a front door and/or living space (eg. living room or kitchen) facing the street.</p>
Vehicular Crossings	
<p>PC12 Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ol style="list-style-type: none"> a safe footpath environment; safe vehicular access to the property; appropriate hydraulic performance of the stormwater infrastructure; no damage to vehicle or road infrastructure; minimal loss of on-street parking spaces; continued amenity of the neighbourhood. 	<p>AS12 The vehicular crossing is provided and designed in accordance with Part 10, Division 1 – Standard Drawings:</p> <ul style="list-style-type: none"> ▪ Drawing N° 59213 – Rural Access with Pipe Crossing; ▪ Drawing N° 59217 – Driveway and Verges Low Density Residential; ▪ Drawing N° 59218 – Driveways Industrial, Commercial and Multi-Unit Residential. <p>Note: <i>All vehicular crossings require an approval in accordance with Local Law N° 11 – Roads and Malls.</i></p>



Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Accommodation Density	
<p>PC13</p> <p>Accommodation Density must be consistent with the District Centre character of Oxenford, the existing residential development pattern, and infrastructure constraints.</p>	<p>AS13</p> <p>The site is designated with a specific maximum residential density on Oxenford LAP Map 18A.4 – Maximum Residential Density and the development does not exceed the indicated maximum residential density.</p>
Retail Gross Floor Area	
<p>PC14</p> <p>The scale and intensity of retail development must reflect that of a District Centre and must not threaten the viability of nearby existing and planned Activity Centres within the Activity Centre Strategy Hierarchy.</p>	<p>AS14</p> <p>The total gross floor area for all Shops and Shopping Centre Development does not exceed that shown on Oxenford LAP Map 18A.8 – Maximum GFA for Shop and Shopping Centre Development.</p>
Siting	
<p>PC15</p> <p>All buildings must be sited to complement:</p> <ol style="list-style-type: none"> the developing character of Oxenford; natural landscapes and topographical features; natural water systems and waterway bank stability; protection of ecological features and functions; adjoining uses. 	<p>AS15.1</p> <p>A site analysis has been prepared in accordance with Part 11 Section 1.10 Local Planning Policy – Site Analysis and has determined the most appropriate location for the building on the site.</p> <p>AS15.2</p> <p>The layout of the site provides a clear separation between the public access areas and the areas set aside for servicing the building.</p> <p>AS15.3</p> <p>Site layout provides for a native vegetated buffer not less than 60 metres wide between any building and a natural waterway, exclusive of maintenance track and fire management requirements.</p>
Building Design Safety and Comfort	
<p>PC16</p> <p>Buildings are designed to enhance the identified desirable existing built form character by translating the following characteristics found in the surrounding built form into innovative design solutions:</p> <ol style="list-style-type: none"> scale; building materials, patterns, textures, colours and decorative elements; ground floor height above natural ground level; floor to ceiling height; roof form and pitch; façade articulation, detailing and window and door proportions; verandah, eaves and parapets; driveway crossovers, fence style and alignment; frontage of the building and its entry address the street in a legible manner. 	<p>AS16.1</p> <p>The building's design, roof form, detailing and material visible from public areas and adjoining properties are not in strong visual contrast with the character of neighbouring buildings.</p> <p>AS16.2</p> <p>Building materials, patterns, textures and colours used in new buildings are complementary to those of nearby buildings and contribute to the character of the precinct by use of:</p> <ol style="list-style-type: none"> lightweight natural materials (where masonry is used it should be plain rendered and painted); verandas and decks of lightweight construction are projected forward to the street; varied pitched roof forms; simple embellishment in the form of window hoods of tin and timber.



Performance Criteria	Acceptable Solutions
<p>PC17 Rooftop areas and roof forms are designed to promote an interesting skyline and attractive outlook from all public and private areas.</p>	<p>AS17.1 Building roof parapets and rooftops are varied in shape and are not flat surfaces.</p> <p>AS17.2 The roof areas of all buildings are designed to hide or disguise all rooftop machinery and service equipment, including lift, plant and communication devices.</p>
<p>PC18 Development is designed to be energy efficient.</p>	<p>AS18 Buildings are designed in accordance with Council's Policy 5 – Energy Conservation – Design for Climate.</p>
<p>PC19 Site planning, building, fences, landscaping and other features clearly define territory and ownership of all public, common, semi-private and private space.</p>	<p>AS19 No acceptable solution provided.</p>
<p>PC20 Fences, boundaries and sides of buildings are designed to ensure high acoustic amenity whilst not compromising the aesthetic design.</p>	<p>AS20 No acceptable solution provided.</p>
<p>PC21 Buildings and associated areas shall be designed to assist in crime prevention. Development must allow adequate visibility for casual surveillance of public and semi-public areas, including entrances and exits to sites and buildings.</p>	<p>AS21.1 Landscaping does not restrict sightlines and surveillance within a site.</p> <p>AS21.2 Building entrances face public streets, or public parks and not internal courtyards.</p>
<p>PC22 Building design and appearance must be conducive to the safety and comfort of all building users.</p>	<p>AS22 The location of equipment that has potential to create noise is designed or housed to minimise the penetration of noise to dwelling units on the premises and to residential premises external to the site.</p>
<p>Public Convenience Facilities within Buildings</p>	
<p>PC23 Commercial developments are to include public convenience facilities, where there is a need for their provision.</p>	<p>AS23.1 Public toilet facilities are provided in accordance with the requirements of the Building Code of Australia, for all developments with a gross floor area exceeding 500 m², or where a cafe or restaurant is included in the development.</p> <p>AS23.2 Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.</p> <p>AS23.3 For a development exceeding 500 m² total floor space, or where a cafe or restaurant is included in the development, access and mobility requirements for disabled persons are in compliance with Australian Standard 1428.</p>



Performance Criteria	Acceptable Solutions
Building Services	
<p>PC24 Appropriate building services and safety measures should be incorporated into residential, commercial and mixed use buildings to allow for the safe operation and convenient use and maintenance of these buildings.</p>	<p>AS24 Separate pedestrian entrances are provided between business and residential land uses.</p>
<p>PC25 Adequate facilities for servicing of the development with a refuse disposal service are to be provided to meet the needs of the development.</p>	<p>AS25.1 Provision is made for the storage of refuse on site and the suitable access for the removal of refuse.</p> <p>AS25.2 All outdoor storage or refuse disposal areas are screened from public view.</p>
Stormwater	
<p>PC26 Development must not obstruct or reduce the flow capacity of an overland stormwater flowpath identified on Oxenford LAP Map 18A.6 – Overland Stormwater Flow Paths.</p>	<p>AS26 No development is undertaken within an overland stormwater flow path.</p>
Development in Proximity to Extractive Industry Operations, Known Resources and Haul Routes	
<p>PC27 Impacts from the extractive industry activities, including noise, odour, dust or similar, must not adversely affect community public health, safety and amenity. The extractive resource must be protected from inappropriate adjoining development.</p> <p>Non Statutory Note:</p> <p><i>For the purposes of the Oxenford LAP, Sensitive Receptor is defined as a dwelling, mobile home or caravan park, residential marina or other residential place in a residential development, a motel, hotel or hostel, a child care centre, kindergarten, school, university or other educational institution, a medical centre or hospital.</i></p>	<p>AS27.1 Impacts from extractive industry activities including noise, odour, dust or similar do not adversely affect community public health, safety and amenity.</p> <p>AS27.2 A buffering distance of not less than 500 metres from a lot containing an extractive industry operation or resource (hard rock quarrying) or 200 metres from a lot containing an extractive industry operation or resource (sand and gravel operations) is provided to create a visual and acoustic barrier between the extractive industry and the sensitive receptor. The buffer contains:</p> <ol style="list-style-type: none"> existing native vegetation; screen planting; and a screen fence that separates the sensitive receptor to the extractive industry use.
Landscape Work	
<p>PC28 Landscape Works must promote a pleasant, attractive and functional environment in keeping with the river valley district centre character of Oxenford.</p>	<p>AS28 Landscape works within and adjacent to road frontages enhance the streetscape and create a soft and attractive interface between the street and adjoining buildings.</p>
<p>PC29 Development adjoining Coomera River or Saltwater Creek must contribute to stabilising moderate to significant river and creek bank erosion.</p>	<p>AS29 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>Precinct 5 PC30 Landscape Works within road reserve areas must:</p> <ul style="list-style-type: none"> a) promote Tamborine-Oxenford Road as a City -wide scenic route; b) reinforce the portal of existing trees along Tamborine-Oxenford Road; c) enhance the river valley district centre character; d) provide safe and legible pedestrian access along and across Tamborine-Oxenford Road. 	<p>Precinct 5 AS30.1 Landscape works include:</p> <ul style="list-style-type: none"> a) planting within the roundabout area provides a strong entry statement into Tamborine-Oxenford Road by the use of feature species such as Hoop Pines; b) retention of all significant existing vegetation within the road verge area; c) shrub planting where appropriate; d) feature pavement treatment at crossing points, access points and other feature nodal areas; e) clear and defined pedestrian access way along the south-western side of Tamborine-Oxenford Road. Pedestrian access ways have an informal layout that winds in and around existing retained vegetation and new landscape pockets; f) a pedestrian crossing is located between L10SP139668 and L10SP149360; g) street tree planting is to be single trunked local native canopy species; h) primary planting framework of local native species is to be utilised in road verge areas. <p>AS30.2 All landscape works are designed in accordance with the Oxenford District Centre Streetscape Masterplan.</p>
<p>Precinct 7 PC31 Development adjoining Precinct 6 must incorporate a dense landscape buffer that provides screening to the development when viewed from adjoining land.</p>	<p>Precinct 7 AS31 The buffer consists of a primary planting framework of local native species incorporating small/ medium trees and medium/ large shrubs.</p>
<p>Precinct 9 PC32 Development adjoining Coomera River and Saltwater Creek must enhance ecological corridors.</p>	<p>Precinct 9 AS32 Existing native vegetation is retained and local native species are planted to provide continuity of habitat along the Coomera River and Saltwater Creek.</p>
<p>Environment and Open Space</p>	
<p>PC33 The development must avoid detrimental impact on the natural environment by:</p> <ul style="list-style-type: none"> a) Conserving, to the greatest extent possible, the nature conservation and environmental values of the site and its surrounds, particularly remnant and riparian vegetation and ecological corridors; b) minimizing site disturbance, erosion and loss of soil; c) removing non native vegetation including environmental weeds; d) avoiding changes to ground level wherever possible; e) minimizing impacts due to changes in the quantity and quality of storm water. 	<p>AS33 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC34 Native vegetation communities, core habitat, ecological corridors and buffers within the LAP area are protected.</p>	<p>AS34 No native vegetation located within Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character is cleared, except where in compliance with an existing approved Extractive Industry Management Plan.</p>
<p>PC35 Development within or adjoining an open space protection area identified on Oxenford LAP Map 18A.7 – Open Space Protection, Heritage and Character, must restore degraded ecologically significant areas to the extent possible.</p>	<p>AS35 Degraded areas identified in an Ecological Site Assessment as requiring rehabilitation are restored in accordance with an approved Rehabilitation Plan.</p>
<p>PC36 Development must provide open space that is easily accessible and enhances recreational opportunities for the community.</p>	<p>AS36.1 Development is consistent with the provisions of Planning Scheme Policy 16 – Policy for Infrastructure (Recreation Facilities Network Developer Contributions). AS36.2 Open space dedication is made in accordance with Oxenford LAP Map 18A.2 – Precincts.</p>
<p>Access Network</p>	
<p>PC37 Development must ensure an integrated and equitable pedestrian and cyclist access network is established.</p>	<p>AS37.1 Development is to make provision for pedestrian and cyclist infrastructure in accordance with Oxenford LAP Map 18A.5 – Access Network. AS37.2 Footpaths and cycleways within a development link with the Oxenford access network as identified on Oxenford LAP Map 18A.5 – Access Network. AS37.3 Where identified on Oxenford LAP Map 18A.5 – Access Network, pathways are established in accordance with AUSTROADS Part 14 – Bicycles – Major Recreational Paths (Scenario F) and Commuting and Local Access (Scenario B).</p>
<p>Precinct 9 PC38 The horse trail network, as identified on Oxenford LAP Map 18A.5 – Access Network, must be maintained to ensure a diversity of recreational activities is available.</p>	<p>Precinct 9 AS38 No acceptable solution provided.</p>
<p>PC39 Community enjoyment of the Coomera River is facilitated through the provision of: a) pedestrian and cyclist infrastructure in accordance with Oxenford LAP Map 18A.5 – Access Network; b) fishing/ viewing platforms along the river; c) boat ramps where appropriate car parking and road access is available; d) visual corridors; e) recreational facilities.</p>	<p>AS39 No acceptable solution provided.</p>



Performance Criteria	Acceptable Solutions
<p>PC40</p> <p>Where the total gross floor area (GFA) of retail, commercial and service industry uses within a development is greater than 1000m², provision of adequate shower, changing and locker storage space (in suitable locations) is to be made to encourage workers to cycle or walk to work. (The total GFA calculation applies to extensions of an existing development, as well as development that shares a common wall or is contained within a single building).</p>	<p>AS40</p> <p>The development incorporates end of trip bicycle facilities in accordance with the AUSTROADS Part 14 Guide to Traffic Engineering Practice – Bicycles.</p>
<p>Storage of Materials</p>	
<p>Precincts 1, 3, 4, 5, 7, 9 and 10</p> <p>PC41</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>Precincts 1, 3, 4, 5, 7, 9 and 10</p> <p>AS41.1</p> <p>Equipment, materials, machinery and/or tools of trade, used in any business, profession, trade or hobby are housed in a Class 10 building as defined in the Building Code of Australia.</p> <p>OR</p> <p>AS41.2</p> <p>Equipment, materials, machinery and/or tools of the trade, used in any business profession, trade or hobby are stored behind the front building setback of the property and effectively screened from view.</p>
<p>Amenity Protection</p>	
<p>PC42</p> <p>A new 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"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS42</p> <p>No acceptable solution provided.</p>
<p>PC43</p> <p>The proposed development must take into account and seek to ameliorate any negative aspects on the existing residential amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS43</p> <p>No acceptable solution provided.</p>