



“Shoreline Urban Village” Serpentine Creek, Scenic & Orchard Roads Redland Bay, Redland City



VOLUME 3 – PLAN OF DEVELOPMENT

Development Application for s242 Preliminary Approval for MCU for
Urban and Other Uses & to Vary the Effect of the RPS V6.2

Prepared for Shoreline Redlands Pty Ltd
~~22 March 2017~~ **29 January 2019**

VERSION **H G**

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VOLUME 2 – SHORELINE STRUCTURE PLAN (LAT27 URBAN DESIGNERS)

VOLUME 4 – BACKGROUND STUDIES

- Project Plans
- Economic and Employment Aspects Summary Report (Giles Consulting International)
 - Land Supply & Demand
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- Ecological Reports
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 - Aquatic Ecology (frc environmental)
- Overall Bushfire Management Plan (The Consultancy Bureau)
- Site Contamination Assessment (AEG Environmental)
- Vector Management Plan (Mosquito Consulting Services)

IDAS Forms

Document Issue

Issue	Date	Prepared By	Checked By
Version H (Draft A)	12/11/2018	Sam Evans	Ashley Lovell
Version H (Draft B)	16/11/2018	Sam Evans	Ashley Lovell
Version H (Draft C)	27/11/2018	Sam Evans	Ashley Lovell
Version H (Draft D)	29/01/2019	Sam Evans	Ashley Lovell

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VERSION H - DRAFT B

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* Please note; the front cover illustration shows all land **within southern Redland Bay** included in the Investigation Zone **and subject to this Preliminary Approval**. ~~at southern Redland Bay~~

1. INTRODUCTION

1.1 PREFACE

The Shoreline Plan of Development (POD) is the component of the Preliminary Approval (**Variation Approval**) for the Shoreline Urban Village project which, as provided for by s242 of the ~~Sustainable Planning Act 2009 (SPA)~~ **s43 of the Planning Act 2016 (PACT)**, varies the effect of **any local planning scheme instrument in effect for the premises.**—in this case, the Redlands Planning Scheme Version 6.2 2014 (RPS V6.2) on land the subject of the approval and substitutes different provisions on that land for the life of the approval or until the approved development is completed.

The Shoreline POD provides for the future and on-going development of the site generally in accordance with the Shoreline Master Plan, the approved conceptual development for the Shoreline site pursuant to the development approval issued by Council for the development application for Material Change of Use Preliminary Approval for the Shoreline Urban Village. The Shoreline Master Plan is shown at Figure 1.

The Redlands Planning Scheme Version 6.2 (RPS V6.2), unless varied by the Shoreline POD, applies over the premises. The Shoreline POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is any inconsistency between the RPS V6.2 and the Shoreline POD, the Shoreline POD prevails.

Subsequent development applications for assessable development for the Shoreline site are assessed in accordance with this POD and the RPS V6.2 as varied.

The Redlands Planning Scheme Version 6.2 (RPS V6.2), unless varied by the Shoreline POD, applies over the premises. The Shoreline POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is any inconsistency between the RPS V6.2 and the Shoreline POD, the Shoreline POD prevails.

To remove any doubt, the Preliminary Approval (Variation Approval), including the Shoreline POD, varies the effect of the Redland City Plan (including any amendments) and any subsequent local planning instrument in effect for the premises.

The Preliminary Approval (Variation Approval) - including the Shoreline POD - has effect until the development is completed, or the Preliminary Approval (Variation Approval) lapses.

The Shoreline POD provides for the future and on-going development of the site generally in accordance with the Shoreline Master Plan; the approved conceptual development for the Shoreline site pursuant to the Preliminary Approval (Variation Approval) issued by Council for the Shoreline Urban Village. The Shoreline Master Plan is shown at Figure 1.



Figure 1 – Shoreline Master Plan

1.2 APPLICATION

The Shoreline POD applies to the land identified in the Schedule of Addresses and Real Property Descriptions at Appendix I to this POD. Also, Figure 2 shows an aerial photograph overlaid with cadastral boundaries (courtesy of the state government's Qld Globe) and an outline of the land (in red) to which this POD applies.





Figure 2 – Aerial Photograph of the Shoreline site showing extent of land to which the Shoreline POD applies

1.3 PURPOSE AND RELATIONSHIP TO THE SUSTAINABLE PLANNING ACT 2009 2016

The Shoreline POD sets out how the Preliminary Approval (Variation Approval) for the Shoreline Urban Village - in accordance with s43 of the PACT - categorises development, specifies categories of assessment for assessable development, and what matters (the assessment benchmarks) the Council as assessment manager must assess assessable development against.

The Shoreline POD is the enabling statutory tool for the Shoreline Urban Village. It provides for the future and on-going development of the site as envisaged by the Shoreline Structure Plan which forms Volume 2 of the Preliminary Approval application for the Shoreline project. Note the Shoreline Structure Plan is not identified as an assessment criterion for the purposes of the Shoreline POD. However, the Shoreline Master Plan (one of a suite of plans included in the Structure Plan document) does form part of this POD and is included at Figure 1. This Master Plan shows the conceptual road layout, location of the town centre and tourism/recreation activity areas, residential areas and open space / foreshore open space corridors.

The Shoreline POD specifies the assessment processes and code provisions against which future development applications for assessable development will be assessed.

The land to which the Shoreline POD applies and the spatial extent of the precincts contained within the Shoreline POD is identified in Figure 3 — Shoreline POD Precinct Plan.

The Shoreline POD functions as part of the Preliminary Approval pursuant to s242 of the SPA for the Shoreline Urban Village development which varies the effect of the RPS V6.2 by specifying:

- The Overall Outcomes for the Shoreline POD.
- The unique Tables of Assessment applicable to each precinct within the Shoreline POD.
- The unique Precinct Codes applicable to each precinct within the Shoreline POD.
- Codes (being overlay codes, use codes, other development codes and general codes) and other parts of the RPS V6.2 applicable to development within the Shoreline POD, together with any variations to those codes.

The following elements of the Shoreline POD implement its regulatory function:

- The Overall Outcomes for the Shoreline POD.
- The unique Tables of Assessment applicable to each precinct within the Shoreline POD.
- The unique Precinct Codes applicable to each precinct within the Shoreline POD.
- Other Codes (being overlay codes, use codes, other development codes and general codes) and other parts of the RPS V6.2 applicable to development within the Shoreline POD, together with any variations and additions to those codes.

The RPS V6.2, unless varied by the Shoreline POD, applies over the premises. The POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is an inconsistency between the RPS V6.2 and the Shoreline POD, the Shoreline POD prevails.

To remove any doubt, the Preliminary Approval (Variation Approval), including the Shoreline POD, varies the effect of the Redland City Plan (including any amendments) and any subsequent local planning instrument in effect for the premises.

The Preliminary Approval (Variation Approval) - including the Shoreline POD - has effect until the development is completed, or the Preliminary Approval (Variation Approval) lapses.

The Shoreline POD Master Plan shows the Shoreline Urban Village conceptual road layout, location of the town centre and tourism/recreation activity areas, residential areas and open space / foreshore open space corridors. The Shoreline POD Master Plan is shown at Figure 1.

The land to which the Shoreline POD applies and the spatial extent of the precincts contained within the Shoreline POD is identified in Figure 3 – Shoreline POD Precinct Plan.

1.4 STRUCTURE

The Shoreline POD includes:

- The Shoreline POD Master Plan (Figure 1).
- The Shoreline POD Precinct Plan (Figure 3), which identifies the
 - Shoreline Town Centre Core Precinct.
 - Shoreline Town Centre Frame Precinct and Town Centre Frame (Reduced Density) Sub-precinct (TCF1).
 - Shoreline Residential Precinct.
 - Shoreline Open Space Precinct and Foreshore Sub-precinct.
 - Tourism/Recreation Activity Areas.
 - Town Centre Park.
 - Local Parks.
 - Service Centre.
- Tables of Assessment for each Precinct.
- Precinct Codes for each Precinct.
- Codes for which subsequent development applications within the POD Area will be assessed.

Editor's notes in **[bold]** are included through the POD to explain the nature and or reasoning for the variations to the RPS V6.2 where relevant. As per Part 2 of the RPS V6.2 (and the Queensland Planning Provisions), such notes are extrinsic material and do not have the force of law. The RPS V6.2 applies to assessable development on the Shoreline site to the extent the provisions of the planning scheme are not varied by this POD.

Also, as per the Queensland Planning Provisions, this POD is based on the approach the overlays should not automatically change the level of assessment and there should be few instances where this would occur. Rather, they typically require the application of additional assessment criteria. Therefore, overlays where used usually trigger assessment against an overlay code or an overlay map rather than increase the level of assessment.

For convenience, Appendix II to this POD contains the full suite of relevant RPS V6.2 parts (including maps, codes and policies) **as** varied by this POD. ~~so that they can be used as a standalone assessment tool for future development.~~

The parts of the RPS V6.2 that are *varied* by this **the Shoreline** POD includes the following documents and maps:

Part 4 – Zones

Division 8 – Investigation Zone

Note, new precincts have been created for the Shoreline POD, which include their own unique tables of assessment and precinct codes:

- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct
- Shoreline Residential Precinct
- Shoreline Open Space Precinct

Part 5 – Overlays

Division 3 – Bushfire Hazard Overlay
 Division 7 – Habitat Protection Overlay
 Division 9 – Protection of the Poultry Industry Overlay

Division 10 – Road and Rail Noise Impacts Overlay

Part 6 – Use Codes

Division 1 – Aged Persons and Special Needs Housing
Division 4 – Apartment Building
Division 7 – Child Care Centre
Division 8 – Display Dwelling
Division 9 – Drive Through Restaurant
Division 10 – Dual Occupancy
Division 11 – Dwelling House
Division 12 – Estate Sales Office
Division 18 – Multiple Dwelling
Division 20 – Park
Division 24 – Service Station
Division 28 – Tourist Accommodation

Part 7 – Other Development Codes

Division 11 - Reconfiguration

Part 8 – General Codes

Division 2 – Centre Activity
Division 3 – Centre Design
Division 9 – Stormwater Management

Part 9 – Schedules

Schedule 3 – Dictionary
Schedule 5 – Lot Sizes
Schedule 6 – Movement Network and Road Design
Schedule 11 – Water Quality Objectives

Overlay Mapping

Habitat Protection – Bushland Habitat
Landslide Hazard Mainlands
Protection Poultry Industry
Road and Rail Noise Impacts Mainland
Waterways Wetlands and Moreton Bay Mainland

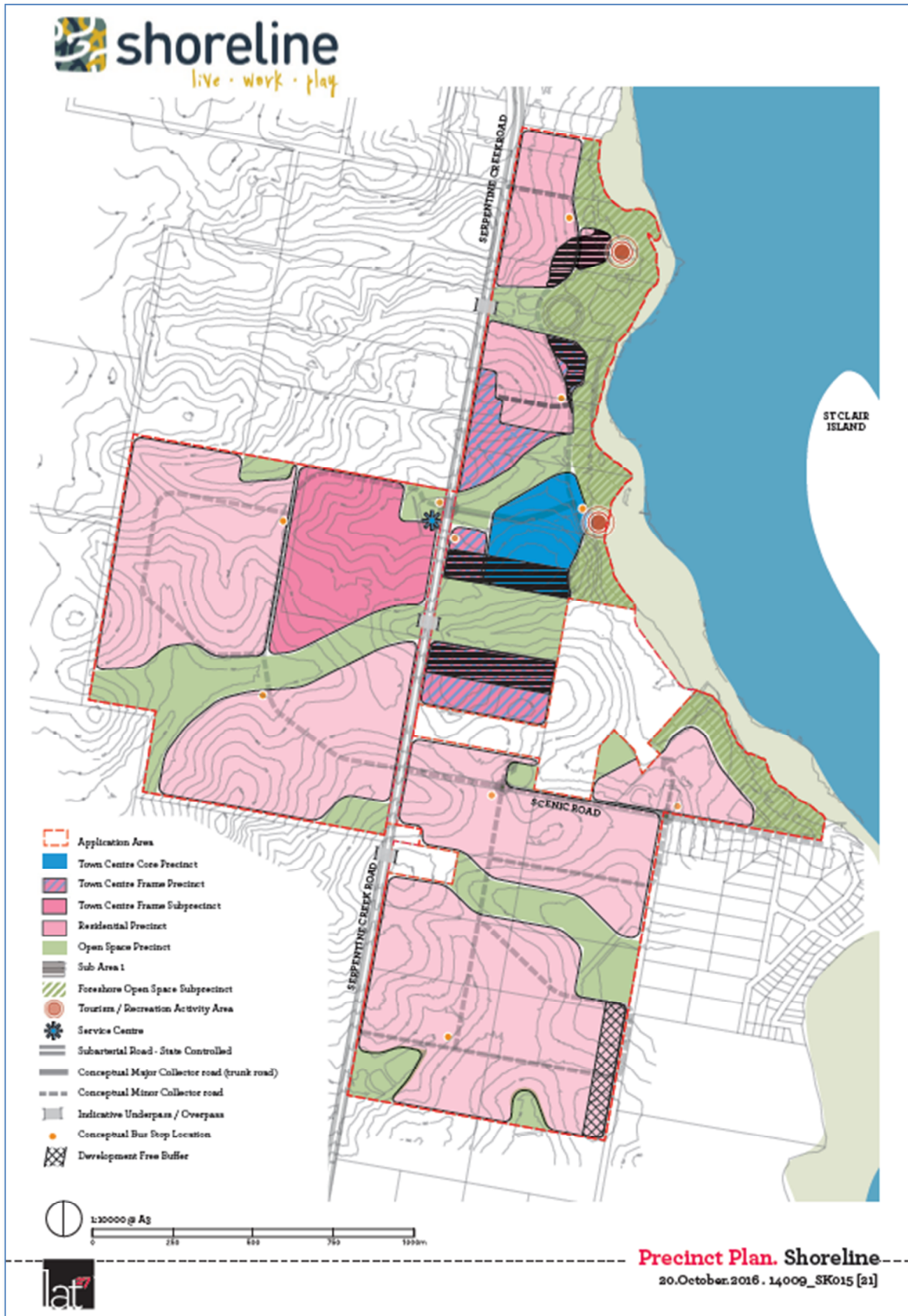


Figure 3 - Shoreline POD Precinct Plan

2. OVERALL OUTCOMES

2.1 INTRODUCTION

The Desired Environmental Outcomes at Part 3 of the RPS V6.2 are applicable to the Shoreline POD to the extent relevant, and are varied by the inclusion of the following additional Desired Environmental Outcomes.

2.2 SHORELINE POD DESIRED ENVIRONMENTAL OUTCOMES

The Desired Environmental Outcomes of the Shoreline POD are to:

- Create a vital, self-contained urban village that offers high quality lifestyle opportunities for residents and the wider southern Redland Bay community and responds to the extraordinary natural setting.
- Deliver a variety of distinctive places, ranging from an active village centre heart where people work, shop and recreate, to low density neighbourhoods that cater for the majority of residents' daily needs in their local community.

2.3 PRECINCT OVERALL OUTCOMES

The following apply to the various Precincts in the Shoreline POD in addition to the Overall Outcomes discussed at Section 4 of this POD.

2.3.1 Shoreline Town Centre Core Precinct

The Overall Outcomes of the Shoreline Town Centre Core Precinct is to:

- Facilitate a distinctive and vibrant mixed use centre that provides access to daily needs, places for meeting, leisure and recreation and local business opportunities.

2.3.2 Shoreline Town Centre Frame Precinct

The Overall Outcomes of the Shoreline Town Centre Frame Precinct is to:

- Provide a wide variety of housing types within a short walk of shopping, employment, leisure activities and public transport, while still offering residents a more traditional residential lifestyle.

2.3.3 Shoreline Residential Precinct

The Overall Outcomes of the Shoreline Residential Precinct is to:

- Establish safe, conveniently accessible, walkable and attractive neighbourhoods that meet the diverse and changing needs of the community and offer a wide choice of housing, leisure, access to local employment opportunities and associated community and commercial facilities.

2.3.4 Shoreline Open Space Precinct

The Overall Outcomes of the Shoreline Open Space Precinct is to:

- Provide a broad range of environmental, formal and informal recreation settings and community spaces that provide an attractive, linear greenspace for Shoreline and Redland City residents.

- Create tourism and recreation activity destinations, sensitively set within the foreshore landscape, which provides a variety of recreation and leisure activities, appealing to both the local community and visitors.
- Provide for a network of open spaces which will integrate and enhance local hydrology, habitat and fauna movement.
- Enhance the foreshore and provide opportunities to view the bay and engage with the water.

3. PRECINCTS & TABLES OF ASSESSMENT

3.1 INTRODUCTION

The Shoreline POD contains the following precincts:

- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct, including the Town Centre Frame (Reduced Density) Sub-precinct.
- Shoreline Residential Precinct
- Shoreline Open Space Precinct, including the Foreshore Sub-precinct.

The Shoreline POD also contains sub-area 1, in which relevant provisions of the Building Design Code to Reduce Biting Insect Nuisance apply.

The unique Tables of Assessment detailed in the following sub-sections replace the Table of Assessment for Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.4 of the RPS V6.2 and the Table of Assessment for Other Development not associated with a Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.5 of the RPS V6.2 and apply variously to all the land within the Shoreline POD area in accordance with the Precinct Plan at Figure 3.

Any other level of assessment prescribed under a planning scheme, including any overlay level of assessment criteria, does not apply to the premises.

Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

3.2 TEMPORARY USES

A 'temporary use' as defined in Schedule 3, any activity is accepted development in all precincts and overlays where it does not exceed 21 days in any 12 month period, with no one single period exceeding 10 days duration.

Editor's note – While such activities are accepted development for the purposes of the planning scheme, they may be regulated by local laws or other statutes.

3.2 SHORELINE TOWN CENTRE CORE PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the District Centre Zone in the RPS V6.2 have been used to create unique Shoreline Town Centre Core Precinct Tables of Assessment.

The Shoreline Town Centre Core Precinct Tables of Assessment are included at section 3.2.1 and 3.2.2.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the District Centre Zone, unless varied by this POD.

The Town Centre Core Precinct contains Sub-area 1 **generally** defined as the land between 100 metres north of the northern boundary of Lot 1 on **SP289245** ~~RP133830~~ and 100 metres south of the southern boundary of Lot 1 on **SP289245** ~~RP133830~~, as depicted on the Shoreline Precinct Plan.

3.2.1 Shoreline Town Centre Core Precinct - Table of Assessment for Material Change of Use of Premises¹

Shoreline Town Centre Core Precinct - ~~Table of Assessment~~ **Categories of development and assessment** for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.29}	~~Level of Assessment~~ ⁴ Categories of development and assessment ³⁰	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Aged Persons and Special Needs Housing	<u>Code Assessable</u> If the building height is 14 metres or less Otherwise - <u>Impact Assessable</u>	■ Shoreline Town Centre Core Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	<u>Code Assessable</u> If the building height is 14 metres or less Otherwise - <u>Impact Assessable</u>	■ Shoreline Town Centre Core Precinct Code ■ Apartment Building Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

¹ Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is **an assessment benchmark** code varied by this POD, that code is identified by an asterisk.

^{4.29} See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

^{4.30} ~~See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.~~

Bulky Goods Showroom	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Caretakers Dwelling	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Caretakers Dwelling Code ■ Centre Design Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Child Care Centre	<u>Code Assessable</u>	■ Shoreline Town Centre Core Precinct Code ■ Child Care Centre Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Commercial Office	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment

	requirements	Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Community Facility	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ <u>If not accepted subject to requirements</u>	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Display Dwelling	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ <u>If not accepted subject to requirements</u>	■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Drive Through Restaurant	<u>Code Assessable</u>	■ Shoreline Town Centre Core Precinct Code ■ Drive Through Restaurant Code * ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Education Facility	<u>Self Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable <u>If not accepted subject to requirements</u>	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Emergency Services	<u>Self Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable <u>If not accepted subject to requirements</u>	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code
Estate Sales Office	<u>Self Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3	■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

	<u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Shoreline Town Centre Core Precinct Code - Estate Sales Office Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Funeral Parlour	<u>Code Assessable</u>	- Shoreline Town Centre Core Precinct Code - Access and Parking Code - Centre Design Code* - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Health Care Centre	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable solutions in section 8.2.4 of the Centre Activity Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Town Centre Core Precinct Code - Access and Parking Code - Centre Design Code* - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Home Business	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 6.15.4 of the Home Business Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Town Centre Core Precinct Code - Home Business Code - Access and Parking Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

		Sub-area 1)
Indoor Recreation Facility	<u>Self Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable solutions in section 8.2.4 of the Centre Activity Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Town Centre Core Precinct Code - Access and Parking Code - Centre Design Code* - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Minor Utility	<u>Exempt</u> Accepted	
Multiple Dwelling	<u>Code Assessable</u> If the building height is 14 metres or less Otherwise - <u>Impact Assessable</u>	- Shoreline Town Centre Core Precinct Code - Multiple Dwelling Code* - Access and Parking Code - Centre Design Code* - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Park	<u>Self Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable	- Acceptable Solutions in section 6.20.4 of the Park Code* - Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code - Shoreline Town Centre Core Precinct Code - Park Code* - Access and Parking Code

	If not accepted subject to requirements	■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Passenger Terminal	<u>Code Assessable</u>	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Place of Worship	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Refreshment Establishment	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Retail Warehouse	<u>Self-Assessable</u> Accepted subject to requirements If complying with the	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code*

	assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Road	<u>Exempt</u> <u>Accepted</u>	
Service Industry	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If 500m² or less of gross floor area Otherwise - <u>Impact Assessable</u>	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Shop	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If (1) Not self-assessable; (2) 6,000 m² or less of gross floor area; and (3) Where the increased GFA does not result in total combined GFA for this use in both existing and proposed buildings in the Shoreline Town	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*

	Centre Core Precinct exceeding 6,000 m ² GFA. Otherwise - <u>Impact Assessable</u>	
Telecommunications Facility	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code - Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code - Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code - Shoreline Town Centre Core Precinct Code - Telecommunications Facility Code - Access and Parking Code - Centre Design Code* - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code
Temporary Use	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable	~~Acceptable Solutions in section 6.27.4 of the Temporary Use Code~~ ~~Shoreline Town Centre Core Precinct Code~~ ~~Temporary Use Code~~
Tourist Accommodation	<u>Code Assessable</u>	- Shoreline Town Centre Core Precinct Code - Tourist Accommodation Code * - Access and Parking Code - Centre Design Code* - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Utility Installation	<u>Code Assessable</u>	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Vehicle Parking Station	<u>Code Assessable</u>	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Veterinary Surgery	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable <u>If not accepted subject to requirements</u>	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	<u>Impact Assessable</u>	

**Uses not defined in
Part 9 - Schedule 3 -
Dictionary*, Division
1 - Uses**

Impact Assessable

3.2.2 Shoreline Town Centre Core Precinct - Table of Assessment for Other Development not associated with a Material Change of Use²

Shoreline Town Centre Core Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment ³¹	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4.32}	<u>Code Assessable</u>	- Shoreline Town Centre Core Precinct Code - Reconfiguration Code* - Development Near Underground Infrastructure Code - Excavation and Fill Code - Infrastructure Works Code - Stormwater Management Code*
Creating lots by subdividing another lot by - Volumetric Format Plan; or	<u>Code Assessable</u>	- Shoreline Town Centre Core Precinct Code - Reconfiguration Code*
- Rearranging the boundaries of a lot by registering a plan of subdivision; or - Dividing land into parts by Agreement; or - Creating an easement giving access to a lot from a constructed road	<u>Code Assessable</u>	Reconfiguration Code*
Building Work for -		
Communications Structures	<u>Exempt</u> <u>Accepted</u> If minor building works ^{4.33} <u>Self-Assessable</u> <u>Accepted subject to requirements</u> If -	Acceptable Solutions in section 7.2.4 of the Communications Structures Code

² Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

^{4.34} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4.32} Whether or not having a Community Management Statement.

^{4.33} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.

Shoreline Town Centre Core Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment⁴ Categories of development and assessment³¹	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	(1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	Communications Structures Code
Operational Works for -		
Excavation and Fill	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code - Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code
Placing an Advertising Device on Premises	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 7.1.4 of the Advertising Devices Code - Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<u>Code Assessable</u>	- Reconfiguration Code* - Development Near Underground Infrastructure Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*

Shoreline Town Centre Core Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	~~Level of Assessment⁴~~ Categories of development and assessment³¹	~~Assessment Criteria~~ Assessment benchmarks for assessable development and requirements for accepted development
All other development not listed in column 1	~~Exempt~~ <u>Accepted</u>	

3.3 SHORELINE TOWN CENTRE FRAME PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Medium Density Residential Zone in the RPS V6.2 have been used to create unique Shoreline Town Centre Frame Precinct Tables of Assessment.

For information, variations to the Medium Density Residential Zone Code to create the Shoreline Town Centre Frame Precinct Tables of Assessment are identified below at sections 3.3.1 and 3.3.2. The Shoreline Town Centre Frame Precinct Tables of Assessment are included at section 3.3.3 **3.3.1** and 3.3.4 **3.3.2**.

Note, all land included in the Town Centre Frame Precinct is taken to be included in the MDR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Medium Density Residential Zone – MDR1 sub-area, unless varied by this POD.

The Town Centre Frame (Reduced Density) sub-precinct (TCF1) is **generally** defined as the land on Lot 11 on SP268704 as depicted on the Shoreline Precinct Plan.

The Town Centre Frame Precinct contains Sub-area 1 **generally** defined as the land between 100 metres north of the northern boundary of Lot 1 **SP289245 RP133830** and 100 metres south of the southern boundary of Lot 1 on **SP289245 RP133830**, as depicted on the Shoreline Precinct Plan.

3.3.1 Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises³

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Aged Persons and Special Needs Housing	<u>Code Assessable</u> If – (1) Not located in TCF1; and (2) The building height is 14 metres or less. Or (3) Located in TCF1; and (4) The building height is 9.5 metres or less; and (5) 2 storeys or less. Or (6) Located in TCF1; and (7) Within 100 metres of a public transport stop; and (8) The building height is 14 metres or less. Otherwise - <u>Impact Assessable</u>	■ Shoreline Town Centre Frame Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	<u>Code-Assessable</u> If – (1) Not located in TCF1; and (2) The building height is 14 metres or less. Or (3) Located in TCF1; and (4) Within 100 metres of a public transport stop; and (5) The building height is 14 metres or less. Otherwise - <u>Impact Assessable</u>	■ Shoreline Town Centre Frame Precinct Code ■ Apartment Building Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

³ Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

^{4.114} See Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Bed and Breakfast	<u>Self-Assessable</u> Accepted subject to requirements If not located in TCF1; and complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not located in TCF1; and otherwise not self-assessable	- Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Town Centre Frame Precinct Code - Bed and Breakfast Code - Infrastructure Works Code - Landscape Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Caretakers Dwelling	<u>Code Assessable</u>	- Shoreline Town Centre Frame Precinct Code - Caretakers Dwelling Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Commercial Office	<u>Self-Assessable</u> Accepted subject to requirements If not located in TCF1; and complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not located in TCF1; and - The use is undertaken as part of a mixed use development; Having 400m² or less gross floor area	- Acceptable Solutions in section 8.2.4 of the Centre Activity Code* - Shoreline Town Centre Frame Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise - <u>Impact Assessable</u>	
<u>Community Facility</u>	<u>Code Assessable</u> If located in the Town Centre Frame; or If located in TCF1; and not exceeding a building height of 9.5m or less above ground level Otherwise - <u>Impact Assessable</u>	■ <u>Shoreline Town Centre Frame Precinct Code</u> ■ <u>Access and Parking Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code*</u> ■ <u>Building Design Code to Reduce Incidence of Biting Insects</u>
Display Dwelling	<u>Self Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Dual Occupancy	<u>Code Assessable</u> If located in TCF1; and - (1) The use is located on a premises that - (a) is 700m ² or more in area; (b) has a frontage of 20 metres or more; (2) The building height is - (a) 9.5 metres or less above ground level; (b) 2 storey or less; and (3) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 3 metres or less in	■ Shoreline Town Centre Frame Precinct Code ■ Dual Occupancy Code * ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	height; and (c) does not have windows or doors. Otherwise - <u>Impact Assessable</u>	
Dwelling House	<u>Self-Assessable</u> Accepted subject to requirements If located in TCF1 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 6.11.5 of the Dwelling House Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Town Centre Frame Precinct Code - Dwelling House Code* - Domestic Driveway Crossover Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Stormwater Management Code*
Education Facility	<u>Code Assessable</u> If not located in TCF1 Otherwise - <u>Impact Assessable</u>	- Shoreline Town Centre Frame Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Estate Sales Office	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable	- Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code* - Building Design Code to Reduce Incidence of Biting Insects (if in

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	Sub-area 1) - Shoreline Town Centre Frame Precinct Code - Estate Sales Office Code* - Access and Parking Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Health Care Centre	<u>Self-Assessable</u> Accepted subject to requirements If not located in TCF1 and complying with the assessment criteria being the acceptable solutions in column 3 <u>Code Assessable</u> If not located in TCF1 and otherwise not self-assessable and the use is undertaken as part of a mixed use development Otherwise - <u>Impact Assessable</u>	- Acceptable Solutions in section 8.2.4 of the Centre Activity Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Town Centre Frame Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Home Business	<u>Self Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	- Acceptable Solutions in section 6.15.4 of the Home Business Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Town Centre Frame Precinct Code - Home Business Code - Access and Parking Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Indoor Recreation Facility	<u>Code Assessable</u> If not located in TCF1 and the use is undertaken as part of a mixed use development Otherwise - <u>Impact Assessable</u>	- Shoreline Town Centre Frame Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Minor Utility	<u>Exempt</u> Accepted	
Multiple Dwelling	<u>Code Assessable</u> If - (1) Not located in TCF1; and (2) The building height is 14 metres or less Or (3) Located in TCF1; and (4) Within 100 metres of a public transport stop; and (5) The building height is 14 metres or less	- Shoreline Town Centre Frame Precinct Code - Multiple Dwelling Code* - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise - <u>Impact Assessable</u>	
Park	<u>Self Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 6.20.4 of the Park Code* - Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code - Shoreline Town Centre Frame Precinct Code - Park Code* - Access and Parking Code - Development Near Underground Infrastructure Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Refreshment Establishment	<u>Self Assessable</u> Accepted subject to requirements If not located in TCF1 and complying with the assessment criteria being the acceptable solutions in column 3 <u>Code Assessable</u> If not located in TCF1 and - (1) The use is undertaken as part of a mixed use development; (2) Having 400m ² or less gross floor area Otherwise - <u>Impact Assessable</u>	- Acceptable Solutions in section 8.2.4 of the Centre Activity Code* - Shoreline Town Centre Frame Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Road	<u>Exempt</u> <u>Accepted</u>	
Shop	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If not located in TCF1 and complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not located in TCF1 and - (1) The use is undertaken as part of a mixed use development; (2) Having less than 250m ² gross floor area Otherwise - <u>Impact Assessable</u>	- Acceptable Solutions in section 8.2.4 of the Centre Activity Code* - Shoreline Town Centre Frame Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Tourist Accommodation	<u>Code Assessable</u> If not located in TCF1 and the building height does not exceed 14 metres Otherwise - <u>Impact Assessable</u>	- Shoreline Town Centre Frame Precinct Code - Tourist Accommodation Code * - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.114}	Level of Assessment Categories of development and assessment ^{4.115}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Utility Installation	<u>Code Assessable</u>	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	<u>Impact Assessable</u>	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	<u>Impact Assessable</u>	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	<u>Impact Assessable</u>	

3.3.2 Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises⁴

Shoreline Town Centre Frame Precinct - Table of Assessment **Categories of development and assessment** for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment ^{.117}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4.118}	<u>Code Assessable</u>	■ Shoreline Town Centre Frame Precinct Code ■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code*
Creating lots by subdividing another lot by – ■ Volumetric Format Plan; or	<u>Code Assessable</u>	■ Shoreline Town Centre Frame Precinct Code ■ Reconfiguration Code*

⁴ Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

^{4.117} See Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4.118} Whether or not having a Community Management Statement.

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment ^{.117}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
- Rearranging the boundaries of a lot by registering a plan of subdivision; or - Dividing land into parts by Agreement; or - Creating an easement giving access to a lot from a constructed road	Code Assessable	Reconfiguration Code*
Building Work for -		
Communications Structures	<u>Exempt</u> Accepted If minor building work^{4.119} <u>Self-Assessable</u> Accepted subject to requirements If - (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 7.2.4 of the Communications Structures Code - Communications Structures Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u>	- Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code - Domestic Driveway Crossover Code

^{4.119} See Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment .117	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	If not self-assessable If not accepted subject to requirements	
Excavation and Fill	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code - Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code
Placing an Advertising Device on Premises	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 7.1.4 of the Advertising Devices Code - Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<u>Code Assessable</u>	- Reconfiguration Code* - Development Near Underground Infrastructure - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Private Waterfront Structure	<u>Code Assessable</u>	- Private Waterfront Structure Code - Development Near Underground Infrastructure Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code

Shoreline Town Centre Frame Precinct - ~~Table of Assessment~~ **Categories of development and assessment** for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment⁴ Categories of development and assessment .117	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
All other development not listed in column 1	<u>Exempt</u> <u>Accepted</u>	

3.4 SHORELINE RESIDENTIAL PRECINCT TABLES OF ASSESSMENT

~~The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Urban Residential Zone in the RPS V6.2 have been used to create unique Shoreline Residential Precinct Tables of Assessment.~~

The Shoreline Residential Precinct Tables of Assessment are included at sections 3.4.1 and 3.4.2.

All land included in the Shoreline Residential Precinct is taken to be included in the UR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Urban Residential Zone – UR1 sub-area, unless varied by this POD.

~~The Residential Precinct contains sub-area 1, being that land within 100m of the vegetation mapped as A2 on the Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 dated 15 September 2014, as depicted on the Shoreline Precinct Plan.~~

The Shoreline Residential Precinct contains Sub-area 1, generally defined as the land within 100 metres of the vegetation mapped as A2 and A3 on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated 2 May 2017, and on the eastern boundary of Lots 256, 86 and 247 on S312432 located within the south-eastern area of Shoreline, as depicted on the Shoreline Precinct Plan.

3.4.1 Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises⁵

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ⁴ Categories of development and assessment ²⁰⁰	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Aged Persons and Special Needs Housing	<u>Code Assessable</u> If – (1) The building height is 9.5 metres or less; and (2) 2 storeys or less Or (3) Located within 100 metres of a public transport stop; and (4) The building height is 14 metres or less Otherwise - <u>Impact Assessable</u>	■ Shoreline Residential Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	<u>Code Assessable</u> If within 250 metres of the Tourism and Recreation Activity Area, or within 100 metres of a public transport stop and the building height is - (1) 14 metres or less above ground level; and (2) 3 storeys or less; and (3) The premises is - (a) 800 m ² or more in area; and (b) Has a frontage of 20 metres or more. Otherwise – <u>Impact Assessable</u>	■ Shoreline Residential Precinct Code ■ Apartment Building Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

⁵ Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

^{4.199} See Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

^{4.200} See Schedule 3 of RPS V6.2 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ⁴ Categories of development and assessment ^{.200}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Bed and Breakfast	<u>Code Assessable</u>	- Shoreline Residential Precinct Code - Bed and Breakfast Code - Infrastructure Works Code - Landscape Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Caretakers Dwelling	<u>Code Assessable</u>	- Shoreline Residential Precinct Code - Caretakers Dwelling Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Community Facility	<u>Code Assessable</u> If total gross floor area of the proposed use and any existing community use does not exceed 250m ²	- Shoreline Residential Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects
Display Dwelling	<u>Self Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable <u>If not accepted subject to requirements</u>	- Acceptable Solutions in section 6.8.4 of the Display Dwelling Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Residential Precinct Code - Display Dwelling Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Dual Occupancy	<u>Code Assessable</u> If - (1) The use is located on a premises that - (a) is 700m ² or more in area; (b) has a frontage of 20 metres or more; (2) The building height is -	- Shoreline Residential Precinct Code - Dual Occupancy Code * - Domestic Driveway Crossover Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ⁴ Categories of development and assessment ^{.200}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	(a) 9.5 metres or less above ground level; (b) 2 storey or less; (3) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 3 metres or less in height; (c) does not have windows or doors. Otherwise - <u>Impact Assessable</u>	■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Dwelling House	<u>Self Assessable</u> <u>Accepted subject to requirements</u> <u>Code Assessable</u> If not self-assessable <u>If not accepted subject to requirements</u>	■ Acceptable Solutions in section 6.11.5 of the Dwelling House Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Residential Precinct Code ■ Dwelling House Code* ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code*
Estate Sales Office	<u>Self Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable <u>If not accepted subject to requirements</u>	■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Residential Precinct Code ■ Estate Sales Office Code* ■ Access and Parking Code ■ Building Design Code to Reduce

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	Level of Assessment ⁴ Categories of development and assessment ^{.200}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	requirements	Incidence of Biting Insects (if in Sub-area 1)
Home Business	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Acceptable Solutions in section 6.15.4 of the Home Business Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) - Shoreline Residential Precinct Code - Home Business Code - Access and Parking Code - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) And where being carried out in a Domestic Outbuilding - - Domestic Outbuilding Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code
Minor Utility	<u>Exempt</u> Accepted	
Multiple Dwelling	<u>Code Assessable</u> If within 250 metres of the Tourism and Recreation Activity Area or within 100 metres of a public transport stop and the building height is - 14 metres or less above ground level; and 3 storeys or less; and - The premises is - 800 m² or more in area; and - Has a frontage of 20 metres or more. Otherwise – <u>Impact Assessable</u>	- Shoreline Residential Precinct Code - Multiple Dwelling Code* - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Park	<u>Self-Assessable</u> Accepted subject to requirements	- Acceptable Solutions in section 6.20.4 of the Park Code* - Acceptable Solutions of section

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.199}	~~Level of Assessment⁴~~ Categories of development and assessment ~~.200~~	~~Assessment Criteria~~ Assessment benchmarks for assessable development and requirements for accepted development
	If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	8.5.4 of the Development Near Underground Infrastructure Code ■ Shoreline Residential Precinct Code ■ Park Code* ■ Access and Parking Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Road	~~Exempt~~ Accepted	
Utility Installation	<u>Code Assessable</u>	■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	<u>Impact Assessable</u>	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	<u>Impact Assessable</u>	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	<u>Impact Assessable</u>	

3.4.2 Shoreline Residential Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises⁶

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Categories of development and assessment Level of Assessment ^{4.202}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4.203}	<u>Code Assessable</u>	- Shoreline Residential Precinct Code - Reconfiguration Code* - Development Near Underground Infrastructure Code - Excavation and Fill Code - Infrastructure Works Code - Stormwater Management Code*
Creating lots by subdividing another lot by – Volumetric Format Plan; or	<u>Code Assessable</u>	- Shoreline Residential Precinct Code - Reconfiguration Code*
- Rearranging the boundaries of a lot by registering a plan of subdivision; or - Dividing land into parts by Agreement; or - Creating an easement giving access to a lot from a constructed road	<u>Code Assessable</u>	Reconfiguration Code*
Building Work for -		
Communications Structures	<u>Exempt</u> Accepted If minor building work ^{4.204} <u>Self-Assessable</u>	Acceptable Solutions in section 7.2.4 of the Communications

⁶ Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a RPS code varied by this POD, that code is identified by an asterisk.

^{4.202} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4.203} Whether or not having a Community Management Statement.

^{4.204} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Categories of development and assessment ~~Level of Assessment~~ ^{4.202}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	<u>Accepted subject to requirements</u> If - (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	Structures Code ■ Communications Structures Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code
Excavation and Fill	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Categories of development and assessment ~~Level of Assessment~~ ^{4.202}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Placing an Advertising Device on Premises	<u>Self Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self assessable If not accepted subject to requirements	- Acceptable Solutions in section 7.1.4 of the Advertising Devices Code - Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<u>Code Assessable</u>	- Reconfiguration Code* - Development Near Underground Infrastructure Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Private Waterfront Structure	<u>Code Assessable</u>	- Private Waterfront Structure Code - Development Near Underground Infrastructure Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code
All other development not listed in column 1	<u>Exempt</u> Accepted	

3.5 SHORELINE OPEN SPACE PRECINCT TABLES OF ASSESSMENT

~~The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Open Space Zone in the RPS V6.2 have been used to create unique Shoreline Open Space Precinct Tables of Assessment.~~

The Shoreline Open Space Precinct Tables of Assessment are included at sections 3.5.1 and 3.5.2.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Open Space Zone, unless varied by this POD.

3.5.1 Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises⁷

Shoreline Open Space Precinct - Table of Assessment **Categories of development and assessment** for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.131}	Categories of development and assessment Level of Assessment ^{4.132}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Caretakers Dwelling	<u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	- Shoreline Open Space Precinct Code - Caretakers Dwelling Code - Building Design Code to Reduce Incidence of Biting Insects
Community Facility	<u>Exempt</u> Accepted If undertaken by Redland City Council <u>Code Assessable</u> If not exempt	- Shoreline Open Space Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code* - Building Design Code to Reduce Incidence of Biting Insects
Emergency Services	<u>Exempt</u> Accepted If undertaken by Redland City Council <u>Code Assessable</u> If not exempt	- Shoreline Open Space Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Minor Utility	<u>Exempt</u> Accepted	

⁷ Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

^{4.131} See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

^{4.132} See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

Shoreline Open Space Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.131}	Categories of development and assessment Level of Assessment ^{4.132}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Outdoor Recreation Facility	<u>Exempt</u> Accepted If undertaken by Redland City Council <u>Code Assessable</u> If not exempt	- Shoreline Open Space Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Park	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	- Acceptable Solutions in section 6.20.4 of the Park Code* - Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code - Shoreline Open Space Precinct Code - Park Code* - Access and Parking Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Refreshment Establishment	<u>Exempt</u> Accepted subject to requirements If undertaken by Redland City Council <u>Code Assessable</u> If not exempt and 150m² or less gross floor area Otherwise - <u>Impact Assessable</u>	- Shoreline Open Space Precinct Code - Access and Parking Code - Erosion Prevention and Sediment Control Code - Excavation and Fill Code - Infrastructure Works Code - Landscape Code - Stormwater Management Code*
Road	<u>Exempt</u> Accepted	

Shoreline Open Space Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.131}	Categories of development and assessment Level of Assessment ^{4.132}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Temporary Use	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable	■ ~~Acceptable Solutions in section 6.27.4 of the Temporary Use Code~~ ■ ~~Shoreline Open Space Precinct Code~~ ■ ~~Temporary Use Code~~
Utility Installation	<u>Code Assessable</u>	■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	<u>Impact Assessable</u>	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	<u>Impact Assessable</u>	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	<u>Impact Assessable</u>	

3.5.2 Shoreline Open Space Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises⁸

Shoreline Open Space Precinct - ~~Table of Assessment~~ **Categories of development and assessment** for Other Development

column 1	column 2	column 3
Other Development	Categories of development and assessment Level of Assessment ^{4.134}	~~Assessment Criteria~~ Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4.135}	<u>Code Assessable</u>	- Shoreline Open Space Precinct Code - Reconfiguration Code* - Development Near Underground Infrastructure Code - Excavation and Fill Code - Infrastructure Works Code - Stormwater Management Code*
Creating lots by subdividing another lot by - Volumetric Format Plan	<u>Code Assessable</u>	- Shoreline Open Space Precinct Code - Reconfiguration Code*
- Rearranging the boundaries of a lot by registering a plan of subdivision; or - Dividing land into parts by Agreement; or - Creating an easement giving access to a lot from a constructed road	<u>Code Assessable</u>	Reconfiguration Code*
Building Work for -		
Communications Structures	<u>Exempt</u> Accepted If minor building work ^{4.136} <u>Self-Assessable</u> Accepted subject to requirements	Acceptable Solutions in section 7.2.4 of the Communications Structures Code

⁸ Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

^{4.134} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4.135} Whether or not having a Community Management Statement.

^{4.136} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.

Shoreline Open Space Precinct - ~~Table of Assessment~~ **Categories of development and assessment for Other Development**

column 1	column 2	column 3
Other Development	Categories of development and assessment ~~Level of Assessment~~ ^{4.134}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	If - (1) Not ~~exempt~~ accepted; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	■ Communications Structures Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code
Excavation and Fill	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ If not accepted subject to requirements	■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Placing an Advertising Device on Premises	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> ~~If not self-assessable~~ <u>If not accepted subject to</u>	■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code

Shoreline Open Space Precinct - ~~Table of Assessment~~ **Categories of development and assessment for Other Development**

column 1	column 2	column 3
Other Development	Categories of development and assessment ~~Level of Assessment~~ ^{4.134}	~~Assessment Criteria~~ Assessment benchmarks for assessable development and requirements for accepted development
	<u>requirements</u>	
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<u>Code Assessable</u>	■ Reconfiguration Code* ■ Access and Parking Code ■ Development Near Underground Infrastructure ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Private Waterfront Structures	<u>Code Assessable</u>	■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
All other development not listed in column 1	<u>Exempt</u> Accepted	

4. PRECINCT CODES

4.1 SHORELINE TOWN CENTRE CORE PRECINCT CODE

4.1.1 Introduction

The District Centre Zone Code in the RPS V6.2 has been varied to create the unique Shoreline Town Centre Core Precinct Code.

The Town Centre Core Precinct contains Sub-area 1 **generally** defined as the land between 100 metres north of the northern boundary of Lot 1 on **SP289245 RP433830** and 100 metres south of the southern boundary of Lot 1 on **SP289245 RP433830**, as depicted on the Shoreline Precinct Plan.

4.1.2 Compliance with Shoreline Town Centre Core Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.1.4 complies with the Shoreline Town Centre Core Precinct Code.

Editor's Note –

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Town Centre Core Precinct Code –

- Planning Scheme Policy 5 – Environmental Emissions;
- Planning Scheme Policy 9 – Infrastructure Works;
- Planning Scheme Policy 12 – Social and Economic Impact Assessment.

4.1.3 Overall Outcomes for Shoreline Town Centre Core Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Town Centre Core Precinct Code.
- (2) The overall outcomes sought for the Shoreline Town Centre Core Precinct Code are described by five key characteristics-
 - (a) Uses and Other Development;
 - (b) Built Form and Density;
 - (c) Amenity;
 - (d) Environment;
 - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development

Provide for a range of uses that -

- a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
- b. meet demonstrated community needs to serve a district sized catchment;
- c. includes supermarkets, specialty stores, commercial activities and community services;
- d. provides employment opportunities;
- e. provide a focus for community interaction and activity;
- f. are located near parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the precinct;

- g. are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes;
- h. contains a rich and diverse mix of uses that encourage street activity and extended hours of trading.

Provide for a limited range of residential and tourist accommodation uses that -

- a. contribute to the economic and social vitality of the centre;
- b. maximise accessibility for a residential and tourist population to services, facilities and employment;
- c. are designed and integrated as part of a mixed use development.

(b) Built Form and Density

- (i) The scale of uses and other development achieve a high standard of built form and urban design that -
 - a. reinforce a “sense of place”;
 - b. maintain a mid-rise integrated development appearance;
 - c. limit the impact of over shadowing on public and civic places;
 - d. contribute to an attractive streetscape along all road frontages;
 - e. ensure a high level of physical and visual interaction and pedestrian access at ground level;
 - f. is predominantly 3 storeys in height.
- (ii) Development creates a compact, medium density centre, comprising retail uses (e.g. supermarkets and shops) and commercial/service uses (e.g. commercial/business space, entertainment and leisure facilities, restaurants, bars, cafes, community uses and service facilities). Higher order retail activities (e.g. discount department store) are not envisaged.
- (iii) The density of uses and other development -
 - a. maximise the coherent and efficient use of land;
 - b. do not overwhelm or dominate the centre or adjacent precincts;
 - c. provides areas for public places, landscaping and streetscape works;
 - d. for residential development, provides for higher density living.

(c) Amenity

- (i) Uses and other development achieve a high standard of centre amenity by -
 - a. ensuring car parking and servicing areas are discretely located and do not visually dominate the centre;
 - b. ensuring residential and tourist accommodation uses have access to natural light and ventilation, privacy and private and communal open space;
 - c. protecting and enhancing places of cultural significance and streetscape value;
 - d. providing high quality useable public and civic places within and external to the built form;
 - e. providing a high quality landscape and streetscape setting that complements the large scale nature of the built form and recognises the centre function;
 - f. mitigating impacts associated with light, noise, air and traffic.

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- g. minimising the need for excavation and fill;
- h. protecting the site from erosion;
- i. incorporating best practice stormwater management and water quality;
- j. maximising the use of planting species that are native to the area.

(e) Infrastructure

Uses and other development -

- k. maximise the efficient use of existing infrastructure;
- l. provide for the planned extension of infrastructure in an orderly and cost effective manner.

Uses and other development are serviced by infrastructure including -

- m. reticulated water;
- n. reticulated sewerage;
- o. stormwater drainage;
- p. constructed road access;
- q. energy;
- r. telecommunications,
- s. waste and recycling collection.

Uses and other development reinforce a legible, integrated, efficient, safe and attractive movement network that -

- t. incorporate a full range of movement modes and facilities including public transport, passenger vehicles, walking and cycling;
- u. provide pedestrian, cycle and vehicle connectivity and ease of mobility within the centre and with surrounding neighbourhoods, and public transport stops, stations and interchanges;
- v. minimise conflicts between traffic using the centre and through traffic and between pedestrians, cyclists and vehicles;
- w. maximise opportunities for the provision of pedestrian and cycle paths throughout the centre.

4.1.4 Specific Outcome and Probable Solutions applicable to Assessable Development⁹

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
S1.1	(1) The precinct provides for a range of centre uses that - (a) enhance and protect the role and function of the City's network of centres; (b) meet demonstrated community needs to service a catchment of up to 10,000 people;	P1.1	(1) No probable solution identified.

⁹ Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S1.2	(c) includes up to 6,000 m² of retail space including supermarkets and up to 6,000 m² of commercial uses, including specialty stores, commercial activities and community services. Residential and tourist accommodation uses are designed and ensure the maintenance of active street frontages at ground level.	P1.2	No probable solution identified.
S2.1	<u>Built Form and Density -</u> (1) Building height adopts a mid-rise built form that ensures a high quality appearance when viewed from within and external to the centre; (2) Where a use proposes a building height greater than an existing dwelling unit in the adjoining Town Centre Frame Precinct, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.	P2.1	(1) Building or structure height is 14 metres or less above ground level; (2) No probable solution identified.
S2.2	(1) Site coverage maintains a balance between built and unbuilt areas of the site and contributes to a high quality centre environment by - (a) ensuring adequate areas are available for high quality landscaping and streetscape treatments; (b) providing areas for integrated car parking and servicing functions.	P2.2	(1) No probable solution identified.
S2.3	(1) Front setbacks are consistent with the desired streetscape for that part of the centre and provide a generous covered pedestrian environment; (2) Side and rear set backs - (a) maintain privacy, breezes and solar access to adjoining residential area; (b) provide areas for service functions such as car parking; (c) provide areas for landscaping	P2.3	(1) No probable solution identified; (2) Where a rear and/or side boundary adjoins a residential area included in the Shoreline Town Centre Frame Precinct - (a) the building setback from the boundary is a minimum of 3 metres or half the height of the building at that point, whichever is greater; (b) this boundary is landscaped with trees that are capable of growing to above the height of

Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	and streetscape treatments; (3) Where the land backs onto a residential area included in the Shoreline Town Centre Frame Precinct across a street, high quality streetscape treatments, including landscaped buffers, are provided along the whole of the rear frontage.		the eaves of building within 5 years of planting; (c) is supported by a 2 metre high acoustic and visual screen fence along the entire length of the boundary; (3) No probable solution identified.
S2.4	Residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities within the centre.	P2.4	Residential development achieves a density of up to 50 dwellings per hectare.
S2.5	(1) Building design and layout incorporates architectural elements that - (a) reinforce a high quality centre environment; (b) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (c) provide functional and attractive facades that contribute to a high quality built form and streetscape along all road frontages; (d) minimise any adverse overshadowing and reflective impact on public and civic places and adjoining precinct; (e) provide physical connections and linkages between buildings and between buildings and public places, to encourage pedestrian movement; (f) ensure buildings have their primary access to the main street frontage and provide an active frontage to all other streets; (g) incorporate covered pedestrian walkways and a covered pedestrian spine that will provides direct access to shops and civic areas and links all areas of the centre; (h) ensure high levels of physical and visual interaction and	P2.5	No probable solution identified.

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	pedestrian access at ground level.		
	<u>Amenity</u>		
S3.1	High quality landscaping and streetscaping treatments are incorporated to reinforce a sense of place and contribute to the overall attractiveness and function of the centre.	P3.1	No probable solution identified.
S3.2	Development does not impact on the cultural heritage values of a registered heritage place(s) or character precinct.	P3.2	No probable solution identified.
S3.3	(1) Residential and tourist accommodation uses are capable of receiving solar access; (2) Building design maintains solar access to the habitable rooms and private open space areas of adjoining residential areas.	P3.3	(1) No probable solution identified; (2) No probable solution identified.
S3.4	(1) Residential and tourist accommodation uses maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent residential uses either within or adjoining the development; (b) separating noise generating areas from sleeping areas.	P3.4	(1) No probable solution identified.
S3.5	(1) Residential and tourist accommodation uses ensure, private and communal open space areas are - (a) clearly defined for their intended user and use; (b) easily accessible from living or common areas; (c) useable in size and dimension.	P3.5	(1) No probable solution identified.
S3.6	(1) Artificial light does not result in unreasonable disturbance to any person or activity;	P3.6	(1) No probable solution identified; (2) The vertical illumination resulting from direct, reflected or other

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	(2) Lighting is designed to avoid spilling onto adjoining residential zones; (3) Glare and reflection of the sun are minimised through material and glazing choice.		incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (3) No probable solution identified.
S3.7	(1) Noise generated by the use or other development is compatible with that experienced in a centre environment; (2) Where residential and tourist accommodation uses are incorporated as part of a mixed use development or the development adjoins a residential area, non-residential uses are located, and designed to ameliorate noise impacts.	P3.7	(1) No probable solution identified; (2) The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
S3.8	Air quality impacts are eliminated or mitigated to a level that is compatible with a centre environment.	P3.8	No probable solution identified. Editor's Note - Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S3.9	(1) Uses and other development reinforce the maintenance of high standard of centre amenity by - (a) locating air conditioning units and/or refrigeration units so that they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises; (b) locating car parking and servicing areas to minimise impacts on adjoining premises and on the streetscape.	P3.9	(1) No probable solution identified.
S3.10	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being - (a) orientated towards the street to provide opportunities for casual surveillance of public and civic places; (b) designed and well lit to	P3.10	(1) No probable solution identified.

Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	ensure safety and casual surveillance of car parking areas and pedestrian and cycle paths.		
S4.1	<u>Environment -</u> (1) Uses and other developments are consistent with the effective protection of environmental values from external impacts including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) pollution control; (e) Where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise, light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).	P4.1	No probable solution identified.
S4.2	Uses and other development are designed to minimise the need for excavation and fill.	P4.2	No probable solution identified.
S4.3	(1) Landscaping is designed to - (a) incorporate plant species that are native to the local area; (b) recognise and enhance the landscape and streetscape character of the centre; (c) incorporate landscaping as a component of the stormwater management system.	P4.3	(1) Species used for landscaping are selected from the native plants listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees where within the road reserve.
	<u>Infrastructure</u>		
S5.1	Infrastructure is provided to be readily	P5.1	No probable solutions identified.

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	integrated with existing systems and facilitate the orderly provision of future systems.		
S5.2	Infrastructure is designed, located, constructed and managed in a manner that recognises and contributes to the sense of place and attractiveness of the centre.	P5.2	No probable solution identified.
S5.3	(1) All uses and other development are serviced by infrastructure, including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities.	P5.3	(1) No probable solution identified.
S5.4	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts; (2) Uses and other development - (a) provide safe and efficient manoeuvring for waste collection vehicles; (b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; (c) ensure sufficient vertical clearance for container servicing; (d) ensure unobstructed access to containers by collection vehicles; (3) Waste and recycling storage is designed and located to -	P5.4	(1) No probable solution identified. (2) No probable solution identified. (3) No probable solution identified. Editor's Note - Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing. Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	(a) provide adequate container volume to contain the waste and recyclables; (b) provide recycle containers in an equivalent or greater volume to waste containers; (c) provide a dedicated waste and recycling container storage area that is convenient and safe to use; (d) ensure containers are located on impermeable surfaces.		
S5.5	(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport passengers, pedestrians and cyclists by providing - (a) links to public transport routes, stops and interchanges in the most accessible and convenient locations to maximise their use; (b) pedestrian and cycle paths, throughout the centre and linking to surrounding neighbourhoods; (c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.	P5.5	(1) No probable solution identified.
S5.6	(1) Opportunities for cycling as a modal choice for employees and customers are provided through - (a) clearly defined on-site paths and facilities; (b) secure cycle storage areas, and facilities including showers and lockers for employees; (c) provision of cycle racks for customers.	P5.6	(1) Cycling facilities include - (a) On-site bicycle facilities that are designed and constructed in accordance with <i>AUSTROAD's Traffic Engineering Practice, Part 14 - Bicycles</i>; (b) the following for employees - 1 bicycle space per 200m² of gross floor area; 1 personal locker per 2 bicycle parking spaces; 1 shower cubicle with ancillary changing area per 5 bicycle spaces; or 1 shower cubicle with ancillary changing area if less than 5 bicycle spaces are required; (c) 1 bicycle space per 200m² of gross floor area of customers, up to a maximum of 10 spaces.

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S5.7	(1) The design and layout of vehicular access, parking facilities and service delivery areas are - (a) located to minimise disruption to traffic flow, promote efficiency and public transport priority and minimise impact on adjoining areas; (b) located and designed to minimise conflicts between pedestrians and cyclists with vehicles and service delivery vehicles; (c) located to maintain a high quality built form and streetscape from along all road frontages; (d) located to provide for integrated car parking and service delivery areas.	P5.7	(1) No probable solution identified. Editor's Note - Refer to Part 8 - ■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement. ■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.
S5.8	Community infrastructure is able to function effectively during and immediately after flood events.	P5.8	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.9	Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan.	P5.9	(1) No probable solution identified.

Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 years ARI)
Police facilities	0.5% (1 in 200 years ARI)
Hospitals and associated facilities	0.2% (1 in 500 years ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 years ARI)
Power stations	0.2% (1 in 500 years ARI)
Major switch yards	0.2% (1 in 500 years ARI)
Substations	0.5% (1 in 200 years ARI)
Sewerage treatment plants	1% (1 in 100 years ARI)
Water treatment plants	0.5% (1 in 200 years ARI)

- State-controlled roads
- Works of an electricity entity not otherwise listed in this table
- Railway lines, stations and associated facilities
- Aviation facilities
- Communication network facilities

No specific recommended flood level by development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

4.2 SHORELINE TOWN CENTRE FRAME PRECINCT CODE

4.2.1 Introduction

The Medium Density Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Town Centre Frame Precinct Code.

The Town Centre Frame Precinct includes the Town Centre Frame (Reduced Density) Sub-precinct (TCF1).

The Town Centre Frame Precinct contains Sub-area 1, **generally** defined as the land between 100 metres north of the northern boundary of Lot 1 on **SP289245 RP133830** and 100 metres south of the southern boundary of Lot 1 on **SP289245 RP133830**, as depicted on the Shoreline Precinct Plan.

4.2.2 Compliance with Shoreline Town Centre Frame Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.2.4 complies with the Shoreline Town Centre Frame Precinct Code.

Editor's Note -

The following planning scheme policies will assist in achieving Specific Outcomes within the Shoreline Town Centre Frame Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

4.2.3. Overall Outcomes for Shoreline Town Centre Frame Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Town Centre Frame Precinct Code.
- (2) The overall outcomes sought for the Shoreline Town Centre Frame Precinct Code are described by five key characteristics-
 - (a) Uses and Other Development;
 - (b) Built Form and Density;
 - (c) Amenity;
 - (d) Environment;
 - (e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

Provide for a range of residential uses that -

- a. Is predominantly mid-rise housing on lot sizes that offer opportunities for medium density living, including other residential development such as temporary accommodation and retirement living;
- b. In TCF1 contains predominantly low-rise housing, unless in the vicinity of a public transport stop, which may include higher density options;
- c. accommodates opportunities for live and work dwellings and home-based businesses;
- d. provide a range of dwelling types that offer choice, affordability and adaptability;
- e. maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;
- f. encourages opportunities for working from home.

Provide for a range of limited non-residential uses that -

- g. provide opportunities for small commercial development and mixed-use buildings;

- h. fulfill a local community need and provide opportunities for social interaction and activity;
- i. are highly accessible to the residents served;
- j. do not compromise the role and function of centres;
- k. are not large land consumers that by their scale and nature will diminish the quantity of land within this zone;
- l. are located on the major road network rather than local residential streets;
- m. do not result in commercial ribbon development.

A service centre is created to provide convenience services to residents and comprises a service station and convenience retailing.

(b) Built Form and Density

The scale of uses and other development contribute to a predominantly medium density residential built form by -

- a. Providing a range of dwelling units that are predominately mid rise;
- b. buildings are sited, and of a width, depth and bulk that are consistent with the development type and a residential streetscape.

The scale of uses and other development in the Town Centre Frame (Reduced Density) sub-precinct contribute to a predominantly low-rise built form.

The density of uses and other development -

- a. utilise land efficiently through infill development that respect existing streetscapes in established areas;
- b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the precinct.
- c. where located in the Town Centre Frame (Reduced Density) Sub-precinct form a "Transition Area" between the adjoining conventional residential areas and the higher density Town Centre Frame and Town Centre Core precincts. The Town Centre Frame (Reduced Density) Sub-precinct will have larger portions of detached housing than other areas in the Town Centre Frame which are higher density and predominantly attached housing and commercial uses.

Lot layout is climatically responsive.

Buildings incorporate a mix of materials that are responsive to local conditions and styles.

(c) Amenity

Uses and other development achieve a high standard of amenity by -

- a. protecting and enhancing places of cultural significance or streetscape value;
- b. having access to natural light and ventilation, privacy, and private and communal open space commensurate with the use;
- c. maintaining a residential streetscape through housing that actively addresses the street;
- d. contributing to high quality useable public open space that meet the needs of the community in the vicinity of the use;
- e. maintaining the safety of people and property;
- f. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;

- c. protecting the site from erosion;
- d. maximising the retention of native plants;
- e. maximising the use of planting species that are native and characteristic to the area;
- f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -

- a. make efficient use of existing infrastructure;
- b. provide for the upgrade of infrastructure in an orderly and cost effective manner;
- c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -

- d. reticulated water;
- e. reticulated sewerage;
- f. stormwater drainage;
- g. constructed road access;
- h. energy;
- i. telecommunications;
- j. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and movement network that -

- k. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
- l. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

4.2.4 Specific Outcome and Probable Solutions applicable to Assessable Development¹⁰

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
S1.1	(1) Land in proximity to centres, services and facilities and public transport is maximised for dwelling units that result in a compact housing form. (2) Land in the Town Centre Frame (Reduced Density) sub-precinct forms a transition area to the Residential Precincts.	P1.1	(1) The precinct is primarily utilised for - (a) multiple dwellings in the form of townhouses, villas or the like; (b) aged persons and special needs housing that provide a mix of dependent, semi-dependent and independent accommodation; and (c) apartment buildings. (2) The Town Centre Frame (Reduced Density) sub-precinct is primarily used for - (a) dwelling houses; and (b) dual occupancy.

¹⁰ Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S1.2	(1) The following uses are encouraged - (a) home-based businesses; (b) commercial and mixed use development; and (c) attached dwellings (2) The following uses are encouraged in the Town Centre Frame (Reduced Density) sub-precinct - (a) home-based businesses; and (b) dwelling houses; and (c) a convenience service centre at or in the vicinity of the Service Centre Node shown on the Shoreline POD Precinct Plan.	P1.2	(1) No probable solution identified. (2) No probable solution identified. Editor's Note - Refer to Part 6 - ■ Division 1 - Aged Persons and Special Needs Housing Code*; ■ Division 5 - Bed and Breakfast Code; ■ Division 15 - Home Business Code;
S2.1	<u>Built Form and Density -</u> (1) The height of buildings and structures is equal to or less than 14 metres and 3 storeys; (2) Uses of a lesser height do not prejudice the preferred building form promoted through this precinct; (3) In TCF1 - a) The height of buildings and structures maintain a low-rise built form. b) The height of buildings and structures within 100 metres of a public transport stop maintains a mid-rise built form. (4) Where the Shoreline Town Centre Frame Precinct directly adjoins a precinct that requires a lesser building height - building height addresses streetscape, privacy and solar access of adjoining properties	P2.1	(1) No probable solution identified; Editor's Note - Refer to the relevant use code for specific assessment criteria. (2) No probable solution identified; (3) If in TCF1 - a) Overall building height is 9.5 metres or less above ground level; or b) Overall height is 14 metres and 3 storeys, if within 100 metres of a public transport stop. (4) No probable solution identified.
S2.2	(1) Site coverage of buildings balance built and un-built areas to - (a) provide solar access to living and open space areas; (b) assist in retaining existing native plants; (c) enhance privacy between	P2.2	(1) Site coverage is 60 percent or less unless otherwise specified for the relevant use code. Editor's Note - Refer to the relevant use code for specific site coverage assessment

Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	dwelling units within and external to the use; (d) provide useable communal and private open for the occupants; (e) provide space for service functions including car parking and clothes drying.		criteria.
S2.3	(1) Setbacks - (a) complement existing front setbacks in the street; (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.	P2.3	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific setback assessment criteria
S2.4	(1) Density - (a) Lot reconfiguration creates lot sizes that provide opportunities for medium density housing uses; (b) On sub-arterial roads, consolidates lots to allow access to the development from alternative lower order roads to maximise high order road efficiency and safety; (c) Dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (2) Density in the Town Centre Frame (Reduced Density) sub-precinct – (a) Lot configuration creates lot sizes that provide predominantly for dwelling houses; and (b) Within 100 metres of a public transport stop dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.	P2.4	(1) Reconfiguration achieves - (a) Lots that are a minimum of 800m ² ; (b) No probable solution identified; and (c) Residential uses achieve a density of 1 dwelling unit per 200m ² of site area; (2) Reconfiguration achieves – (a) Lots that are a minimum of 400m ² where a dwelling house and 700m ² where a dual occupancy; and (b) Residential uses achieve a density of 1 dwelling unit per 200 m ² of site area. (3) For aged persons and special needs housing achieves a density, based on accommodation type provided of - (a) independent units = 1 dwelling unit for 200m ² ; (b) semi-dependent units - 1 dwelling unit per 100m ² ; (c) dependent units = 1 bed per 50m ² .

Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
S2.5	(3) For aged persons and special needs housing, density varies depending on the type of accommodation provided.	P2.5	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific built form assessment criteria.
	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of interest through the use of colour, angles, and materials; (b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow; (c) minimise any adverse overshadowing, glare or reflection on adjoining properties; (d) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street; (e) provide physical connections and linkages between buildings, and between buildings and public places, including parks, to encourage pedestrian movement; (f) integrate with landscape planting and features.		
S2.6	(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by - (a) lots being orientated and of a length and width to - maximise solar access to the north in winter; minimise solar access to the east and west in summer; (b) having regard to the topography of the land.	P2.6	(1) No probable solution identified. Editor's Note - Refer to Part 7 - Division 11 - Reconfiguration Code* for specific climate control assessment criteria.
S3.1	<u>Amenity -</u> (1) Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	P3.1	(1) No probable solution identified

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S3.2	(1) Uses are capable of - (a) receiving solar access; (b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.	P3.2	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific solar access assessment criteria
S3.3	(1) Building layout and design maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use; (b) separating noise generating areas from sleeping areas.	P3.3	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific privacy assessment criteria.
S3.4	(1) Private and communal open space areas are - (a) clearly defined for their intended user and use; (b) easily accessible from living or common areas; (c) useable in size and dimension; (d) of a suitable slope; (e) capable of receiving solar access.	P3.4	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific private and communal open space assessment criteria.
S3.5	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention, including being - (a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places; (b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking areas and pedestrian and cycle paths.	P3.5	(1) No probable solution identified.
S3.6	(1) Due to the limited land resource within this precinct, public open space contributions for the purpose of embellishment of existing open space within easy proximity to the use is preferred over the dedication of land.	P3.6	(1) No probable solution identified. Editor's Note - Refer to - ■ Part 11 - Planning Scheme Policy 3 - Contributions and Security Bonding Code;

Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
			■ Part 7 - Division 11 - Reconfiguration Code*.
S3.7	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through material and glazing choice.	P3.7	(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (2) No probable solution identified.
S3.8	Noise generated by the use or other development is compatible with that experienced in a residential environment.	P3.8	The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
S3.9	Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by no emission of vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.	P3.9	No probable solution identified.
			Editor's Note - Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S3.10	(1) Traffic movements are compatible with that experienced in a residential environment; (2) Where a mixed use is proposed, traffic movement and car parking provision is commensurate with the nature of the use; (3) Where a mixed use is proposed service facilities, waste collection areas and unloading areas are located to minimise any adverse impacts on dwelling units within or adjoining the development.	P3.10	(1) No probable solution identified; (2) No probable solution identified; (3) No probable solution identified. Editor's Note - Refer to Part 8 - Division 1 - Access and Parking Code for specific assessment criteria.
S3.11	(1) Acoustic barriers along Serpentine Creek Road- (a) Are of high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and (b) Are designed for longevity; and (c) Are provided with maintenance access; and (d) Provide for pedestrian and fauna permeability and	P3.11	(1) No probable solution identified.

Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	protection; and (e) Comprise a mix of vegetated earth mounds, acoustic screens and acoustic treatments incorporated into building design; and (f) Are screened from the road carriageway by a landscaping buffer no less than 5 metres in depth, that comprises screen planting to minimize the visual impact of the barrier, enhance visual amenity and create visual interest.		
S4.1	<u>Environment -</u> (1) Protect the environment from impacts associated with the use or other development, including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation; (e) where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).	P4.1	(1) No probable solution identified.
S4.2	Uses and other development are designed to complement, rather than detract from the landscape.	P4.2	No probable solution identified.
S4.3	(1) Minimise the need for excavation and fill - (a) external to the building, basement car parking and facilities associated with the use; (b) by ensuring uses and other development are located and designed to - prevent the unnecessary removal of native plants; protect overland drainage flows; protect the amenity of adjoining properties;	P4.3	(1) No probable solution identified. Editor's Note - Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria where the site requires earthworks.

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S4.4	reduce erosion and sediment run-off. (1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (d) incorporates landscaping as a component of the stormwater management system.	P4.4	(1) Species used for landscaping are selected from the native plant species listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees, where within the road reserve. Editor's Note – For additional assessment criteria refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*.
S4.5	(1) Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.	P4.5	(1) No probable solution identified.
S5.1	<u>Infrastructure -</u> (1) All uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities.	P5.1	(1) No probable solution identified.
S5.2	(1) Uses and other development - maximise connectivity and movement by providing - (a) links to public transport routes and activity areas within and external to the use; (b) on-site and off-site pedestrian and cycle paths; (c) clear and direct vehicle	P5.2	(1) No probable solution identified. Editor's Note - Refer to Part 8 - ■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement; ■ Division 7 - Infrastructure Works

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	access and movement areas within and external to the use.		Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.
S5.3	(1) Waste and recycling is managed to minimise impacts on the environment by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.	P5.3	(1) No probable solution identified. Editor's Note - Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.
S5.4	Community infrastructure is able to function effectively during and immediately after flood events.	P5.4	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.5	(1) Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) – a) Provide safe and efficient manoeuvring for waste collection vehicles; b) Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; c) Ensure sufficient vertical clearance for container servicing; and d) Ensure unobstructed access to containers by collection vehicles.	P5.5	(1) No probable solution identified.
S5.6	(1) Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan.	P5.6	(1) No probable solution identified.

Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

► **Reference** - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

4.3 SHORELINE RESIDENTIAL PRECINCT CODE

4.3.1 Introduction

The Urban Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Residential Precinct Code.

The Shoreline Residential Precinct contains Sub-area 1 **generally** defined as the land within 100 metres of the vegetation mapped as A2, **A3 and A5** on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated ~~15 September 2014~~ **2 May 2017** ~~and on the eastern boundary of Lots 256, 86 and 247 on S312432 located within the south-eastern area of Shoreline, as depicted on the Shoreline Precinct Plan.~~

4.3.2 Compliance with Shoreline Residential Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.4.4 complies with the Shoreline Residential Precinct Code.

Editor's Note -

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Residential Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

4.3.3 Overall Outcomes for Shoreline Residential Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Residential Precinct Code.
- (2) The overall outcomes sought for the Shoreline Residential Precinct Code are described by five key characteristics-
 - (a) Uses and Other Development;
 - (b) Built Form and Density;
 - (c) Amenity;
 - (d) Environment;
 - (e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

Provide for a range of residential uses that -

- a. are predominantly low-rise detached houses on individual lots of various sizes;
- b. maximise the supply of residential land through infill development;
- c. provide for housing choice and affordability;
- d. encourage opportunities for working from home;
- e. where in the vicinity of the Tourism/Recreation Activity Area or a public transport stop, as indicated on the Shoreline POD Precinct Plan, may include higher density development.

Provide for a limited range of non-residential uses that -

- f. fulfill a local community need and provide opportunities for social interaction and activity;
- g. are located on the major road network rather than local residential streets;
- h. do not compromise the role and function of centres;
- i. do not result in commercial ribbon development.

(b) Built Form and Density

The scale of uses and other development contribute to a predominantly detached residential built form by -

- a. limiting building height to maintain a low-rise appearance;
- b. buildings are sited and of a width, depth and bulk that are consistent with the lot size and a residential streetscape;
- c. in sub-areas and for non-residential uses - being consistent with the preferred building types expected in the zone.

The density of uses and other development -

- d. utilise land efficiently through provision of a range of lot sizes and infill development that respects existing streetscapes in established areas;
- e. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the zone.

Development in that part of the precinct in the vicinity of the Tourism/Recreation Activity Area indicated on the Shoreline POD Precinct Plan may achieve a higher density residential environment.

Lot layout is climatically responsive.

Buildings incorporate a mix of architectural elements and styles that are responsive to local conditions and styles.

(c) Amenity

Uses and other development achieves a high standard of amenity by -

- a. protecting and enhancing of places of cultural significance or streetscape value;
- b. having access to natural light and ventilation, privacy and private open space commensurate with the use;
- c. providing high quality useable public open space that meets the needs of the community;
- d. maintaining the safety of people and property;
- e. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. maximising the retention of native plants;
- e. maximising the use of native plants that are characteristic to the area;

- f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -

- a. make efficient use of existing infrastructure;
- b. provide for the extension of infrastructure in an orderly and cost effective manner;
- c. do not result unacceptable risk to community infrastructure;
- d. near major electricity infrastructure or a substation is compatible with the nature and potential impacts of the infrastructure and does not unduly impinge upon operations and access arrangements for major electricity infrastructure or substations.

Uses and other development are serviced by infrastructure including -

- e. reticulated water;
- f. reticulated sewerage;
- g. stormwater drainage;
- h. constructed road access;
- i. energy;
- j. telecommunications;
- k. waste and recycling collection;
- l. infrastructure is provided in accordance with any infrastructure agreement applying to the area.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

- m. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
- n. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

4.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development¹¹

Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
S1.1	(1) Incorporates an increased range of residential uses; (2) Where within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop, incorporates a greater range of medium and higher density residential uses.	P1.1	(1) Is primarily utilised for dwelling houses and dual occupancy. (2) Where within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop, incorporates a range of housing types including apartment buildings and multiple dwellings.
S1.2	(1) Non-residential uses such as local shopping, medical facilities, churches, child care centres and	P1.2	(1) Non-residential uses - (a) locate on the corner of collector or higher order roads;

¹¹ Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	the like may be contemplated in appropriate locations and subject to detailed development requirements including - (a) being located on the major road network; (b) co-locating with other similar uses; (c) providing only for the identified convenience needs of the local community; (d) not impacting on the role and function of the City's network of centres; (e) resulting in positive economic and social benefits for the local community. Editor's Note - Refer to Part 11 - Planning Scheme Policy 12 - Social and Economic Impact Assessment.		(b) where of a - - retail or commercial nature - a. are co-located with other similar uses; b. do not exceed 600m² gross floor area, with no one tenancy exceeding 400m² gross floor area; c. are not within 800 metres of any similar uses or a centre zone; - community facilities, health care centres, childcare centres, or uses of a similar community service nature - d. are 400m² or less gross floor area per use; e. are co-located with other similar uses or retail or commercial uses.
S1.3	(1) The following uses are encouraged – (a) bed and breakfast; (b) home business.	P1.3	(1) No probable solution identified. Editor's Note - Refer to Part 6 - ■ Division 5 - Bed and Breakfast Code; ■ Division 15 - Home Business Code;
S2.1	<u>Built Form and Density -</u> (1) The height of buildings and structures maintain a low-rise built by - (a) being compatible with the existing streetscape; (b) adopting the predominant height of surrounding buildings; (2) The height of buildings and structures maintain a mid-rise built form within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (3) Where a use proposes a building height greater than an adjoining building, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.	P2.1	(1) Overall building height is 9.5 metres or less above ground level; (2) Overall building height is 14 metres or less above ground level, where within 250 metres of a Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (3) No probable solution identified. Editor's Note - Refer to the relevant use code for specific building height assessment criteria.

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S2.2	(1) Site coverage of buildings balances built and un-built areas to - (a) provide solar access to living and open space areas; (b) assist in retaining existing native plants; (c) enhance privacy between buildings; (d) provide useable open space for the occupants; (e) provide space for service functions including car parking and clothes drying.	P2.2	(1) Site coverage is a maximum of 60 percent, unless otherwise specified in the relevant use code. Editor's Note - Refer to the relevant use code for specific site coverage assessment criteria.
S2.3	(1) Setbacks - (a) complement existing front setbacks in the street; (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.	P2.3	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific setback assessment criteria.
S2.4	(1) Reconfiguration provides a mix of lot sizes to accommodate a variety of dwelling types; (2) Dwelling unit density is - (a) compatible with the detached low-rise character of the precinct; (b) compatible with a medium-rise character within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop. (3) For aged persons and special needs housing, density increases depending on the type of accommodation provided.	P2.4	(1) Reconfiguration achieves an average net residential density of up to 15 dwellings per hectare; Editor's Note - An Overall Density Plan is to be prepared/updated and submitted with each reconfiguration application. The plan will monitor overall density, given a stage of development may be lower or higher than 15 dwellings per hectare, but the overall development is to achieve up to 15 dwellings per hectare. (2) Residential development achieves a density of - (a) not greater than 1 dwelling unit per 400m² (b) up to 30 dwellings per hectare where within 250 metres of a Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (3) The density of aged persons and special needs housing is based on the accommodation type provided - (a) independent units = 1 dwelling unit per 400m²;

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S2.5	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of interest through the use of colour, angles and materials; (b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow; (c) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street; (d) minimise adverse overshadowing and reflective impacts on adjoining dwelling units; (e) integrate with landscape setting and natural environment features.	P2.5	(b) semi-dependent units = 1 dwelling per 200m ² ; (c) dependent units = 1 bed per 100m ² . (1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific built form assessment criteria.
S2.6	(1) Building design incorporate architectural styles and elements that reduce the visual impacts of the built form and are responsive to the natural landscape setting.	P2.6	(1) No probable solution identified.
S2.7	(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by - (a) lots being orientated and of a length and width to – maximise solar access to the north in winter; minimise solar access to the east and west in summer; (b) having regard to the topography of the land.	S2.7	(1) No probable solution identified. Editor's Note - Refer to the relevant use code or Part 7- Division 11 - Reconfiguration Code* for specific climate control assessment criteria.
S3.1	<u>Amenity -</u> Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	P3.1	No probable solution identified.
S3.2	(1) Uses are capable of -	P3.2	(1) No probable solution identified.

Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(a) receiving solar access; (b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.		Editor's Note - Refer to the relevant use code for specific solar access assessment criteria.
S3.3	(1) Building layout and design maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use; (b) separating noise generating areas from sleeping areas.	P3.3	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific privacy assessment criteria.
S3.4	(1) Private open space areas are - (a) clearly defined for private use; (b) easily accessible from living or common areas; (c) of a useable in size and dimension; (d) of a suitable slope; (e) capable of receiving solar access.	P3.4	(1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific private open space assessment criteria.
S3.5	(1) Areas set aside for public open space - (a) provide for recreational, aesthetic and environmental needs; (b) incorporate stormwater management needs, while not hindering the function of the open space.	P3.5	(1) No probable solution identified. Editor's Note - For additional assessment criteria for public open space refer - ■ Part 6 - Division 20 - Park Code*; ■ Part 7 - Division 11 - Reconfiguration Code*.
S3.6	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being - (a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places; (b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking and pedestrian and cycle paths.	P3.6	(1) No probable solution identified. Editor's Note - To assist in achieving S3.6 refer to Planning Scheme Policy 16 - Safer By Design.
S3.7	(1) Artificial lighting does not result	P3.7	(1) The vertical illumination resulting

Shoreline Residential Precinct Code

Assessable Development

Specific Outcomes		Probable Solutions	
	in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through material and glazing choice.		from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (2) No probable solution identified.
S3.8	Noise generated by the use or other development is compatible with that experienced in a residential environment.	P3.8	The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
S3.9	Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by not emitting vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.	P3.9	No probable solution identified.
S3.10	(1) Traffic movements are compatible with that experienced in a residential environment.	P3.10	(1) Non-residential uses for commercial/ retail, community facilities and services, or similar are - (a) located on collector or higher order roads; (b) do not gain access from local roads.
Editor's Note - Refer to Planning Scheme Policy 5 - Environmental Emissions for further information on air quality and noise impacts.			
S3.11	(1) Acoustic barriers along Serpentine Creek Road – a) Are of high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and b) Are designed for longevity; and c) Are provided with maintenance access; and d) Provide for pedestrian and fauna permeability and protection; and e) Comprise a mix of vegetated	P3.11	(1) No probable solution identified.

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	earth mounds, acoustic screens and acoustic treatments incorporated into building design; and f) Are screened from the road carriageway by a landscaping buffer no less than 5 metres in depth, that comprises screen planting to minimize the visual impact of the barrier, enhance visual amenity and create visual interest.		
S4.1	<u>Environment -</u> (1) Protect the environment from impacts associated with the use or other development including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation; (e) where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).	P4.1	(1) No probable solution identified.
S4.2	(1) Minimise the need for excavation and fill by uses and other development being located and designed to – (a) prevent the unnecessary removal of native plants; (b) protect natural overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off. (2) Where the topography or environmental values of a site result in the creation of larger lots or the dedication of land the net density requirements of P2.4 are achieved.	P4.2	(1) No probable solution identified. Editor's Note - Refer to Part 7 - Division 6 - Excavation and Fill Code for specific assessment criteria. (2) No probable solution identified.

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
S4.3	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) supports the retention and rehabilitation of enhancement areas and corridors; (d) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (e) incorporate landscaping as a component of the stormwater management system.	P4.3	(1) Species used for landscaping are selected from the native plant species listed in - (a) Schedule 9 - Street Trees where within the road reserve; (b) Vegetation Enhancement Strategy. Editor's Note - For additional assessment criteria, refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*.
S4.4	(1) Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.	P4.4	(1) No probable solution identified.
Infrastructure -			
S5.1	(1) Uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities.	P5.1	(1) No probable solution identified. Editor's Note - For additional assessment requirements refer to Part 8 - ■ Division 7 - Infrastructure Works Code; ■ Division 9 - Stormwater Management Code*.
S5.2	Road alignment and design do not adversely impact upon the environmental values of the area.	P5.2	No probable solution identified.
S5.3	(1) Uses and other development - (a) maximise opportunities to incorporate public transport; (b) provide and upgrade pedestrian and cycle paths; (c) provide a high level of internal accessibility and good external connections for vehicles through the use of a grid pattern layout; (d) minimise use of culs-de-sac.	P5.3	(1) No probable solution identified. Editor's Note - Refer to - ■ Part 8 - Division 7 - Infrastructure Works Code for further information on provision, design and construction of infrastructure, roads and pedestrian and cycle paths; ■ Where creating new lots refer to Part 7 - Division 11 -

Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
		Reconfiguration Code*.	
S5.4	(1) Waste and recycling is managed to minimise impacts on the environment by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.	P5.4	(1) No probable solution identified. Editor's Note - Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.
S5.5	(1) Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) – a) Provide safe and efficient manoeuvring for waste collection vehicles; b) Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; c) Ensure sufficient vertical clearance for container servicing; and d) Ensure unobstructed access to containers by collection vehicles.	P5.5	(1) No probable solution identified.
S5.6	Community infrastructure is able to function effectively during and immediately after flood events.	P5.6	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.7	Other than where they are separated from major electricity infrastructure or substations by a road, buildings are oriented to avoid direct overlooking of such infrastructure.	P5.7	Other than where they are separated from major infrastructure sites or a substation site by a road, buildings are designed so that windows and balconies do not face infrastructure sites and any side views to infrastructure sites are screened by devices attached to the building (in addition to any landscaping on the site).
S5.8	(1) Development provides sufficient space within the site	P5.8	(1) Landscaping should comprise – (a) a minimum 3 metre wide

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		Probable Solutions	
	to establish landscaping which substantively assists in screening and softening structures and equipment associated with – (a) major electricity infrastructure; and (b) substations.		densely planted landscape buffer is provided along the boundary adjoining major electricity infrastructure, (including provision for advanced trees and shrubs that will grow to a minimum height of 10 metres). (b) a minimum 3 metre wide densely planted landscape buffer is provided along the boundary adjoining a substation site, (including provision for advanced trees and shrubs that will grow to a minimum height of 5 metres).
S5.9	Development is located and designed to maintain access to major electricity infrastructure or sub-stations.	P5.9	No probable solution identified.
S5.10	Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan.	P5.10	(1) No probable solution identified.

Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

4.4 SHORELINE OPEN SPACE PRECINCT CODE

4.4.1 Introduction

The Open Space Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Open Space Precinct Code.

4.4.2 Compliance with Shoreline Open Space Precinct Code

Development that is consistent with the specific outcomes in section 4.5.4 complies with the Shoreline Open Space Precinct Code.

Editor's Note -

The following planning scheme policy will assist in achieving specific outcomes within the Open Space Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works.

4.4.3 Overall Outcomes for Shoreline Open Space Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Open Space Precinct Code.
- (2) The overall outcomes sought for the Shoreline Open Space Precinct Code are described by six key characteristics -
 - (a) Uses and Other Development;
 - (b) Open Space Design;
 - (c) Built Form;
 - (d) Amenity;
 - (e) Environment;
 - (f) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

In the Foreshore Open Space Sub-precinct –

- a. Comprises a community and destination park with opportunities to view Moreton Bay and engage with the water, whilst protecting and conserving remnant coastal vegetation; and
- b. Establishes a prominent meeting place and venue for community and private events, generally in the vicinity of the Tourism / Recreation Activity areas indicated on the Shoreline POD Precinct Plan and may include a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbeques and a playground.

Provide for a range of open space and recreational uses (except in areas identified as Conservation Park) that –

- a. Meet the active or passive recreational needs of residents and visitors to the City;
- b. Provide for recreation activities on land in public or private ownership;
- c. May include land used for activities not involving access by the general public;
- d. Provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas;
- e. Does not inhibit the environmental values of Open Space Corridors, the primary objective of which must be habitat connectivity.

Provide for a limited range of other uses that –

- a. Fulfill ancillary functions that are required for the open space to function effectively;
- b. Do not impact on the amenity and landscape setting of the area.

Incorporates a network of east-west multi-functional environmental corridors, which integrate Water Sensitive Urban Design responses to stormwater, establish local fauna links between conservation and protection areas to the west of the Shoreline POD area and the Foreshore Sub-precinct and provide for pedestrian and cyclist movement.

Reconfiguration –

- a. Facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement;
- b. Does not prejudice the future use of this land for open space purposes.

(b) Open Space Design

Uses and other development are designed in a manner that complies with the Shoreline Open Space Landscape Strategy, Shoreline Biting Insect Management Plan, the Shoreline Infrastructure Agreement and -

- a. Contributes to the legibility and character of the local area;
- b. Provides adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area;
- c. Provides for a range of passive and active recreational opportunities;
- d. Enhances opportunities for community interaction;
- e. Complement the broader open space network;
- f. Forms links between existing open space areas.

(c) Built Form

Uses and other development have a site layout that -

- a. utilise land efficiently;
- b. provide for vehicle access and parking commensurate with activities expected on the site;
- c. incorporate existing landscape and topographic features;
- d. retain and integrate existing native plants;
- e. support the retention and enhancement of habitats and corridors;
- f. assist in the identification of entry points and paths;
- g. maximise visibility of public and semi-public areas to encourage casual surveillance.

The scale of uses and other development -

- h. is compatible with that of the surrounding area;
- i. positively contributes to the visual amenity of the area;
- j. is consistent with the open space nature of the precinct and the specific function of the site.

Buildings design -

- k. facilitates the intended use while being compatible with the predominant built form in the surrounding area;
- l. is physically accessible for all the community;
- m. maximises Crime Prevention Through Environmental design (CPTED) principles;
- n. incorporates architectural elements and a mix of materials that are responsive to local conditions and styles.

(d) Amenity

Uses and other development achieve a high standard of amenity by -

- a. providing high quality useable public and private open space that meets the needs of community;
- b. creating open space areas that are safe and comfortable for users;
- c. contributing to the livability of the City through the provision of visual relief from the built environment;
- d. providing a landscape setting that complements the specific open space function of the site;
- e. eliminating or mitigating impacts associated with light, noise, air and traffic.

(e) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. minimising the need to clear native plants;
- e. maximising the use of plant species that are native to the area (except in Conservation Areas and the central habitat core of the Open Space Corridors where 100% of planting must be native species);
- f. incorporating best practice stormwater management that minimises adverse impacts associated with excess run-off and contamination;
- g. enhancing water quality and minimise adverse impacts of potentially water and soil contaminating substances.

(f) Infrastructure

Uses and other development -

- a. maximise use of existing infrastructure;
- b. provide for the extension of infrastructure in an orderly and cost effective manner;
- c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -

- d. reticulated water or adequate potable water supply;
- e. reticulated sewerage;
- f. stormwater drainage;
- g. constructed road access;
- h. energy;
- i. telecommunications (including the National Broadband Network);
- j. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

- k. incorporates and provides a range of movement modes including passenger vehicles, pedestrian and cycling and where possible public transport;
- l. provides for pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility throughout the site and to adjoining areas;
- m. minimises conflict between traffic generated by the use and adjoining land uses.

Uses manage the generation, storage and disposal of waste commensurate with the specific activities of the use.

4.4.4 Specific Outcomes and Probable Solutions applicable to Assessable Development¹²

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
S1.1	(1) The following activities are consistent in the precinct - (a) leisure and recreation activities, such as restaurant/cafe/bar, tennis courts, informal open space for picnics and barbeques and a playground at or in the vicinity of the Tourism/Recreation Activity Area identified on the Shoreline POD Precinct Plan; (b) parks that - complement environmental attributes such as nature based, water focused or the like; serve diverse demographic and community needs such as local play, sport field or showground or the like; are themed to showcase specific attributes such as ornamental gardens, showgrounds or the like; (c) outdoor recreation facilities such as fields, tracks, race courses, arenas and trails, pools, golf courses and ranges, courts, and the like and ancillary facilities including clubhouses and canteens; (d) community facilities such as cultural, social or community based uses such as halls, showgrounds or the like; (e) utility installations and minor utilities where necessary to - protect the safety of people and property; provide essential services to the community.	P1.1	(1) No probable solution identified.
S1.2	(1) Reconfiguration -	P1.2	(1) No probable solution identified.

¹² Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(a) facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement; (b) enhances social, cultural and recreational opportunities; (c) provides linkages between existing and/or open space areas; (d) does not prejudice the future use of this land for open space purposes.		
S2	<u>Open Space Design -</u> (1) The design of open space sites complies with the Shoreline Open Space Landscape Strategy, the Shoreline Biting Insect Management Strategy and the Shoreline Infrastructure Agreement and - (a) contributes to the legibility and character of the local area through - facilitating movement networks, specifically pedestrians and cyclists; encouraging walking and cycling; being suited to the locational attributes of the area; (b) provides adequate facilities that meet community needs and expectations based on - the demographic profiles of surrounding areas; the density of residential development in surrounding areas; (c) provides for a range of passive and active recreational opportunities, and preferably a mixture of varied activities within the site; (d) facilitates community interaction as a place to meet, socialise and recreate; (e) complements adjoining and nearby open space areas to facilitate an open space network that in combination offer a diversity of outdoor	P2	(1) No probable solution identified.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	activities; (f) integrates with adjoining open space areas through - interlinking pedestrian and cycle paths; providing complementary activities and facilities.		
S3.1	<u>Built Form -</u> (1) Site layout - (a) complements the existing landscape features of the site including - topography; native plants; bushland habitats and corridors; foreshore areas, waterways and wetlands; (b) uses the site efficiently and allocates sufficient areas for all activities related to the use; (c) provides for vehicle access to the use, that does not adversely affect the function of the road from which the use is accessed; (d) locates parking areas and entries at visible locations that have easy and direct access to facilities or buildings associated with the use; (e) is designed to maximise personal safety of users; (f) provides sufficient areas for servicing, manoeuvring and loading/unloading as applicable to the specific use.	P3.1	(1) No probable solution identified.
S3.2	(1) Building height - (a) does not - dominate the predominantly open space nature of the site; result in overshadowing of key outdoor areas; (b) respects the existing streetscape and adopts the predominant height of nearby buildings; (c) where a use involves a building or structure that is higher the predominant building height of nearby	P3.2	(1) Building height - (a) is 8.5 metres or less above ground level; or (b) for specific recreational activities - is a height appropriate to the function of the activity.
		Editor's Note - Building height of sports complexes may vary depending on the sporting activity undertaken. Refer to Sports Dimensions for Playing Areas - Fourth Edition 1998.	

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	buildings all necessary measures are taken to mitigate the impact of overshadowing, loss of privacy or the like.		
S3.3	(1) Site coverage of buildings and any other hard surface areas minimise built areas to - (a) emphasise the function of this precinct as an open landscape that offers relief from the built environment; (b) assist in retaining existing native plants, habitat areas and corridors; (c) provide sufficient areas for access, parking, manoeuvring and service functions while designing these in a manner that - maximise permeable surfaces; complements the open space nature of the precinct. (d) facilitate stormwater and flood management.	P3.3	(1) No probable solution identified.
S3.4	(1) Setbacks of buildings from property boundaries - (a) allow for the safe and efficient use of the site; (b) allow for planted landscaping to support built form; (c) provide car parking at visible locations that has easy and direct pedestrian access to building entries and recreation areas; (d) enable the effective location of overland flow paths and utility infrastructure; (e) minimise visual impacts on key scenic sight lines; (f) are increased where required to provide - overland flow paths associated with flood and stormwater management, other infrastructure; car parking.	P3.4	(1) No probable solution identified.
S3.5	(1) Where the use incorporates buildings that are visible from public locations and are accessed	P3.5	(1) No probable solution identified.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	by the public on a regular basis, they are designed to incorporate architectural elements that - (a) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (b) integrate with landscape planting and prevailing landscape features; (c) maintain human scale; (d) provide interesting, functional and attractive facades that contribute to the streetscape and open space setting and pedestrian experience; (e) minimise any adverse overshadowing and reflective impacts; (f) provide physical connections and linkages between buildings and outdoor areas; (g) are articulated to minimise appearance of building bulk and size.		
S3.6	(1) Uses and other development provide equitable access to all residents and visitors.	S3.6	(1) Uses and other development - (a) provide non-discriminatory access to buildings and paths in accordance with <i>Australian Standard 1428 - Design for Access and Mobility</i>; (b) are designed to be multi-purpose and easily adapted for future changes of use.
	<u>Amenity -</u>		
S4.1	Development does not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	P4.1	No probable solution identified.
S4.2	Buildings are located and designed to maintain the visual prominence of open spaces, significant landmarks and conserve important view corridors.	P4.2	No probable solution identified.
S4.3	(1) High quality landscape planting is provided to - (a) provide a focus for the open space nature of the precinct; (b) minimise the removal of existing native plants, habitat areas and corridors;	P4.3	(1) Landscape planting is in accordance with the Approved Shoreline Open Space Landscape Strategy and the Approved Shoreline Biting Insect Management Plan.
Editor's Note -			

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(c) support buildings or structures associated with the use to maintain - scale; screen outdoor, storage and service areas; create visual relief to the built form; (d) create visual relief and shade, particularly within car parking areas; (e) define - activity areas; entrances; car parking areas; pedestrian and cycle paths.		Refer to Part 8 - ■ Division 8 - Landscape Code for general landscaping assessment criteria; ■ Division 1 - Access and Parking Code for car parking landscape assessment criteria.
S4.4	(1) Furniture and equipment - (a) satisfy the functional requirements of the specific activities of the site; (b) include, as appropriate shelters, play equipment, seating, waste containers, water fountains and the like; (c) are durable.	P4.4	(1) No probable solution identified.
S4.5	(1) Building design maximises use of the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention including - (a) being orientated towards the street or other active areas; (b) being well lit; (c) providing opportunities for casual surveillance.	P4.5	(1) No probable solution identified.
S4.6	(1) Uses and other development - (a) particularly where catering for night time activities and major spectator events, mitigate or eliminate lighting and noise impacts; (b) including design and orientation of artificial lighting, vehicular access points, car parking, spectator areas and other major noise sources, minimise noise and lighting impacts.	P4.6	(1) No probable solution identified. Editor's Note - For an environmentally relevant activity, noise emissions comply with the requirements of any development approval issued under the <i>Environmental Protection Act 1994</i> .
S4.7	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun	P4.7	(1) No probable solution identified; (2) No probable solution identified. Editor's Note -

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
S4.8	are minimised through landscape and building material, and glazing choice.		Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
	(1) Signage clutter is minimised, especially to the external streetscape; (2) Where appropriate - (a) communal signage is provided, preferably in the form of an architectural and landscaped feature; (b) directional, interpretative or signage of a similar nature assist the user in navigating the site and gaining knowledge of the features of the site.	P4.8	(1) No probable solution identified; (2) No probable solution identified.
S4.9	(1) Acoustic barriers along Serpentine Creek Road – (a) Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and (b) Are designed for longevity; and (c) Are provided with maintenance access; and (d) Provide for pedestrian and fauna permeability and protection; and (e) Comprise a mix of vegetated earth mounds, acoustic screens and acoustic treatments incorporated into building design; and (f) Are screened from the road carriageway by a landscaping buffer no less than 5 metres in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.		(1) No probable solution identified.
S5.1	<u>Environment -</u>		
	(1) Protect the environment from	P5.1	(1) No probable solution identified.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	impacts associated with the use or other development including - (a) stormwater run-off; (b) erosion and sediment run-off; (c) water quality; (d) weed infestation. (e) artificial lighting, ensuring it is directed away from the central habitat core of the Open Space Corridors and the Conservation Areas.		
S5.2	(1) Minimise the need for excavation and fill by activities being located and designed to - (a) prevent the unnecessary removal of native plants through site design that accommodates plant retention, particularly bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site); (b) protect overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off.	P5.2	(1) No probable solution identified. Editor's Note - Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria.
S5.3	Infrastructure is co-located in accordance with the relevant standards to minimise the need to remove native plants and adversely impact upon the environmental values of the area.	P5.3	No probable solution identified.
S5.4	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) supports the retention and rehabilitation of enhancement areas and corridors; (d) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (2) Incorporate landscaping as a component of the stormwater	P5.4	(1) Species used for landscaping are selected from the native plant species listed in - (a) The Approved Shoreline Open Space Landscape Strategy, Approved Shoreline Biting Insect Management Plan; (b) The Approved Shoreline Open Space Landscape Strategy and Schedule 9 - Street Trees where within the road reserve. (2) No probable solution identified. Editor's Note - ■ Note the approved Shoreline Open

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	management system. Design to integrate with the central habitat core of the Open Space Corridors, Conservation Areas, pedestrian footpaths, cycleways and recreational uses and in accordance with the Shoreline Open Space Landscape Strategy and Shoreline Biting Insect Management Plan.		Space and Landscape Strategy prevails to the extent there is any inconsistency with the Vegetation Enhancement Strategy and / or Schedule 9 – Street Trees ■ For additional assessment criteria, refer to Part 8 - ▶ Division 8 - Landscape Code; ▶ Division 9 - Stormwater Management Code*.
S5.5	(1) Fences and non-building walls - (a) are minimised to those essential for - the safety of people; limiting access to service or outdoor storage areas or infrastructure; (b) generally consist of bollards or the like rather than solid or continuous fencing; (c) where required, they are visually attractive and contribute to or blend with planted landscaping and building materials; (d) do not inhibit the movement of native animals.	P5.5	(1) No probable solution identified.
S6.1	<u>Infrastructure -</u> (1) All uses are serviced by infrastructure including - (a) reticulated water or adequate potable water supply; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling facilities.	P6.1	(1) No probable solution identified.
S6.2	(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport passengers, pedestrians and cyclists by providing - (a) links to public transport routes and stops; (b) pedestrian and cycle paths; (c) pathways, building entrances, amenities and seating that	P6.2	(1) No probable solution identified. Editor's Note - Refer to Part 8 - ■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle path; ■ Division 1 - Access and Parking

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	support accessibility for people with special needs.		Code for further assessment criteria related to access and internal movement.
S6.3	(1) Opportunities for cycling as a modal choice are provided through - (a) clearly defined cycle paths and facilities; (b) secure cycle storage areas and facilities for cyclists.	P6.3	(1) No probable solution identified.
S6.4	(1) Vehicular access and parking facilities - (a) are located to minimise disruption to traffic flow; (b) promote use of public transport; (c) minimise impact on adjoining areas; (d) are located and designed to - minimise conflicts between pedestrians and cyclists with vehicles; maintain a high quality landscape and streetscape from along all road frontages.	P6.4	(1) No probable solution identified.
S6.5	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts; (2) Uses and other development - (a) provide safe and efficient manoeuvring for waste collection vehicles; (b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; (c) ensure sufficient vertical clearance for container servicing; (d) ensure unobstructed access	P6.5	(1) No probable solution identified. (2) No probable solution identified. (3) No probable solution identified. Editor's Note - Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing. Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	to containers by collection vehicles; (3) Waste and recycling storage is designed and located to - (a) provide adequate container volume to contain the waste and recyclables; (b) provide recycle containers in an equivalent or greater volume to waste containers; (c) provide a dedicated waste and recycling container storage area that is convenient and safe to use; (d) ensure containers are located on impermeable surfaces.		
S6.6	Community infrastructure is able to function effectively during and immediately after flood events.	P6.6	Community infrastructure is located at or above the recommended flood levels in Table 1.

Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

5. OVERLAYS & OVERLAY CODES

5.1 INTRODUCTION

The following overlays are currently mapped over the subject site under the RPS V6.2. The relevance of each overlay in relation to the Shoreline POD, together with the applicability of the relevant overlay code in the RPS V6.2, and any variation to these provisions, is as specified below.

5.2 ACID SULFATE SOILS OVERLAY

5.2.1 Spatial application of overlay

No variation to overlay mapping.

5.2.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.2.3 Code

No variation to code.

5.3 BUSHFIRE HAZARD OVERLAY

5.3.1 Spatial application of overlay

No variation to overlay mapping.

5.3.2 Level of assessment

No variation to the level of assessment specified in the RPS v6.2.

5.3.3 Code

The overlay code is varied so that uses and other development is in accordance with the Shoreline Master Plan and are sited, designed and maintained in accordance with the approved Shoreline Bushfire Management Plan.

5.4 FLOOD PRONE, STORM TIDE AND DRAINAGE CONSTRAINED LAND OVERLAY

[All the storm tide will be in the Shoreline Open Space Precinct as will 90% of the flood prone land. Application of Overlay is therefore considered acceptable]

5.4.1 Spatial application of overlay

No variation to overlay mapping.

5.4.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.4.3 Code

No variation to code.

5.5 HABITAT PROTECTION OVERLAY

5.5.1 Spatial application of overlay

The Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 is varied so as not to apply to land included in the Shoreline POD, with the exception of Lot 1 on **SP289245** RP133830, to which it still applies.

[Many of the enhancement corridors, areas and links shown on the Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 for the Shoreline site are cadastrally focussed, presumably as an attempt to share the burden of providing such links amongst individual landowners in the future, which is not a relevant consideration for this application given the consolidated ownership of the site. Also, the recommendations of ecological investigations undertaken for the Shoreline project are that conservation protection measures be focussed on establishing a continuous conservation and open space network for the site. The foreshore open space corridor and the three east-west open space and habitat corridors shown on the Shoreline Structure Plan are based on this recommended approach. Accordingly, the overlay is redundant. Further, the approved Open Space Landscape Strategy guides the development of the site's open space network.]

5.5.2 Level of assessment

The levels of assessment specified in the RPS V6.2 are varied so as not to apply to the Shoreline POD area, with the exception of Lot 1 on **SP289245** RP133830, to which the levels of assessment in the Habitat Protection Overlay Map still apply.

5.5.3 Code

The Code is varied so as not to apply to the Shoreline POD area, with the exception of Lot 1 on RP133830, to which the Habitat Protection Overlay Code still applies.

5.6 HERITAGE PLACE AND CHARACTER PRECINCT OVERLAY

5.6.1 Spatial application of overlay

No variation to overlay mapping.

5.6.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.6.3 Code

No variation to code.

5.7 PROTECTION OF THE POULTRY INDUSTRY OVERLAY

5.7.1 Spatial application of overlay

The Overlay mapping does not apply to the assessment of development.

~~No variation to overlay mapping.~~

5.7.2 Level of assessment

The Overlay level of assessment does not apply to the assessment of development.

~~No variation to the level of assessment specified in the RPS V6.2.~~

5.7.3 Code

The Overlay code does not apply to the assessment of development.

~~No variation to code.~~

5.8 ROAD AND RAIL NOISE IMPACTS OVERLAY

The overlay is varied so that it is provided for information purposes only and does not regulate development under the RPS V6.2. This variation accords with the Queensland Planning Provisions.

Residential development on land located in a transport noise corridor should comply with the **Queensland Development Code MP 4.4 Buildings in a transport noise corridor.**

5.9 WATERWAYS, WETLANDS AND MORETON BAY OVERLAY

This overlay is varied so as not to apply in the Shoreline POD area. The Master Plan for the Shoreline POD has been developed based on ecological reports which considered the appropriate treatment of waterways and wetlands and the Shoreline Redlands Water Sensitive Urban Design Strategy.

5.10 LANDSLIDE HAZARD OVERLAY

5.10.1 Spatial application of overlay

The overlay mapping is varied so that areas identified as low landslide hazard do not apply in the Shoreline POD area.

5.10.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.10.3 Code

No variation to code.

6. USE CODES

6.1 INTRODUCTION

The Use Codes of the RPS V6.2 are:

- Aged Persons and Special Needs Housing
- Agriculture
- Animal Keeping
- Apartment Building
- Bed and Breakfast
- Caretakers Dwelling
- Child Care Centre
- Display Dwelling
- Drive Through Restaurant
- Dual Occupancy
- Dwelling House
- Estate Sales Office
- Extractive Industry
- Forestry
- Home Business
- Intensive Agriculture
- Mobile Home Park
- Multiple Dwelling
- Outdoor Dining
- Park
- Roadside Stall
- Rural Enterprise
- Service Station
- Telecommunications Facility
- Temporary Use
- Tourist Accommodation
- Tourist Park

6.2 VARIATION TO USE CODES

These Use Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Aged Persons and Special Needs Housing	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Shoreline Residential Precinct.
	P2. (1) (a)	The use has a minimum lot size of 800m ² and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the

Code	Outcome/Solution	Variation/Addition
	P3. (1) (h) and P6. (1) (g)	Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD. Relevant requirements of the Building Design Code to Reduce Incidence of Biting Insects are adopted.
Agriculture	-	No variation.
Animal Keeping	-	No variation.
Apartment Building	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Within 250 metres of the Tourism / Recreation Activity Area; or (d) Within 100 metres of a public transport stop.
	P2. (1) (a)	The use has a minimum lot size of 800m ² and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) Table 2 Maximum height to the top of the floor level of highest habitable room, is deleted. (c) site coverage is as specified in the relevant Precinct code of the Shoreline POD.
Bed and Breakfast	A1. (2)	Not applicable. [lot size approved at subdivision stage – no need to be min 800sqm]
Caretakers Dwelling	-	No variation.
Child Care Centre	P2. (4) added and P3. (1) (c) added	Relevant requirements of the Building Design Code to Reduce Incidence of Biting Insects are implemented.
Display Dwelling	A1. (1) (c) P1. (2) (a)	Is used as a dwelling unit within 5 years of being constructed.
Drive Through Restaurant	S1. (1)	The use is located in the Shoreline Town Centre Core Precinct or at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan.

Code	Outcome/Solution	Variation/Addition
Dual Occupancy	P1. (1)	The use is located in the: (a) Shoreline Town Centre Frame (Reduced Density) Sub-precinct; or (b) Shoreline Residential Precinct.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD;
Dwelling House	Section 6.11.5 A1	(4) Building height in the Town Centre Frame (Reduced Density) Sub-precinct and Residential Precinct is 9.5 metres or less above ground level. Building Act 1975 Alternative Provision to QDC MP1.1, MP1.2, A4
	Section 6.11.6	P1(3) Building height in the Town Centre Frame (Reduced Density) Sub-precinct and Residential Precinct is 9.5 metres or less above ground level. Building Act 1975 Alternative Provision to QDC MP1.1, MP1.2, A4
	A1. (2) P1. (2)	Maximum site coverage is 60%. [replaces 50% applying to Medium Density Residential Zone and Urban Residential Zone]
Estate Sales Office	6.12.14 A1. (1)	The use operates for a maximum of 5 years.
	P1. (1) (a)	The use operates for a maximum of 5 years.
Extractive Industry	-	No variation.
Forestry	-	No variation.
Home Business	-	No variation.
Intensive Agriculture	-	No variation.
Mobile Home Park	-	No variation.
Multiple Dwelling	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct and if located within TCF1 must be within 100 metres of a public transport stop; or

Code	Outcome/Solution	Variation/Addition
		(c) Shoreline Residential Precinct if within 250 metres of the Tourism / Recreation Activity Centre.
	P2. (1) (a)	The use has a minimum lot size of 800m ² and frontage width of 20m (this has been reflected in Part 9 – Schedule 5 Lot Sizes).
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	(a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) The Requirement in Table 1 for Table 2 Maximum height to the top of the floor level of highest habitable room to be a standard is deleted. (c) site coverage is as specified in the relevant Precinct code of the Shoreline POD;
	P7. (1) (b)	The trigger for communal open space is increased from 10 dwelling units to 20 dwelling units.
Outdoor Dining	-	Not used as no longer identified as a land use in the RPS V6.2.
Park	A1. (1)	Delete. The use is on land: (a) within a precinct where such a use is envisaged in the Table of Assessment; or (b) on land intended for that purpose in the Shoreline Master Plan; or otherwise (c) as for A1. (1) of the Park Code*.
Roadside Stall	-	No variation.
Rural Enterprise	-	No variation.
Service Station	S1. (1)	The use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan.
	P2.5	Gross floor area of the retail component of the use does not exceed: (a) 500m ² where the use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan; or otherwise (b) as for P2.5. (1) of the Service Station Code *.

Code	Outcome/Solution	Variation/Addition
Telecommunications Facility	-	No variation.
Temporary Use	-	~~No variation.~~ Varied so as not to apply in the Shoreline POD area.
Tourist Accommodation	S1.1 (1)	The location of the use for urban based tourist accommodation is: (a) within a precinct where such a use is envisaged in the Table of Assessment; or (b) on land intended for that purpose in the Shoreline Master Plan; or otherwise (c) as for S1.1 (1) (a) (i) of the Tourist Accommodation Code *.
Tourist Park	-	No variation.

7. OTHER DEVELOPMENT CODES

7.1 INTRODUCTION

The Other Development Codes of the RPS V6.2 are:

- Advertising Devices
- Communication Structures
- Domestic Driveway Crossover
- Domestic Outbuilding
- Excavation and Fill
- On-site Raising or Relocation
- Private Tennis Court
- Private Waterfront Structures
- Reconfiguration

7.2 VARIATION TO OTHER DEVELOPMENT CODES

Variation is proposed to the Reconfiguration Code. The variation is to Table 1 of the Code, wherein the Minimum Lot Area Range and Minimum Lot Frontage / Width for the Medium Density Residential Zone, standard and corner lots is 800 m² and 20 metres respectively.

8. GENERAL CODES

8.1 INTRODUCTION

The General Codes of the RPS V6.2 are:

- Access and Parking
- Centre Activity
- Centre Design
- Commercial Industry Activity
- Development Near Underground Infrastructure
- Erosion Prevention and Sediment Control
- Infrastructure Works
- Landscape
- Stormwater Management

8.2 VARIATION TO GENERAL CODES

The General Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Centre Activity	A1. (1)	The centre activity is located in either the Shoreline Town Centre Core Precinct or Shoreline Town Centre Frame Precinct.
Centre Design	Table 1 Maximum Building Height	Delete Maximum height to the top floor level of highest habitable room/commercial storey column in Table 1.
Commercial Industry Activity	-	No variation.
Development Near Underground Infrastructure	-	No variation.
Erosion Prevention and Sediment Control	-	No variation.
Infrastructure Works	-	No variation.
Landscape	-	No variation.
Stormwater Management	Complete Code	Code varied to reference the Shoreline Redlands Water Sensitive Urban Design Strategy V7 (refer Appendix III). New Overall Outcome added – (v) stormwater management facilities are designed and located to provide a regional stormwater solution (generally in accordance with the Shoreline Redlands Water Sensitive Urban Design Strategy [as amended by the conditions of this approval]) and where possible

Code	Outcome/Solution	Variation/Addition
		minimises whole of life costs. S1(1)(a) varied to read: (1)(a) protects and preserves land below the 1% AEP flood level. P1(1) varied to read: (1) Stormwater drainage design: (a) maintains land below the 1% AEP in an undeveloped state (b) complies with the WSUD objectives (c) identifies and determines the 1 % AEP of natural overland drainage lines where the lot or premises: a. has an upstream catchment area greater than 5 hectares; or b. is 2,500 m2 or greater in area. (d) Maximizes the retention and use of natural overland drainage lines through their identification and minimizes earthworks in these areas. P2(1) varied to read: (1) Stormwater drainage design: (a) Meets the stormwater flow capacity requirements of the relevant design storm event: a. where for the minor system – as detailed in Table 1 – Minor System Design Storm Event by Road Frontage Classification and Precinct; b. where for the major system – 1% AEP. (b) Ensures the major system caters for 50% blockage in the minor system without causing inundation of building floor levels. P3(1) varied to read: (1) Stormwater management design: (a) for reconfiguration that will result in roofwater through adjoining properties:

Code	Outcome/Solution	Variation/Addition
		a. For residential configuration, a maximum of two lots are served by a pipe system that discharges roof water run off to the nearest downhill road reserve or lawful point of discharge; or; b. For other reconfiguration, an inter lot drainage system discharges roof and surface runoff to the nearest available downhill road reserve or lawful point of discharge; c. Avoids the risk of flooding by ensuring that uses and other development are undertaken on land above the 1% AEP flood and storm tide level (2.4 meters AHD).

An additional code has been added:

8.3 BUILDING DESIGN CODE TO REDUCE THE INCIDENCE OF BITING INSECTS

8.3.1 Application

This code applies to self-assessable and assessable development identified as required by the tables of assessment in **Part 3 (Tables of assessment)**.

8.3.2 Purpose and overall outcomes

- (1) The purpose of this code is to ensure development minimises:-
- (a) the exposure of people to health risks associated with arboviruses;
 - (b) the adverse impacts on an amenable lifestyle and the public's wellbeing from exposure to biting midges and mosquitoes; and
 - (c) the adverse impacts of biting midges and mosquitoes on human health, and long-term management costs to Council.
- (2) The purpose of the code will be achieved through the following overall outcomes:-
- (i) In sub-area 1 or within the Open Space Precinct
 - a) Development and other uses must ensure all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and
 - b) Where a Child Care Centre must ensure outdoor play / entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.
 - (ii) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.

Editor's Note - Building Design Advice

Careful attention to elements of both conceptual and detailed design can significantly lessen the potential for mosquitoes (and biting midges) to enter buildings.

- Outdoor entertaining areas are encouraged to be equipped with insect screens with a mesh aperture of not more than 1mm to minimise mosquito entry to the area.
- Insect screens specifically designed to prevent the entry of smaller insects such as biting midge are recommended to be incorporated to minimise biting midge entry to the building.
- Locate the majority of windows on the windward side of the building to pressurise the building and reduce opportunities for biting insects to enter the preferred leeward side of the building.
- Ceiling fans and other air circulation devices are encouraged to increase airflow indoors and outdoors to minimise the ability for mosquitoes to travel inside the building.
- Outdoor lighting is encouraged to be directed towards the ground to minimise the attraction of biting insects. Mosquitoes will travel significant distance towards lit up areas.

8.3.3 Specific Outcome and Probable Solutions applicable to Assessable Development

Specific Outcomes		Probable Solutions	
S1.1	(1) In sub-area 1 and the Open Space Precinct - a) Development and other uses must ensure all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and b) Where a Child Care Centre, must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm. (2) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.	P1.1	(1) No probable solution identified. (2) No probable solution identified.

9. SCHEDULES

9.1 INTRODUCTION

The Schedules to the RPS V6.2 are:

- Access and Parking
- Land Designated for Community Infrastructure
- Dictionary
- Heritage Places Register
- Lot Sizes
- Movement Network and Road Design
- Roof Colour Chart
- Specific Advertising Devices
- Street Trees
- Water Quality Objectives

9.2 VARIATION TO SCHEDULES

The Schedules are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Schedule	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Land Designated for Community Infrastructure	-	No variation.
Dictionary	Definition of Shop Definition of Mixed Use	Varied so as to exclude Discount Department Store, which for the purpose of the Shoreline POD is an undefined use. Varied so as to remove mandatory requirement for mixed use development to include tourist accommodation.
Heritage Places Register	-	No variation.
Lot Sizes	Table 1 Use Lot Sizes	Table 1 is amended so that the minimum lot size for Dual Occupancy use in the Urban Residential and Medium Residential Zones is 700 m ² . For Multiple Dwellings, Apartment Buildings and Aged Persons and Special Need Housing uses in the Urban Residential and Medium Density Residential Zones, the minimum lot size is 800 m ² .
Roof Colour Chart	-	No variation.
Specific Advertising Devices	-	No variation.
Street Trees	-	No variation.
Water Quality Objectives	-	Varied so as not to apply in the Shoreline POD area.