

KIRKWOOD ROAD COMMERCIAL CENTRE CODE

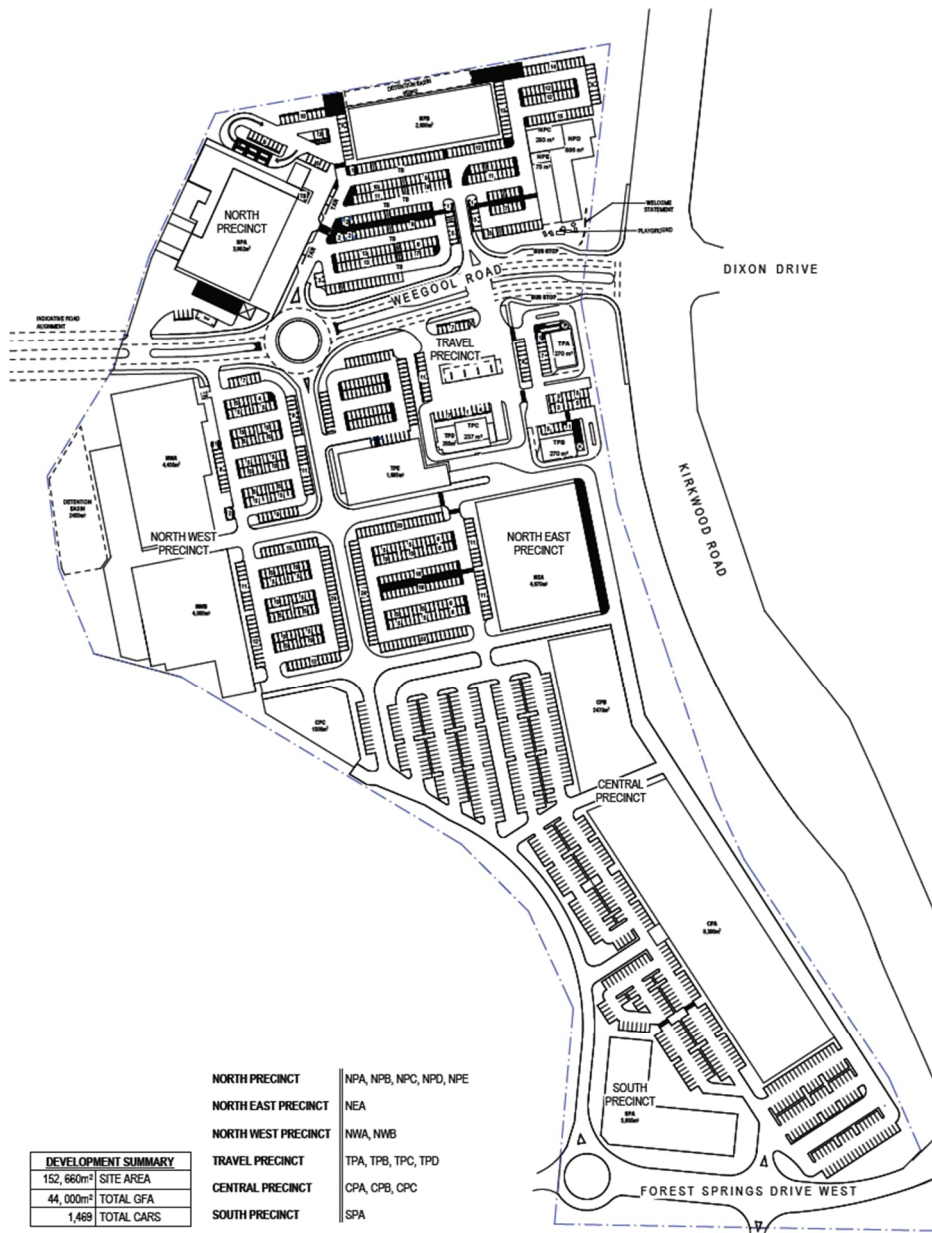
PART 1: INTRODUCTION

1.1 Kirkwood Road Commercial Centre Code

In accordance with Section 61 of the *Planning Act 2016* (Planning Act), the Kirkwood Road Commercial Centre Code is a framework to facilitate an integrated and coordinated approach to development of a commercial centre for showroom and bulky goods/large format retailing in the location shown on Plan No. 1. The Kirkwood Road Commercial Centre comprises of Lots 1, 2 and 3 on SP341685 as identified on the Kirkwood Road Commercial Centre Master Plan below.

The Kirkwood Road Commercial Centre is a Specialised Centre of regional scale focused on providing showrooms, bulky goods and large shop retailing opportunities and complementary uses that can include shops, retail, personal services, banking services, community services and service trades.

Categories of assessment and assessment benchmarks for development within the Kirkwood Road Commercial Centre are set out in Part 2.2 of this document. Relevant precincts are identified on the Kirkwood Road Commercial Centre Master Plan.



SKETCH ISSUE

KIRKWOOD ROAD
KIRKWOOD ROAD, GLADSTONE
CADRE

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Plan No. 1 Kirkwood Road Commercial Centre Master Plan

1.2 Determining the Categories of Development and Assessment

The assessment tables for the Kirkwood Road Commercial Centre identify the categories of development and assessment for development within the Kirkwood Road Commercial Centre.

1.3 Types and Names of Codes

The codes are as follows:

- (a) Kirkwood Road Commercial Centre Code in Part 2 of this document; and
- (b) Gladstone Regional Planning Scheme 2017 (Version 2.1 as amended) Codes.

1.4 Codes Applicable to on-going Use

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.

1.5 Application of Code Provisions

The provisions of the Kirkwood Road Commercial Centre Code take precedence over the provisions of the relevant Zone Code and AO9 of the Development Design Code under the Gladstone Regional Council Planning Scheme (Version 2.1 as amended).

1.6 Acceptable Outcomes for Code Assessable Development

An acceptable outcome for a performance outcome provides a guide for achieving that outcome in whole or in part and does not limit the assessment manager's discretion under the *Planning Act 2016* to impose conditions on a development approval.

1.7 Terms defined in the Planning Act 2016

Terms defined in the *Planning Act 2016* which are used in the Kirkwood Road Commercial Centre Code have the meaning given in the *Planning Act 2016*.

1.8 Terms defined in the *Planning Regulation 2017* and *Gladstone Regional Planning Scheme 2017*

For uses within the Kirkwood Road Commercial Centre Code, the use definitions in Schedule 3, Column 1 of the *Planning Regulation 2017* apply to the extent of any inconsistency with the use definitions in the Gladstone Regional Council Planning Scheme (Version 2.1 as amended) (consistent with the regulated requirements pursuant to section 16 of the *Planning Act 2016*).

PART 2: CATEGORIES OF DEVELOPMENT AND ASSESSMENT AND ASSESSMENT BENCHMARKS FOR THE KIRKWOOD ROAD COMMERCIAL CENTRE

2.1 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

Is as per Part 5 of the Gladstone Regional Council Planning Scheme (Version 2.1 as amended).

2.2 The Relevant Categories of development and assessment for the Kirkwood Road Commercial Centre

The assessment categories and relevant assessment benchmarks for making a Material Change of Use on land within the Kirkwood Road Commercial Centre are outlined in table 2.2.1 below.

Table 2.2.1 Categories of development and assessment—Material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store Bulk landscape supplies Outdoor sales Service industry Garden centre Hardware and trade supplies Showroom	Accepted development	
	If involving the reuse of an existing building.	Not Applicable
	Accepted development, subject to requirements	
	If complying with the relevant accepted development acceptable outcomes.	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
	Code assessment	
		Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
Food and drink outlet	Accepted development, subject to requirements	
	If: (a) the sum of the existing GFA and the GFA proposed of this use is less than 1,500m ² ; and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
	Code assessment	
	If: (a) The sum of the existing GFA and the GFA proposed of this use is less than 1,500m ² .	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
Health care services	Accepted development, subject to requirements	
	If: (a) the sum of the existing GFA and the GFA proposed of this use is less than 1,000m ² ; and	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code

Use	Categories of development and assessment	Assessment benchmarks for development and accepted
	(a) complying with the relevant accepted development acceptable outcomes.	
Code assessment		
	If: (a) the sum of the existing GFA and the GFA proposed of this use is less than 1,000m ² .	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
Shop, where less than 500m ² of GFA and not a supermarket	Accepted development, subject to requirements	
	If: (a) the sum of the existing GFA and the GFA proposed for Shop uses is less than 6,000m ² (including the GFA for a Shop where a supermarket, but otherwise excluding the GFA of a Shop greater than 500m ²); and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
Code assessment		
	If: (a) the sum of the existing GFA and the GFA proposed for Shop uses is less than 6,000m ² (including the GFA for a Shop where a supermarket, but otherwise excluding the GFA of a Shop greater than 500m ²).	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
Shop, where greater than 500m ² of GFA and not a supermarket, department store, or discount department store exceeding 2,500m ² of GFA.	Accepted development, subject to requirements	
	If: (a) the sum of the existing GFA and the GFA proposed of Shop uses is less than 7,500m ² (excluding the GFA of a Shop where a supermarket and a Shop less than 500m ²); and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
Code assessment		
	If: (a) the sum of the existing GFA and the GFA proposed of Shop uses is less than 7,500m ² (excluding the GFA of a Shop where a supermarket and a Shop less than 500m ²).	Zone code: • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: • Development Design Code • Landscaping Code
Shop, where a Supermarket	Code assessment	
	If:	Zone code:

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(a) in the North Precinct or North East Precinct; and (b) the sum of the existing GFA and the GFA proposed of Shop uses is less than 6,000m ² (including the GFA of a Shop less than 500m ² and a Shop where a supermarket and otherwise excluding the GFA of a Shop greater than 500m ²).	<ul style="list-style-type: none"> • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> • Development Design Code • Landscaping Code
Office	Code assessment	
	The sum of the existing GFA and the GFA proposed of this use is less than 500m ² .	Zone code: <ul style="list-style-type: none"> • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> • Development Design Code • Landscaping Code
Veterinary Services	Code assessment	
	The sum of the existing GFA and the GFA proposed of this use is less than 500m ² .	Zone code: <ul style="list-style-type: none"> • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> • Development Design Code • Landscaping Code
Indoor sport and recreation	Code assessment	
	The sum of the existing GFA and the GFA proposed of this use is less than 3,000m ² .	Zone code: <ul style="list-style-type: none"> • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> • Development Design Code • Landscaping Code
Childcare Centre	Code assessment	
	If: (a) In the North Precinct; and (b) for a maximum of 100 places.	Zone code: <ul style="list-style-type: none"> • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> • Development Design Code • Landscaping Code
Educational Establishment, where a swim school	Code assessment	
	If in the North Precinct.	Zone code: <ul style="list-style-type: none"> • Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> • Development Design Code • Landscaping Code
Service Station	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
	If in the Travel Precinct.	Zone code: <ul style="list-style-type: none"> Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> Development Design Code Landscaping Code
Car Wash	Accepted development, subject to requirements	
	If: (a) In the Travel Precinct; and (b) complying with the relevant accepted development acceptable outcomes.	Zone code: <ul style="list-style-type: none"> Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> Development Design Code Landscaping Code
	Code assessment	
	If: (a) In the Travel Precinct.	Zone code: <ul style="list-style-type: none"> Kirkwood Road Commercial Centre Code Commercial Code Other development codes: <ul style="list-style-type: none"> Development Design Code Landscaping Code
Impact assessment		
Any other use not listed in this table. Any use listed in the table as Code Assessment and not complying with the criteria in the 'Categories of development and assessment' column. Any other undefined use.		<ul style="list-style-type: none"> Kirkwood Road Commercial Centre Code Commercial Code Gladstone Regional Planning Scheme 2017 (Version 2.1 as amended)

Table 2.2.2 Categories of development and assessment—Overlays

Development	Categories of development and assessment	Assessment benchmarks for development and requirements for accepted development
Biodiversity Overlay		
Material Change of Use or Operational Works (Vegetation Clearing)	No change to assessment category, where undertaken outside of mapped 'Retain Vegetation (Open Space) areas' (Litoria 30/09/2021).	Not Applicable
	Code assessable where undertaken inside of mapped 'Retain Vegetation (Open Space) areas' (Litoria 30/09/2021).	Biodiversity Overlay Code
Bushfire Hazard Overlay		
Material Change of Use for a land use listed in Table 2.2.1 in the Kirkwood Road Commercial Centre	No change to assessment category, where: (a) undertaken in accordance with the approved Bushfire Hazard Assessment and Management Plan; and (b) where for a Childcare centre, achieves a maximum radiant heat exposure of 10kW/m ² to the nearest hazardous vegetation	Not Applicable

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(utilising a flame temperature of 1,200K).	
	Otherwise code assessable	Bushfire Hazard Overlay Code

PART 3: KIRKWOOD ROAD COMMERCIAL CENTRE CODE

This code applies to development within the Kirkwood Road Commercial Centre.

3.1 Purpose for the Kirkwood Road Commercial Centre

The purpose of the Kirkwood Road Commercial Centre is to:

- (a) Provide for a Specialised Centre of regional scale providing showrooms, bulky goods and large format retailing opportunities and complementary uses that can include shops, retail, personal services, banking services, community services and service trades; and
- (b) Promote a high quality centre and building design for large format retail buildings, showrooms and outdoor sales activities.

3.2 Overall Outcomes for the Kirkwood Road Commercial Centre

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

- (a) Development contributes to the delivery of a showroom, bulky goods and large format retailing centre in an integrated and co-located manner to maximise site multi-functionality and efficiency of land use;
- (b) Development results in no more than 30% of the centre's ultimate building footprint being used for land uses other than Showrooms, large format retailing, Hardware and Trade Supplies and Garden Centres;
- (c) Ancillary and complementary uses to support the operation of the centre are incorporated into the development, to an extent which does not undermine or jeopardise the existing and future commercial centre hierarchy across the region, consistent with the GFA triggers listed in Table 2.2.1 including:
 - (i) 6,000m² of GFA for Shops with less than 500m² of GFA, and Shops where supermarkets; and
 - (ii) 7,500m² of GFA for large format retailing including Shops with greater than 500m² of GFA, but excluding Shops where department stores, discount department stores exceeding 2,500m² or supermarkets;
- (d) Development is appropriately located according to the activities envisaged in the centre, and building and landscape design are of a scale, height, bulk and nature that provide a high level of amenity, are generally consistent with the character of the area, transition sensitively to the surrounding uses, and reinforce the subtropical nature of the city;
- (e) Development is provided with attractive and defining landscaping and landscape features appropriate for the significance of the centre.
- (f) Development is provided with appropriate infrastructure servicing constructed in accordance with best practice standards at the time.
- (g) Development provides appropriate vehicular access, maneuvering and parking and does not adversely affecting the efficiency of the transport network;
- (h) Kirkwood Road is protected as an arterial road and major road transport corridor for the City and the region;
 - (i) An open space buffer is provided along the Cathurbie Creek corridor;
 - (j) The local significance of the Cathurbie Creek historical grave site is acknowledged;
 - (k) Development is readily and safely accessible from major roads;
 - (l) Development provides a high level of amenity and is reflective of the surrounding character of the area;
- (m) Development encourages public transport accessibility and use, walking and cycling: and
- (n) Development mitigates bushfire risk to people and property to a tolerable level.

3.2 Outcomes for the Kirkwood Road Commercial Centre

Table 3.2.1 Accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted Development subject to requirements and Assessable Development	
Centre Formation	
<p>PO1 Provides for an integrated development of showroom, bulky goods and large format retail focused activities where the range of goods are predominantly of a non-convenience nature including hardware, housing service trades, service industries, showrooms and warehousing bulky goods, storage and distribution and chandlery to the City.</p>	<p>AO1 A minimum of 70% of the centre's ultimate building footprint is to be for the following land uses: (a) Agricultural supplies store (b) Bulk landscape supplies (c) Outdoor sales (d) Service industry (e) Garden centre (f) Hardware and trade supplies (g) Large Format Retail (Shop) tenancies exceeding 500m² in GFA but excluding Shops where department stores, discount department stores exceeding 2,500m² of GFA, or supermarkets; and (h) Showroom.</p>
<p>PO2 Development provides complementary uses which: (a) Support and enhance the purpose of the precinct; and (b) Do not limit or compromise the purpose of the precinct.</p>	<p>AO2 A maximum of 30% of the centre's ultimate building footprint may be utilised for complementary land uses comprising: (a) Car wash (b) Childcare centre (c) Educational Establishment where a swim school (d) Food and drink outlets (e) Health care services (f) Indoor sport and recreation (g) Office (h) Shops, where supermarkets (i) Shops with tenancies less than 500m² (j) Service station; and (k) Veterinary services.</p>
<p>PO3 Development does not impact on the viability of the region's centres.</p>	<p>PO3 (a) GFA is in accordance with the following: (b) A maximum of 6,000m² for Shops with less than 500m² of GFA, and Shops where supermarkets (c) A maximum of 7,500m² for Shops with greater than 500m² of GFA and where not a supermarket, department store, or discount department store exceeding 2,500m² of GFA (d) A maximum of 1,500m² for Food and drink outlets (e) A maximum of 1,000m² for Health care services (f) A maximum of 500m² for Office (g) A maximum of 500m² for Veterinary Services; and (h) A maximum of 3,000² for indoor sport and recreation.</p>
Building height	
<p>PO4 Building height is consistent with the intended character of the specialised centre and surroundings.</p>	<p>AO4 Building height does not exceed 12m.</p>
Building Scale and Appearance	

Performance outcomes	Acceptable outcomes
<p>PO5 Development is of a size and scale that meets the needs of the region and is of a physical form which does not constrain the establishment of a convenient and cohesive commercial centre.</p>	<p>AO5 The ultimate building footprint on the Kirkwood Road Commercial Centre will be in the vicinity of 44,000m².</p>
<p>PO6 Site coverage of buildings allows for appropriate setbacks and landscaping.</p>	<p>AO6 Site coverage does not exceed 75% of the site area.</p>
Shade Structure	
<p>PO7 Any shade structure or device located within the road reserve or other public space is to be:</p> <ul style="list-style-type: none"> (a) compatible with the streetscape character; and (b) constructed to ensure the safety of pedestrians. 	<p>AO7 Shade structures provide a minimum clearance height of 2 metres for all pedestrian and patron circulation areas.</p>
Community Safety	
<p>PO8 Car parks in within the centre are designed with:</p> <ul style="list-style-type: none"> (a) Good clear signage so that users can locate their cars quickly; (b) Separate well defined areas (c) Emergency telephones (d) Mechanical and / or organised surveillance (e) A network of designated, well-lit and sign-posted pedestrian routes linking users to the main entrance of the development; and (f) Bus stops located near the entrances of retail centres rather than on the edge of car parks. 	<p>AO8 Where car parking is provided at ground level, such area is shaded or landscaped at the rate of at least one mature shade tree for every eight car parking spaces.</p>
Vehicle Parking and Access	
<p>PO9 Premises are provided with:</p> <ul style="list-style-type: none"> (a) adequate vehicle parking spaces to satisfy the anticipated requirements of the activity 	<p>AO9.1 Car parking for all uses within the Kirkwood Road Commercial Centre is provided in accordance with the following rate at 1 space per 35m² GFA.</p>

Performance outcomes	Acceptable outcomes
<p>(b) Safe and efficient access and manoeuvring areas to meet the anticipated volume and type of traffic</p> <p>(c) Large vehicles are able to enter and leave the site without prejudicing the safety and efficiency of the road</p> <p>(d) Access driveways are located and designed to minimise conflicts with traffic and pedestrians</p> <p>(e) Vehicle crossings from the carriageway to the frontage of the site are constructed and finished to appropriate standards for the expected volume and type of traffic generated by activities on the site; and</p> <p>(f) Bus stops located near the entrance or on a main thoroughfare within the centre.</p>	<p>AO9.2</p> <p>The required access and servicing requirements are as follows:</p> <p>(a) 2% of the number of vehicle parking spaces within the centre are to be provided as marked and signed areas for motorcycles, with a minimum of 1 space, each measuring 2.5m by 1.35m; and</p> <p>(b) Provide and maintain dedicated facilities for the parking of push bikes suitable for securing a bike in an upright position at a rate of two push bikes be 1,000m² GFA.</p>
<p>PO10</p> <p>Development ensures safe, convenient and legible connections and pathways are provided:</p> <p>(a) for pedestrians and cyclists to, from and within the site, and</p> <p>(b) to public transport infrastructure, open space, parkland, centres and community-related activities.</p>	<p>AO10</p> <p>Pedestrian connection to be provided within the centre and to adjoining residential neighbourhoods.</p>
If in the South Precinct	
<p>PO11</p> <p>Development in the South Precinct, adjacent or opposite to residential uses ensures that site layout and use are compatible with the adjoining future residential development.</p>	<p>AO11</p> <p>(a) The loading/unloading and refuse storage/collection facilities are not located adjacent to the frontage of the Forest Springs Drive (West); and</p> <p>(b) Provides landscape screening along Forest Springs Drive (West) road frontage.</p>
If in the Travel Precinct	
<p>PO12</p> <p>Development in the Travel Precinct provides convenience services and options for the residents west of Kirkwood Road.</p>	<p>AO12</p> <p>Convenience services and retail options include the following uses:</p> <p>(a) Service station</p> <p>(b) Food and drink outlet; and</p> <p>(c) Car Wash.</p>

Performance outcomes	Acceptable outcomes
<p>PO13 Each site has sufficient area and dimensions to accommodate:</p> <ul style="list-style-type: none"> (a) the building or buildings and associated storage areas (b) associated car parking areas (c) delivery and service vehicles (d) safe vehicle access; and (e) safe on site vehicle movement. 	<p>AO13 Premises used for the purposes of a Service station provide the following:</p> <ul style="list-style-type: none"> (a) a minimum of 1,500m² site area (b) a minimum of 40 metre frontage on mid-block lots and minimum of 30 metre frontages on corner lots (c) a maximum width of any vehicle crossover across a footpath of 9 metre (d) a separation of at least 12 metres between any vehicle crossover and a road intersection (e) a separation between vehicle crossovers of at least 14 metres (f) separate entrances to, and exits from the site (g) Deceleration lanes, kerbing and channelling and stormwater drainage in accordance with the Engineering Design Planning Scheme Policy; and (h) All setbacks include 3m of landscaping
<p>PO14 Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street.</p>	<p>AO14 Buildings are setback a minimum of:</p> <ul style="list-style-type: none"> (a) 3 metres from the side and rear boundaries of the site; and (b) 6 metres from all road frontages.
If in the North Precinct	
<p>PO15 Development for a Child care centre and Educational establishment (Swim School) ensures that it is:</p> <ul style="list-style-type: none"> (a) compatible with neighbouring uses (b) complementary to local character and amenity (c) supports the day to day needs of residents within the Gladstone Region; and (d) located on a site which must adequately accommodate activity needs and space requirements. 	<p>AO15</p> <ul style="list-style-type: none"> (a) Hours of operation are limited to between 6am and 7pm daily. (b) Childcare places are limited to 100 (c) The use is not accessed from an arterial road; and (d) Parking spaces are located so that children are not required to cross the driveway or vehicular access way to reach the building.
For all Assessable Development	
Centre Formation	
<p>PO16 Development not anticipated for the Kirkwood Road Commercial Centre, does not hinder or constrain the ongoing operation and future economic opportunities of uses expected within the centre.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO17 The local significance of the Cathurbie Creek historical unmarked grave site is acknowledged.</p>	<p>No acceptable outcome is nominated.</p>
Building Scale and Appearance	
<p>PO18 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) respect and complement the existing character of the area, including presenting to the principal road frontage an "active" shop front of open displays 	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
<p>(b) maintain an appropriate human scale which is open and readily accessible from the street, providing easy and convenient pedestrian access including access for disabled persons, and safe and conveniently located areas and facilities for public seating and shelter</p> <p>(c) buildings are not constructed of highly reflective materials such as high-performance glass and untreated galvanised metal sheeting, and do not present large flush surfaces on external walls to adjoining properties or a road frontage, and generally complement the streetscape and other development in the street in its design; and</p> <p>(d) be appropriate for the aspect and climatic conditions in the City through a built form and architectural style that includes covered walkways, eaves and awnings over the footpath for its full width and frontage except for any driveways.</p>	
<p>PO19 Building setbacks are appropriate to the setting so as to enhance the streetscape and to establish an efficient functional relationship between the development and the street.</p>	No acceptable outcome is nominated.
Community Safety	
<p>PO20 All premises are designed to achieve safety for property, staff and customers by ensuring that:</p> <p>(a) buildings are sited, orientated and designed to maximise casual surveillance of public spaces and designed to avoid opportunities for personal concealment</p> <p>(b) entries to buildings are exposed to the main street frontage and are clearly delineated</p> <p>(c) general public parking are well-lit to encourage informal surveillance with areas are clearly designated, well-lit and have clearly-defined access points</p> <p>(d) premises well-placed, low wattage lighting to minimise 'blind spots'; and</p> <p>(e) Building identification and numbering is prominent, clearly identifiable at night and large enough to be read by vehicles from the street.</p>	No acceptable outcome is nominated.
Infrastructure Provision	
<p>PO21 Footpaths are provided adjacent to the premises are paved in durable, stable and non-skid surface materials matching or complementing any adjacent development</p>	No acceptable outcome is nominated.

Performance outcomes	Acceptable outcomes
for the full width and length of all public road frontages.	
Commercial Development Abutting Non-Commercial Uses	
<p>PO22 Appropriate setbacks and buffering are provided between commercial development and sites adjoining residential development and land included within the Residential Zone, Open Space Zone and Conservation Zone in a manner which maintains the amenity of adjoining residential properties in terms of:</p> <p>(a) visual and acoustic privacy; and (b) access to sunlight.</p>	No acceptable outcome is nominated.
<p>PO23 Commercial development abutting Residential Zone or Residential (Higher Density) Zone will provide the following:</p> <p>(a) buildings are setback the same distance as the residential buildings (as a minimum, buildings are setback 3 metres from the side and rear boundaries) except where the premises is situated within the Commercial Zone; and (b) a landscaped buffer strip 2.0 metres in width is provided and maintained within the site on any boundary adjoining a residential land use area.</p>	No acceptable outcome is nominated.

Vehicle Parking and Access	
<p>PO24 Access driveways, manoeuvring, loading and unloading areas, and parking areas are designed to ensure:</p> <p>(a) a gradient appropriate for the type of vehicles (b) effective drainage and sealed surface (c) clearly marked and signed spaces (d) convenience and safety for drivers and pedestrians; and (e) adequate dimensions to meet user requirements.</p>	No acceptable outcome is nominated.
<p>PO25 Where buildings address Weegool Road they activate the road frontage.</p>	No acceptable outcome is nominated.
Childcare centre	
<p>PO26 Development for a Childcare centre is separated from hazardous vegetation to achieve a maximum radiant heat exposure of 10k/wm² at the outermost projection of the building.</p>	No acceptable outcome is nominated.