

9.3 Use codes

9.3.1 Business uses and centre design code

9.3.1.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Business uses and centre design code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.1.2 Purpose and overall outcomes

- (1) The purpose of the Business uses and centre design code is to ensure business uses and other centre activities:-
 - (a) are developed in a manner consistent with the Sunshine Coast Activity Centre Network; and
 - (b) are of a high quality design which reflects good centre design principles and appropriately responds to local character, environment and amenity considerations.
- (2) The purpose of the Business uses and centre design code will be achieved through the following overall outcomes:-
 - (a) a business use or centre activity is consistent with the Sunshine Coast Activity Centre Network;
 - (b) a business use or centre activity incorporates building and landscape design that responds to the region's sub-tropical climate as well as the character of the particular local area;
 - (c) a business use or centre activity provides for the establishment of safe, comfortable and vital pedestrian environments;
 - (d) a business use or centre activity is integrated into its surrounds and reflects high quality town centre, *streetscape* and landscape design principles;
 - (e) a business use or centre activity avoids or, where avoidance is not practicable, minimises adverse impacts upon the amenity, privacy and environmental quality of nearby residential uses, recognising that activity centres are mixed use environments where some impacts may occur; and
 - (f) a business use or centre activity which is an *adult store* is not located in an *adult store sensitive use area*.

9.3.1.3 Performance outcomes and acceptable outcomes

Table 9.3.1.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Activity Centre Role and Function			
PO1	The business use or centre activity is of a type, scale and intensity that is consistent with the Sunshine Coast activity centre network.	AO1	No acceptable outcome provided.
Relationships of Buildings to Streets and Public Spaces			
PO2	The business use or centre activity is in a building that:- (a) clearly defines, frames or encloses the street and other useable public and semi-public open space; and	AO2.1	Except where otherwise specified in a structure plan or local plan code, a building fronting a main street, or on a <i>site</i> identified as having a <i>primary active street frontage</i> or <i>secondary active street</i>

Performance Outcomes		Acceptable Outcomes	
	(b) provides an attractive and direct street front address.	AO2.2	<i>frontage</i> , is built to the street <i>frontage</i> for all or most of its length, so as to create a continuous or mostly continuous edge. Except where otherwise specified in a structure plan or local plan code, a building located other than as specified in Acceptable Outcome AO2.1 (above) is set back at least 6 metres of the street <i>frontage</i> and has its main entrances fronting the street.
PO3	Car parking areas, service areas and driveways are located so as not to dominate the <i>streetscape</i> .	AO3	The development provides for:- (a) shared driveways; (b) rear access lanes; and (c) parking and service areas situated at the rear of the <i>site</i> or in a <i>basement</i> below ground level away from active street frontages.
PO4	The business use or centre activity provides for footpaths, walkways and other spaces intended primarily for pedestrians to be comfortable to use and adequately sheltered from excessive sunlight and inclement weather.	AO4.1 AO4.2 AO4.3 AO4.4	Except where otherwise specified in a structure plan or local plan code, a building fronting a main street, or on a site identified as having a <i>primary active street frontage</i> or <i>secondary active street frontage</i> , provides adequate and appropriate shelter in the form of a minimum 2.7 metre wide awning, colonnade, verandah or the like along the full length of the active street <i>frontage</i> . Where a building exceeds 2 storeys in height, the building is designed so as to avoid the creation of adverse micro-climatic impacts on any nearby public space by way of overshadowing, wind tunnelling or reflective glare. Building materials and hard surfaces used in landscape or streetscape works are not highly reflective, or likely to create glare, slippery or otherwise hazardous conditions. Any outdoor public or semi-public open space has a minimum of 50% of its area covered or shaded.
PO5	The business use or centre activity is in a building which is designed to create vibrant and active streets and public spaces.	AO5.1 AO5.2 AO5.3	Development ensures that a building:- (a) has its most important facade and main public entrance close to, and directly facing, the principal street <i>frontage</i> ; and (b) incorporates a clearly defined entrance. Where a building is located on a corner site, the main entrance faces the principal street or the corner. Development provides for a minimum of 65% of the building frontage to a public street, or other public or semi-public space, to present with clear or relatively clear windows and glazed doors, and where provided, grille or security screens rather than solid shutters, screens or roller doors.

Performance Outcomes		Acceptable Outcomes	
		AO5.4	<p>The ground level of any building fronting a main street, other street identified as having a <i>primary active street frontage</i> or <i>secondary active street frontage</i>, or another public or semi-public space, incorporates activities that are likely to foster casual, social and business interaction for extended periods, such as <i>shops</i>, restaurants and the like.</p> <p>Development minimises vehicular access across active street <i>frontages</i>.</p>
Building Massing and Composition			
PO6	<p>The business use or centre activity is in a building that enhances the character and amenity of streets and neighbouring premises via a built form that:-</p> <ul style="list-style-type: none"> (a) creates a built form in which buildings are closely related to streets, public spaces and pedestrian routes; (b) maintains some area free of buildings at ground level to facilitate pedestrian movement and other functions associated with the building; (c) provides a slender building profile above podium level; (d) ensures access to attractive views and prevailing cooling breezes; and (e) avoids excessively large building floor plates and building facades. 	<p>AO6.1</p> <p>AO6.2</p> <p>AO6.3</p> <p>AO6.4</p>	<p>Except where otherwise specified in a structure plan or local plan code, the <i>site cover</i> of a building does not exceed:-</p> <ul style="list-style-type: none"> (a) 70% for that part of a building up to 2 <i>storeys</i> in height; and (b) 50% for that part of a building exceeding 2 <i>storeys</i> in height. <p>Except where otherwise specified in a structure plan or local plan code, buildings are set back from street <i>frontages</i>:-</p> <ul style="list-style-type: none"> (a) in accordance with Acceptable Outcome AO2.1 and AO2.2 (as applicable) for that part of a building up to 2 <i>storeys</i> in height; and (b) at least 6 metres for that part of a building exceeding 2 <i>storeys</i> in height. <p>If <i>adjoining premises</i> not used for a residential activity or not otherwise included in a <i>residential zone</i>, buildings are set back from other <i>site</i> boundaries as follows:-</p> <ul style="list-style-type: none"> (a) for that part of a building up to 2 <i>storeys</i> in height:- <ul style="list-style-type: none"> (i) 0m if adjoining an existing blank wall or vacant land on an adjoining <i>site</i>; and (ii) at least 3 metres if adjoining an existing wall with openings on an adjoining <i>site</i>; and (b) at least 6 metres for that part of a building exceeding 2 <i>storeys</i> in height. <p>OR</p> <p>If <i>adjoining premises</i> used for a residential activity or otherwise included in a <i>residential zone</i>, buildings are set back from other <i>site</i> boundaries as follows:-</p> <ul style="list-style-type: none"> (a) at least 3 metres for that part of a building up to 2 <i>storeys</i> in height; and (b) at least 6 metres for that part of a building exceeding 2 <i>storeys</i> in height. <p>All <i>storeys</i> of a building above the third <i>storey</i> have a plan area that does not exceed 1,000m², with no horizontal</p>

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			facade more than 45 metres in length.
Building Features and Articulation			
PO7	The business use or centre activity is in a building which:- (a) provides visual interest through form and facade design; (b) provides outdoor or semi-enclosed public spaces that complement adjoining indoor spaces; (c) takes advantage of local climatic conditions in ways that reduce demand on non-renewable energy sources for cooling and heating; and (d) responds to the character and amenity of neighbouring premises.	AO7.1	The building has articulated and textured facades that incorporate some or all of the following design features to create a high level of openness and visual interest, and provide shading to walls and windows:- (a) wide colonnades, verandahs, awnings, balconies and eaves; (b) recesses, screens and shutters; and (c) windows that are protected from excessive direct sunlight during warmer months.
		AO7.2	To assist in creating or maintaining a coherent <i>streetscape</i> , the building is articulated and finished in ways that respond to attractive and notable elements of adjacent buildings, such as continuity of colonnades, verandahs, balconies, eaves, parapet lines and roof forms.
		AO7.3	The building incorporates vertical and horizontal articulation such that no blank wall is longer than 15 metres.
PO8	Where the business use or centre activity involves the development of a tall building, the building is designed to display the functional differences between the ground level and the above ground level spaces.	AO8	A building having a height of more than 2 storeys incorporates variations in materials, colours, textures or other built form elements that help to differentiate between the podium and other building levels.
PO9	The business use or centre activity is in a building which has a top level and roof form that is shaped to:- (a) provide an articulated and visually attractive skyline silhouette; and (b) screen mechanical plants from view.	AO9	No acceptable outcome provided.
On-site Landscapes			
PO10	The business use or centre activity provides for the premises to be attractively landscaped in a manner that is consistent with the function, location and setting of the premises.	AO10.1	A minimum of 10% of the <i>site</i> is comprised of deep planted landscapes.
		AO10.2	Landscapes are provided on-site in accordance with the following:- (a) shade trees, low planting and hard landscapes are provided along street <i>frontages</i> not occupied by buildings or driveways; (b) shade trees are provided in car parks; (c) a landscape strip is provided between the business use and any adjacent residential use which:- (i) has a minimum width of 2 metres; (ii) is planted with a variety of screening trees and shrubs; and (iii) incorporates a minimum 1.8 metre high solid screen fence where acoustic attenuation is required; and (d) planting is provided on top of podium levels and on the roof or roof level of car parking structures.

Performance Outcomes		Acceptable Outcomes	
Landscape of Long Term Vacant Sites			
PO11	Where the business use or centre activity is to be developed incrementally, or redevelopment of a <i>site</i> in a centre is delayed following the completion of demolition works, appropriate landscape works and other site treatments are undertaken to ensure that the <i>site</i> makes a positive contribution to the amenity of the centre.	AO11	Where a business use is staged and some or all of the land subject to a development is to remain vacant, or where redevelopment following demolition is delayed for more than 3 months, the following works are carried out:- (a) the <i>site</i> is cleared of all rubble, debris and demolition materials; (b) the <i>site</i> is graded (to the same level as the adjoining footpath wherever practicable) and turfed; (c) the <i>site</i> is fenced and landscaped with perimeter planting consisting of advanced specimens of fast growing species; (d) drainage is provided to prevent ponding; (e) the <i>site</i> is maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) the <i>site</i> is maintained to ensure no nuisance to adjacent premises, roads or footpaths; and (g) public access is provided where public safety can be maintained.
Undergrounding of Electricity			
PO12	The business use or centre activity provides for electricity <i>infrastructure</i> to the <i>site</i> in a way that minimises its visual impact on the centre <i>streetscape</i> .	AO12	Where development involves the construction of a new building, electricity is located underground for the full <i>frontage</i> of the <i>site</i> .
Environmental Management and Amenity of Residential Premises			
PO13	The business use or centre activity does not unreasonably impact upon the amenity or environmental quality of its environs and especially any nearby residential premises.	AO13.1	Undesirable visual, noise and odour impacts on public spaces and residential uses are avoided or minimised by:- (a) where appropriate, limiting the hours of operation of the business use to maintain acceptable levels of residential amenity relative to the <i>site's</i> context and setting; (b) providing vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; and (c) locating site service facilities and areas such that they are not adjacent to the <i>frontage</i> of a street or public space.
		AO13.2	Glare conditions or excessive 'light spill' on to adjacent sites and public spaces are avoided or minimised through measures such as:- (a) careful selection and location of light fixtures; (b) use of building design/architectural elements or landscape treatments to block or reduce excessive light spill to locations where it would cause a nuisance to residents or the general public; and (c) alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent residential accommodation.
PO14	The business use or centre activity	AO14	Where the development is adjacent to a

Performance Outcomes		Acceptable Outcomes	
	maintains the privacy of residential premises such that the use of indoor and outdoor living areas by residents is not unreasonably diminished.		residential use, the reasonable privacy and amenity of such accommodation is maintained by:- (a) siting and orienting buildings to minimise the likelihood of overlooking; (b) having windows and outdoor areas, (including balconies and terraces) located and designed so that they do not look into residential accommodation; and (c) incorporating screening over building openings.
PO15	Where the business use or centre activity is in a <i>mixed use building</i> , the development provides residents of the building with reasonable privacy and security.	AO15.1 AO15.2 AO15.3	Entry areas for the residents of, and visitors to, residential accommodation are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas. Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users. Security measures are installed such that other building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.
PO16	Where the business use or centre activity requires the use of acoustic attenuation measures to avoid or minimise adverse impacts on nearby residential premises, such measures are designed and constructed so as to be compatible with the local <i>streetscape</i> , and discourage crime and anti-social behaviour.	AO16	No acceptable outcome provided.
Requirements for a Corner Store in a Residential Area			
PO17	Where the business use involves the establishment of a <i>corner store</i> in a residential area, the <i>corner store</i> :- (a) is appropriately located in the residential area taking account of the size and configuration of the neighbourhood and the location of other existing or approved <i>corner stores</i> ; and (b) is compatible with the scale and intensity of development in the neighbourhood.	AO17.1 AO17.2 AO17.3	The <i>corner store</i> is located on a <i>site</i> that:- (a) has <i>access</i> and <i>frontage</i> to a collector street or higher order road; or (b) is adjacent to a community activity or an existing non-residential use. The <i>corner store</i> is located on a <i>site</i> that is more than 400 metres radial distance from:- (a) any existing <i>shop</i> ; (b) any <i>site</i> with a current approval for a <i>shop</i> ; or (c) any land included in a <i>centre zone</i> . The <i>site cover</i> of the building in which the <i>corner store</i> is accommodated does not exceed 50%.
Requirements for an adult store in an adult store sensitive area			
PO18	An <i>adult store</i> is not located in an <i>adult store sensitive use area</i> .	AO18	No acceptable outcome provided.