

6.2.13 Mixed Use Zone Code



6.2.13.1 Application

This code applies to development:

- (1) within the Mixed Use Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Mixed Use Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.13.2 Purpose and Overall Outcomes

- (1) The purpose of the Mixed Use Zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
- (2) The purpose of the **Mixed Use Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a mix of activities that may include business, non-convenience retail, cafes and dining, residential, recreation and tourist uses to integrate with and support the centres of the region;
 - (ii) is subordinate to and does not detract from the role and function of the centres of the region, which accommodates the convenience and higher order retailing needs of the community;
 - (iii) contributes to place making and provides a high level of streetscape amenity;
 - (b) **Land uses:**
 - (i) include a range of commercial activities excluding *Shops* and *Shopping centres* where involving *convenience retail, supermarket, full-line supermarket, department store or discount department store*, which are intended to occur in the larger centres of the centre hierarchy;
 - (ii) include *Dwelling unit*, where located above the ground storey or behind a *Commercial activity*;
 - (iii) include *Multiple dwellings, Residential care facilities* and *Retirement facilities* to provide a range of housing options to meet the needs of the community where:
 - (A) compatible with the height and scale of adjacent development;
 - (B) a high level of residential amenity is achieved; and
 - (C) the operations of nearby commercial, community services, tourist or recreational activities are not compromised;
 - (iv) provide for a range of community services activities needed to cater for the social, cultural and lifestyle needs of the community;
 - (v) include:

- (A) the uses listed as a consistent use in column 1 of **Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)**; or
- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
- (vi) where not listed in **Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
 - (i) involves development that provides for attractive and functional buildings that addresses and contributes to the visual amenity of the streetscape and public spaces;
 - (ii) where involving *residential activities*, is a low rise and a low-medium residential density environment that provides a high level of residential amenity and convenient access to a range of shopping, community and other local services.
- (d) **Built form for non-residential activities:**
 - (i) is small to medium scale, low-rise and compatible with the building height of nearby development;
 - (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof form;
 - (iii) provides a safe pedestrian experience by incorporating design elements that promote opportunities for casual surveillance of streets and public spaces;
 - (iv) ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and residential activities;
 - (v) does not detract from the amenity of *residential activities* and *residential zones*;
- (e) **Built form for residential activities:**
 - (i) is low rise and of a low-medium residential density;
 - (ii) enhances the streetscape character of the area by:
 - (A) designing buildings to address the street frontage and public spaces and provide opportunities for casual surveillance;
 - (B) setting buildings back from the road frontage;
 - (iii) is compatible with adjacent development in terms of height, scale and intensity;
- (f) **Lot design:**
 - (i) supports the mix of uses envisaged in the zone.

Table 6.2.13.2.1 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)

| Column 1 Consistent Uses | Column 2 Potentially Consistent Uses |
|--|--|
| Commercial Activities | |
| <i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash</i> (where not located on Tamborine Mountain) <i>Food and drink outlet</i> (where not involving a drive through facility on Tamborine Mountain) | <i>Car wash*</i> <i>Hotel</i> <i>Theatre</i> |

| Column 1 Consistent Uses | Column 2 Potentially Consistent Uses |
|--|---|
| <i>Function facility</i> <i>Funeral parlour</i> <i>Garden centre</i> <i>Hardware and trade supplies</i> <i>Health care service</i> <i>Market</i> <i>Office</i> <i>Outdoor sales</i> <i>Parking station</i> <i>Service industry</i> <i>Service station</i> (where not located on Tamborine Mountain) <i>Shop</i> (where not involving a <i>supermarket, full-line supermarket, department store, discount department store, convenience retail</i>) <i>Shopping Centre</i> (where not involving a <i>supermarket, full-line supermarket, department store, discount department store, convenience retail</i>) <i>Showroom</i> <i>Veterinary service</i> | |
| Residential Activities | |
| <i>Dwelling unit</i> (where located above the ground storey of a <i>commercial activity</i>) <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Multiple dwelling</i> (where not exceeding 6 dwellings) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less) | <i>Multiple dwelling*</i> <i>Rooming accommodation</i> <i>Residential care facility*</i> <i>Retirement facility*</i> |
| Tourism Activities | |
| <i>Short term accommodation</i> | <i>Tourist attraction</i> <i>Tourist park</i> |
| Community Services Activities | |
| <i>Child care centre</i> <i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i> | <i>Hospital</i> <i>Place of worship</i> |
| Infrastructure Activities | |
| <i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where a <i>minor utility installation</i>) | <i>Major electricity infrastructure*</i> |
| Recreation Activities | |
| <i>Indoor sport and recreation</i> <i>Park</i> | |

* other than as specified in column 1

(3) The purpose of the **Mixed Use Zone Code - Commercial Industrial Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates a mix of activities that may include business, non-convenience retailing, cafes and dining, lower impacting industrial uses and recreation uses to integrate with and support the centres of the region;
- (ii) is subordinate to and does not detract from the role and function of the centres of the region, which accommodates the convenience and higher order retailing needs of the community;
- (iii) contributes to place making and provides a high level of streetscape amenity;

(b) **Land uses:**

- (i) include a range of commercial activities excluding *Shops* and *Shopping centres* where involving *convenience retail, supermarket, full-line supermarket, department store or discount department store*, which are intended to occur in the larger centres of the centre hierarchy;
- (ii) can include lower impacting industries where impacts on the amenity of adjacent land in a *residential zone* is avoided;
- (iii) do not involve *residential activities* (other than *Caretakers accommodation*) and *tourist activities*;
- (iv) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.13.2.2 Consistent Uses and Potentially Consistent uses in the Mixed Use Zone - Commercial Industrial Precinct**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.13.2.2 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the Precinct;
- (v) where not listed in **Table 6.2.13.2.2 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) involves development that provides for attractive and functional buildings that addresses and contributes to the visual amenity of the streetscape and public spaces;
- (ii) is a predominately low-rise and low to medium intensity mixed use setting;
- (iii) where located in Canungra, provides for *commercial activities* and *community services activities* along Finch Road;
- (iv) where involving *industrial activities*, provides landscaping that enhance the appearance of buildings, structures, outdoor storage and car park areas when viewed from the street or a public space;
- (v) where in Canungra, involves development compatible with the existing rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, materials, scale and setbacks;
- (vi) where in Kalbar, involves development compatible with the existing rural village and historical character by incorporating design elements found in existing traditional buildings such as similar roof form, materials, scale and setbacks.

(d) **Built form:**

- (i) is small to medium scale, low-rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof form;

- (iii) provides a safe pedestrian experience by incorporating design elements that promote opportunities for casual surveillance of streets and public spaces;
 - (iv) ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and *residential activities*;
 - (v) where involving industrial activities, provides for well-designed and articulated building facades where addressing the street and public spaces;
 - (vi) does not detract from the amenity of nearby *residential activities* and *residential zones*;
- (e) **Lot design:**
- (i) supports the mix of uses envisaged in the zone.

Table 6.2.13.2.2 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct

| Column 1 Consistent Uses | Column 2 Potentially Consistent Uses |
|--|--|
| Commercial Activities | |
| <i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash</i> (where not located on Tamborine Mountain) <i>Food and drink outlet</i> (where not involving a drive through facility on Tamborine Mountain) <i>Function facility</i> <i>Funeral parlour</i> <i>Garden centre</i> <i>Hardware and trade supplies</i> <i>Health care service</i> <i>Market</i> <i>Office</i> <i>Outdoor sales</i> <i>Parking station</i> <i>Service industry</i> <i>Service station</i> (where not located on Tamborine Mountain) <i>Shop</i> (where not involving a <i>supermarket, full-line supermarket, department store, discount department store, convenience retail</i>) <i>Shopping Centre</i> (where not involving a <i>supermarket, full-line supermarket, department store, discount department store, convenience retail</i>) <i>Showroom</i> <i>Veterinary service</i> | <i>Car wash*</i> <i>Hotel</i> <i>Theatre</i> |
| Industrial Activities | |
| <i>Bulk landscape supplies</i> <i>Low impact industry</i> <i>Research and technology industry</i> <i>Transport depot</i> <i>Warehouse</i> | |
| Residential Activities | |
| <i>Caretaker's accommodation</i> | |
| Community Services Activities | |
| <i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i> | <i>Child care centre</i> <i>Hospital</i> <i>Place of worship</i> |

| Column 1 Consistent Uses | Column 2 Potentially Consistent Uses |
|---|--|
| Infrastructure Activities | |
| <i>Air service</i> (where on Lot 142 RP182609) <i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where a minor utility installation) | <i>Major electricity infrastructure*</i> |
| Recreation Activities | |
| <i>Indoor sport and recreation</i> <i>Park</i> | |

* other than as specified in column 1

6.2.13.3 Assessment Benchmarks

Table 6.2.13.3.1 - Assessable Development for Mixed Use Zone (Where no precinct applies)

| Performance Outcomes | | Acceptable Outcomes | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|---------|--|--|---|----|--|--------------------------------|-------------------|--|--|-----------------|---------|------------|------|-----------------------------------|------|------------------------------|---|--|-----------------|---------|------------|----|-----------------------------------|------|------------------------------|--|
| Setbacks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO1</p> <p>Building setbacks:</p> <p>(1) contribute to the streetscape character and where involving non-residential activities, create a 'main street' appearance;</p> <p>(2) assist in creating a walkable centre;</p> <p>(3) assist in the protection of adjacent land in a residential zone; and</p> <p>(4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> | | <p>AO1</p> <p>Buildings are setback as follows:</p> <table><tr><th>Setback</th><th colspan="2">Minimum Distances Measured in Metres (m)</th></tr><tr><td>Street frontage for <i>residential activities</i></td><td colspan="2">6m</td></tr><tr><td>Street frontage for other uses</td><td colspan="2">0m (Maximum 1.5m)</td></tr><tr><td rowspan="4">Side and rear boundary for <i>residential activities</i></td><th>Building Height</th><th>Setback</th></tr><tr><td>Up to 4.5m</td><td>1.5m</td></tr><tr><td>For that part between 4.5m – 7.5m</td><td>2.0m</td></tr><tr><td>For that part exceeding 7.5m</td><td>An extra 0.5m is added for every 3m in height or part thereof over 7.5m</td></tr><tr><td rowspan="4">Side and rear boundary for non-<i>residential activities</i> adjoining a lot in a <i>residential zone</i>)</td><th>Building Height</th><th>Setback</th></tr><tr><td>Up to 4.5m</td><td>2m</td></tr><tr><td>For that part between 4.5m - 7.5m</td><td>2.5m</td></tr><tr><td>For that part exceeding 7.5m</td><td>An extra 0.5 is added for every 3m in height or part thereof over 7.5m</td></tr></table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> | | Setback | Minimum Distances Measured in Metres (m) | | Street frontage for <i>residential activities</i> | 6m | | Street frontage for other uses | 0m (Maximum 1.5m) | | Side and rear boundary for <i>residential activities</i> | Building Height | Setback | Up to 4.5m | 1.5m | For that part between 4.5m – 7.5m | 2.0m | For that part exceeding 7.5m | An extra 0.5m is added for every 3m in height or part thereof over 7.5m | Side and rear boundary for non- <i>residential activities</i> adjoining a lot in a <i>residential zone</i>) | Building Height | Setback | Up to 4.5m | 2m | For that part between 4.5m - 7.5m | 2.5m | For that part exceeding 7.5m | An extra 0.5 is added for every 3m in height or part thereof over 7.5m |
| Setback | Minimum Distances Measured in Metres (m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Street frontage for <i>residential activities</i> | 6m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Street frontage for other uses | 0m (Maximum 1.5m) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Side and rear boundary for <i>residential activities</i> | Building Height | Setback | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Up to 4.5m | 1.5m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | For that part between 4.5m – 7.5m | 2.0m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | For that part exceeding 7.5m | An extra 0.5m is added for every 3m in height or part thereof over 7.5m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Side and rear boundary for non- <i>residential activities</i> adjoining a lot in a <i>residential zone</i>) | Building Height | Setback | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Up to 4.5m | 2m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | For that part between 4.5m - 7.5m | 2.5m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | For that part exceeding 7.5m | An extra 0.5 is added for every 3m in height or part thereof over 7.5m | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Height | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| PO2 Development is of a height that: (1) is low-rise; and (2) does not impact on the amenity of adjacent land in a <i>residential zone</i> . | AO2 Development does not exceed 2 storeys and a maximum height of 8.5m. |
| Residential Density | |
| PO3 Development involving a <i>Multiple dwelling</i> : (1) is consistent with the low-medium residential density character of the zone; and (2) provides diversity in housing options for a variety of household types. | AO3 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements: (1) 300m ² for each 3 or more bedroom unit; (2) 270m ² for each 2 bedroom unit; and (3) 250m ² for each 1 bedroom unit. |
| Built Form and Urban Design | |
| PO4 Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances. | AO4.1 Buildings are designed to address the street and public spaces. |
| | AO4.2 A minimum of 65% of the ground floor facade is windowed. |
| | AO4.3 The unarticulated length of any external wall along the street frontage or where buildings front a public space does not exceed 10m. |
| | AO4.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials and composition; and (4) canopies, awnings or projections. |
| | AO4.5 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance. |
| | AO4.6 Building entrances are clearly visible from the street. |
| PO5 Non-residential development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings. | AO5 No Acceptable Outcome is prescribed. |
| Amenity | |
| PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and | AO6 No Acceptable Outcome is prescribed. |

| Performance Outcomes | Acceptable Outcomes |
|--|---|
| (2) <i>residential activities</i> and adjacent land in a <i>residential zone</i> . | |
| PO7 Development involving non-residential activities: (1) does not detract from the amenity of adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i> ; and (2) affords privacy to adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i> . | A07 Development involving non-residential activities and adjoining a <i>residential activity</i> or land in a <i>residential zone</i> : (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i> . |
| PO8 Landscaping is provided to enhance the streetscape character where buildings are setback from the street or a public space. | A08 Where development is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 1m is provided along the boundaries, forward of the building. |
| Land Uses | |
| PO9 Development involving <i>Multiple dwellings</i> , <i>Residential care facilities</i> and <i>Retirement facilities</i> : (1) ensure buildings address the street and public spaces; (2) complements the height and scale of adjacent residential activities; (3) ensures buildings are setback from adjoining premises to maintain a sense of openness and space around buildings and to maintain privacy to adjoining residences; and (4) locate any open space and private open space areas along the site boundary where adjoining non-residential activities. | A09 No Acceptable Outcome is prescribed. |
| Reconfiguration of a Lot | |
| PO10 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone. | A010 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design . |

Table 6.2.13.3.2 — Assessable Development for Mixed Use Zone - Commercial Industrial Precinct

| Performance Outcomes | Acceptable Outcomes |
|----------------------|---------------------|
| Setbacks | |

| Performance Outcomes | Acceptable Outcomes | | | | | | | | | | | | | | | |
|---|---|---|--|--|-----------------|-------------------|--|--|-----------------|---------|------------|----|-----------------------------------|----|------------------------------|---|
| <p>PO1</p> <p>Building setbacks:</p> <p>(1) contribute to the streetscape character and a 'main street' appearance;</p> <p>(2) assist in creating a walkable centre;</p> <p>(3) assist in the protection of adjacent amenity, particularly where development adjoins a <i>residential zone</i>; and</p> <p>(4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> | <p>AO1.1</p> <p>Building setbacks are as follows:</p> <table><tr><th>Setback</th><th colspan="2">Minimum Distances Measured in Metres (m)</th></tr><tr><td>Street frontage</td><td colspan="2">0m (Maximum 1.5m)</td></tr><tr><td rowspan="4">Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>)</td><th>Building Height</th><th>Setback</th></tr><tr><td>Up to 4.5m</td><td>3m</td></tr><tr><td>For that part between 4.5m - 7.5m</td><td>5m</td></tr><tr><td>For that part exceeding 7.5m</td><td>An extra 0.5m is added for every 3m in height or part thereof over 7.5m</td></tr></table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> | Setback | Minimum Distances Measured in Metres (m) | | Street frontage | 0m (Maximum 1.5m) | | Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>) | Building Height | Setback | Up to 4.5m | 3m | For that part between 4.5m - 7.5m | 5m | For that part exceeding 7.5m | An extra 0.5m is added for every 3m in height or part thereof over 7.5m |
| Setback | Minimum Distances Measured in Metres (m) | | | | | | | | | | | | | | | |
| Street frontage | 0m (Maximum 1.5m) | | | | | | | | | | | | | | | |
| Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>) | Building Height | Setback | | | | | | | | | | | | | | |
| | Up to 4.5m | 3m | | | | | | | | | | | | | | |
| | For that part between 4.5m - 7.5m | 5m | | | | | | | | | | | | | | |
| | For that part exceeding 7.5m | An extra 0.5m is added for every 3m in height or part thereof over 7.5m | | | | | | | | | | | | | | |
| Height | | | | | | | | | | | | | | | | |
| <p>PO2</p> <p>Development is of a height that:</p> <p>(1) is low-rise;</p> <p>(2) compatible with the building height of nearby development; and</p> <p>(3) does impact on the amenity of adjacent land in a <i>residential zone</i>.</p> | <p>AO2</p> <p>Development does not exceed 2 storeys and a maximum height of 8.5m.</p> | | | | | | | | | | | | | | | |
| Built Form and Urban Design | | | | | | | | | | | | | | | | |
| <p>PO3</p> <p>Development presents an attractive and active frontage to all streets and public spaces, and enhances the desired character of the area through:</p> <p>(1) ensuring buildings address the street and public spaces;</p> <p>(2) ensuring buildings are visually interesting through articulation and variation to the external appearance;</p> <p>(3) providing opportunities for casual surveillance;</p> <p>(4) clearly defined building entrances.</p> | <p>AO3.1</p> <p>Buildings are designed to address the street and public spaces.</p> | | | | | | | | | | | | | | | |
| | <p>AO3.2</p> <p>A minimum of 65% of the ground floor facade is windowed.</p> | | | | | | | | | | | | | | | |
| | <p>AO3.3</p> <p>The unarticulated length of any external wall along the street frontage or where buildings front a public space does not exceed 10m.</p> | | | | | | | | | | | | | | | |
| | <p>AO3.4</p> <p>Buildings achieve visual interest and articulation through a combination of the following:</p> <p>(1) variation in the horizontal plane through the use of recesses, columns or blades;</p> <p>(2) variation in parapet design or roof form;</p> <p>(3) variation in colour, patterns, textures or building materials; and</p> <p>(4) canopies, awnings or projections.</p> | | | | | | | | | | | | | | | |
| | <p>AO3.5</p> <p>Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.</p> | | | | | | | | | | | | | | | |

| Performance Outcomes | Acceptable Outcomes |
|---|---|
| | AO3.6 Building entrances are clearly visible from the street. |
| PO4 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings. | AO4 No Acceptable Outcome is prescribed. |
| PO5 Where located in Canungra, buildings are designed to contribute to the existing rural village character by using design elements found in existing traditional buildings, including: (1) similar roof form and parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) little to no front boundary setback. | AO5 No Acceptable Outcome is prescribed. |
| Amenity | |
| PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) land in a neighbouring <i>residential zone</i> . | AO6 No Acceptable Outcome is prescribed. |
| PO7 Development: (1) does not detract from the amenity of adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i> ; and (2) affords privacy where the adjoining <i>residential activities</i> or land in a <i>residential zone</i> . | AO7 Where adjoining land in a <i>residential zone</i> or a <i>residential activity</i> : (1) development provides <i>buffer landscaping</i> with a minimum width of 2 metres or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i> . |
| PO8 Landscaping is provided to enhance the streetscape character where buildings are set back from the street or a public space. | AO8 Where development is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 1m is provided along the boundaries, forward of the building. |
| Land Uses | |
| PO9 Development involving <i>industrial activities</i> are established where they do not detract from the character and amenity of the zone and adjacent land in a <i>residential zone</i> . | AO9 No Acceptable Outcome is prescribed. |
| Reconfiguration of a Lot | |
| PO10 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses | AO10 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design . |

| Performance Outcomes | Acceptable Outcomes |
|---|---------------------|
| <p>consistent with the purpose and overall outcomes of the zone; and</p> <p>(2) for an <i>industrial activity</i>, is of a size and configuration to minimise conflicts with adjacent <i>residential activities</i> and <i>residential zones</i>.</p> | |