COMMERCIAL MIXED USE ZONE

Job No:       Planner:

Address:       Date:

|  |  |  |  |
| --- | --- | --- | --- |
| Y | N | SITE CHARACTERISTICS | Comments |
|  |  | Heritage Item on or adjacent to site |  |
|  |  | Protected tree on or adjacent to site |  |
|  |  | Designation |  |
|  |  | Flood Management Area:  Within Fixed Minimum Floor Level Overlay  Outside Fixed Minimum Floor Level Overlay |  |
|  |  | Liquefaction Management Area |  |
|  |  | Slope Instability Management Area  Cliff Collapse  Rockfall  Mass Movement  Remainder |  |
|  |  | HAIL site |  |
|  |  | Electricity Transmission Line Corridor |  |
|  |  | Overlay areas - other |  |
|  |  | Airport noise contours |  |
|  |  | Outline Development Plan |  |

| ACTIVITY STATUS TABLES AND ACTIVITY SPECIFIC STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
| Permitted activities | | | | |
|  |  |  | 15.7.2.1 Permitted activities  Is the activity provided for as a Permitted activity?  Refer rule for list. |  |
|  |  |  | 15.7.2.1 Activity specific standards  Does the activity comply with all relevant activity specific standards?  Refer rule for details. |  |
| Other activity classifications | | | | |
|  |  |  | **15.7.2.3 Restricted discretionary activities**  Any activity prescribed in this rule as a restricted discretionary activity because it doesn't comply with the specified standards. |  |
|  |  |  | **15.7.2.4 Discretionary activities**  Any activity not provided for as a permitted, controlled, restricted discretionary, non-complying or prohibited activity. |  |
|  |  |  | **15.7.2.5 Non-complying activities**  Residential activity in Addington & Mandeville Street not complying with P27(e). |  |

| BUILT FORM STANDARDS | | | | |
| --- | --- | --- | --- | --- |
| Compliance | | | Rule | Comments |
| Y | N | N/A |
|  |  |  | 15.7.3.1 Maximum building height  15m maximum. |  |
|  |  |  | 15.7.3.2 Setback from road boundaries  On sites with frontage to two intersecting roads - 1.5m setback on one road boundary and 3m on the other.  All other sites/activities - 3m setback. |  |
|  |  |  | 15.7.3.3 Setback from residential zones  3m setback for all buildings on sites which share a boundary with a residential zone. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.7.3.4 Recession planes  As per Appendix 15.10.9, for internal boundaries adjoining a residential zone. | *Boundary rule if not adjoining public land* |
|  |  |  | 15.7.3.5 Outdoor storage areas  ODS area must be screened by 1.8m high fencing or landscaping from any adjoining road or adjoining site. |  |
|  |  |  | 15.7.3.6 Landscaping and trees  Area adjoining road frontage of all sites must be landscaped:   * 1.5m minimum width * 1 tree/10m road frontage or part thereof, evenly spaced. * Does not apply to emergency services facilities.   On sites adjoining residential zone, minimum 1 tree/10m boundary or part thereof, adjacent to shared internal boundary and evenly spaced.  1 tree/5 parking spaces within any parking area and along any pedestrian routes.  Landscaping in accordance with Appendix 16.6.1. |  |
|  |  |  | 15.7.3.7 Water supply for fire fighting  All buildings - via the reticulated system and in accordance with Code of Practice. |  |
|  |  |  | 15.7.3.8 Setback from railway corridor  Buildings, balconies and desks on sites adjacent to or abutting railway line - 4m setback. |  |

| CHAPTER 7 - TRANSPORT RULES | | | | |
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| Compliance | | | Rule | Comments |
| Y | N | N/A |
| 7.2.3 Rules | | | | |
|  |  |  | 7.2.3.1(a) Minimum number of car parks  As per Table 7.2.  Permitted reductions are in Appendix 7.14. |  |
|  |  |  | 7.2.3.1(b) Minimum dimension of car parks  Where car parks are available to the general public, Appendix 7.1 Table 7.4. |  |
|  |  |  | 7.2.3.1(c) Mobility car parks  Buildings with GFA > 2,500m2 and other activities where standard parks are provided (except residential developments with less than 3 units), Appendix 7.1 Table 7.3. |  |
|  |  |  | 7.2.3.2 Minimum number of cycle parking facilities  All activities, Appendix 7.2. |  |
|  |  |  | 7.2.3.3 Minimum number of loading spaces  All activities where standard car parks are provided, Appendix 7.3. |  |
|  |  |  | 7.2.3.4 Manoeuvring for parking and loading areas  O-site manoeuvring area for all activities with a vehicle access Appendix 7.6  On-site vehicle manoeuvring area to ensure forward movement off site - all activities with access to arterial road; access to collector road where 3 or more parking spaces provided; access to 6 or more parking spaces; access to a heavy vehicle bay |  |
|  |  |  | 7.2.3.5 Gradient of parking and loading areas  Non-residential activities with vehicle access. |  |
|  |  |  | 7.2.3.6 Design of parking and loading areas  Lighting - non-residential activities with parking/loading areas used during darkness.  Formed, sealed, drained and marked out - any urban activity except residential with less than 3 car parks; sites with access off unsealed road; temporary activities. |  |
|  |  |  | 7.2.3.7 Access design  Access standards - all activities with vehicle access, Appendix 7.7.  Queue space - 4 or more car parks or residential units, Appendix 7.8.  Pedestrian warning system or visibility splay Appendix 7.9 - access to urban road serving more than 15 car parks or more than 10 HVM per day, and/or on key pedestrian frontage. |  |
|  |  |  | 7.2.3.8(a) Provision of vehicle crossings  All activities with vehicle access to road or service lane. |  |
|  |  |  | 7.2.3.8(b) & (c) Design of vehicle crossings  Arterial road or collector road with speed limit 70km/hr or more, and rural selling places, Appendix 7.10 |  |
|  |  |  | 7.2.3.8(d) Spacing of vehicle crossings  On roads with speed limit 70 km/hr or more, Appendix 7.11 Table 7.14 |  |
|  |  |  | 7.2.3.8(e) Maximum number of vehicle crossings  All activities Appendix 7.11 Table 7.15. |  |
|  |  |  | 7.2.3.8(f) Distance between vehicle crossings and intersections  All activities Appendix 7.11 Table 7.16. |  |
|  |  |  | 7.2.3.8(g) Sightlines for crossings on rural roads Appendix 7.11 Fig 7.15 |  |
|  |  |  | 7.2.3.9 Location of buildings and access in relation to road/rail level crossings  No new road or access shall cross a railway line.  New road intersections less than 30m from rail crossing must give priority to rail.  No new vehicle crossings within 30m of rail crossing unless site boundaries require it.  Buildings near rail crossings without automated warning devices must be located outside sight triangles in Appendix 7.13. |  |
|  |  |  | 7.2.3.10 High trip generators - as specified in rule. |  |
| 7.2.2.1a Controlled activities | | | | |
|  |  |  | **C1**  Any activity not complying with 7.2.3.10 High trip generators where:   * The land use is otherwise permitted in the zone; and * Does not exceed the thresholds in Table 7.1; and * Access not obtained from state highway, major arterial, or crosses railway line. |  |
| 7.2.2.2 Restricted discretionary activities | | | | |
|  |  |  | **RD1**  Any activity that doesn't comply with rules 7.2.3.1 - 7.2.3.10 except where provided for as a controlled activity |  |

| **GENERAL RULES** | | | | | | | |
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| **Compliance** | | | | | **Rule** | | **Comments** |
| **Y** | | **N** | | **N/A** |
| **Natural hazard rules - Chapter 5** | | | | | | | |
|  |  | |  | | Flood management rules | |  |
|  |  | |  | | Slope Instability management rules | |  |
|  |  | |  | | Liquefaction management rules | |  |
| **General rules - Chapter 6** | | | | | | | |
|  | |  | |  | Noise rules | |  |
|  | |  | |  | Outdoor lighting & glare | |  |
|  | |  | |  | Water body setbacks | |  |
|  | |  | |  | Signage | |  |
|  | |  | |  | Licensed premises/sale of alcohol |  | |
|  | |  | |  | Other rules | |  |
| **Other rules** | | | | | | | |
|  | |  | |  | Earthworks rules - Chapter 8 | |  |
|  | |  | |  | Natural & Cultural Heritage rules - Chapter 9 | |  |
|  | |  | |  | Hazardous Substances & Contaminated Land - Chapter 12 | |  |
| **NES – Managing Contaminants in Soil to Protect Human Health** | | | | | | | |
|  | |  | |  | Applies if site has been used for a HAIL activity, and proposed activity involves disturbance of soil, change of land use, subdivision, removal of fuel storage tank, or soil sampling.  Preliminary Site Investigation may be required. | |  |

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| GENERAL COMMENTS: |  |
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