BCC DS
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06-11-2026
APPLICATION REF
A007147549

Industry Zone Code

Overall Outcomes	Comments
a. Development facilitates and maintains the long-term viability of industrial uses by encouraging a broad range of industry that is compatible with adjacent residential areas	Not Applicable
b. Development provides for industrial uses appropriate to the zone precinct	Not Applicable
c. Development avoids or minimises noise and air emissions to meet noise and air quality criteria at sensitive zones.	Not Applicable
d. Development for an industrial use meets the requirements for separation from sensitive uses to minimise the likelihood of environmental harm or environmental nuisance.	Not Applicable
e. Development protects the viability of existing and future industry by excluding incompatible development.	Not Applicable.
f. Development for a stand-alone office is not accommodated.	Not Applicable.
g. Development for a use that is ancillary to an industrial use on the same site, such as an office function, or small-scale shop or food and drink outlet that directly supports the industry and workers may be accommodated.	Not Applicable
h. Development for an industrial use is located, designed, and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on non-industrial land.	Not Applicable
i. Development in a flood-prone area is limited to uses that are compatible with minimising potential off-site impacts during and after a flood event.	Applicable - The proposed uses are of a type that will not be utilised in any significant weather
Development Form - Overall Outcomes	
a. Development is of a built form, mass and setback that contribute to a high standard of amenity.	The proposed / existing development is of a low impact-built form.
b. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	The proposed / existing development and use is undertaken away from mapped biodiversity areas and waterway corridor.
General Industry B Zone Precinct - Overall Outcomes	
a. Development provides for low impact industry and medium impact industry throughout the General industry B zone precinct.	Not applicable
b. Development for a high impact industry use: - is located at an appropriate distance from sensitive uses.	Not applicable.

- avoids or minimises noise and air emissions to meet noise and air-quality criteria at sensitive zones.	

Outdoor Sport and Recreation Code

Performance outcomes	Acceptable outcomes	
PO1 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	**AO1** Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and the use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets and communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	**CO1** Not Applicable
If a park management plan applies		
PO2 Development is in compliance with reasonable community expectations as expressed in community engagement during the park management planning processes.	**AO2** Development is in compliance with a park management plan in the Park management plan planning scheme policy.	**CO2** **Not Applicable** No park management plan is part of this proposed development.
If in a Local zone precinct, where a park management plan does not apply		
PO3 Development ensures that an outdoor sport and recreation use in a publicly or privately owned facility is not be intensified and does not adversely impact the amenity of local resident.	**AO3** No acceptable outcome is prescribed.	**CO3** **Not Applicable** The proposed development is not located in a local zone precinct and a park management plan does not apply.

PO4 Development ensures that the amenity of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a park in a Local zone precinct.	**AO4** Development ensures that the hours of operation are restricted to 7am to 7pm.	**CO4** **Not Applicable** The proposed development is not adjoining a residential zone.
PO5 Development ensures that the nature and type of lighting used is within the reasonable community expectations for a park in a Local zone precinct.	**AO5** Development ensures that no lighting is provided for outdoor sport and recreation activities.	**CO5** **Not Applicable** The proposed development is not located in a local zone precinct and a park management plan does not apply.
PO6 Development ensures that the operation and servicing of the facility does not impose unreasonable adverse impacts on the surrounding residential area.	**AO6** Development provides for refuse collection from the kerbside.	**CO6** **Not Applicable** The proposed development is not located in a local zone precinct and a park management plan does not apply.
PO7 Development ensures that facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area.	**AO7** Development ensures that the hours of operation for facility or activity preparation are restricted to 7am to 7pm.	**CO7** **Not Applicable** The proposed development is not located in a local zone precinct and a park management plan does not apply.
PO8 Development ensures that no permanent buildings are constructed.	**AO8** No acceptable outcome is prescribed.	**CO8** **Applicable** The proposed development is not located in a local zone precinct and a park management plan does not apply.
PO9 Development for minor ancillary facilities which support the outdoor sport and recreation use, such as player dug-outs, a timekeeper's box or an umpire's chair tower, does not increase usage and is of a scale and bulk compatible with the surrounding area.	**AO9** Development ensures that ancillary facilities: a. are set back a minimum of 10m from any boundary to a residential zone; b. do not involve expansion of sports fields, courts, circuits, tracks or pools; c. do not involve the erection of outdoor lighting for sports fields, courts, circuits, tracks or pools.	**CO9** **Applicable** The proposed development is not located in a local zone precinct and a park management plan does not apply.
If in a District zone precinct, where a park management plan does not apply		
PO10	**AO10**	**CO10**

Development for any intensification of outdoor sport and recreation maintains the amenity of an adjoining residential area.	No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.
PO11 Development ensures that the amenity of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a district park.	**AO11** Development ensures that the hours of operation are restricted to 7am to 10pm.	**CO11** **Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.
PO12 Development ensures that: a. the nature and type of lighting for outdoor sport and recreation activities is intended for training and lower level infrequent competition not including elite level; b. the nature and type of amenity and crime prevention lighting used must be within the reasonable community expectations for a district park in the District zone precinct.	**AO12** Development provides outdoor lighting which is in compliance with: a. AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. AS 2560-2007 Sports lighting Part 2.3: Specific applications—Lighting for football (all codes); c. AS/NZS 1158 Set:2010 Lighting for roads and public spaces.	**CO12** **Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.
PO13 Development ensures that the operation and servicing of a facility does not impose unreasonable adverse impacts on the surrounding residential area.	**AO13** No acceptable outcome is prescribed.	**CO13** **Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.
PO14 Development ensures facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area.	**AO14** Development ensures that the hours of operation for facility or activity preparation are restricted to 6am to 7pm.	**CO14** **Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.
PO15 Development ensures that the facility does not impose unreasonable adverse amenity impacts on the surrounding residential area in terms of its location of buildings, vehicle access areas or operation.	**AO15.1** Development ensures that the building setback from a boundary with a residential zone is a minimum of 15m or half the height of the building, whichever is the greater. **AO15.2** Development involving vehicle movement or car parking areas which abut a boundary with a residential zone provide:	**CO15** **Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.

	a. a 1.8m high, gap free, solid screen fence between car parks and vehicle movement areas and adjacent residential dwellings; b. a minimum 2m wide vegetated buffer adjacent to the boundary.	
PO16 Development ensures that the principle of co-location is applied to public buildings, structures and use areas to ensure the efficient use of the site.	**AO16** No acceptable outcome is prescribed.	**CO16** **Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.
PO17 Development ensures that: a. all buildings, structures and ancillary facilities, such as player dug-outs, the timekeeper's box or an umpire's seat, support the outdoor sport and recreation use and are compatible in scale, bulk, design and character with the surrounding area; b. the total development footprint of all built structures for an outdoor sport and recreation use does not exceed 10% of all land within a District zone precinct.	**AO17** Development ensures that all buildings: a. are located a minimum distance of 15m from any boundary to a residential zone; b. have a maximum height of 9.5m; c. have a maximum gross floor area of: i. 800m^2 clubhouse facilities including change rooms, office space, storage, kitchen/canteen and community meeting space; ii. 300m^2 for stand-alone change rooms; iii. 80m^2 for stand-alone ancillary structures, such as maintenance or storage facilities.	**CO17** **Not Applicable** The proposed development is not located in a district zone precinct and a park management plan does not apply.
If in a Metropolitan zone precinct, where a park management plan does not apply		
PO18 Development for any intensification of outdoor sport and recreation uses acknowledges the amenity of adjoining residential areas.	**AO18** No acceptable outcome is prescribed.	**CO18** **Not Applicable** The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.
PO19 Development ensures that the amenity of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a metropolitan park in the Metropolitan zone precinct.	**AO19** Development ensures that the hours of operation are restricted to 7am to 10pm.	**CO19** **Not Applicable** The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.
PO20	**AO20**	**CO20**

Development ensures that the nature and type of lighting for outdoor sport and recreation activities, amenity and crime prevention are within the reasonable community expectations for a metropolitan park in the Metropolitan zone precinct.	Development provides outdoor lighting which is in compliance with: a. AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. AS 2560-2007 Sports lighting Part 2.3-2007: Specific applications—Lighting for football (all codes); c. AS/NZS 1158 Set:2010 Lighting for roads and public spaces.	**Not Applicable** The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.
PO21 Development ensures that the operation and servicing of a facility does not impose unreasonable adverse impacts on the surrounding residential area.	**AO21** No acceptable outcome is prescribed.	**CO21** **Not Applicable** The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.
PO22 Development ensures that facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area.	**AO22** Development ensures that the hours of operation for facility or activity preparation are restricted to 5am to 7pm.	**CO22** **Not Applicable** The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.
PO23 Development ensures that the facility does not impose unreasonable adverse amenity impacts on the surrounding residential area in terms of its location of buildings, vehicle access areas or operation.	**AO23.1** Development ensures that the building setback from a boundary with a residential zone is a minimum of 15m or half the height of the building, whichever is the greater. **AO23.2** Development with vehicle movement or car parking areas that abuts a boundary with a residential zone provides: a. a 1.8m high, gap free, solid screen fence between car parks and vehicle movement areas and adjacent residential dwellings; b. a minimum 2m wide vegetated buffer adjacent to the boundary.	**CO23** **Not Applicable** The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.
PO24	**AO24** No acceptable outcome is prescribed.	**CO24** **Not Applicable**

Development ensures the principle of co-location is applied to public buildings, structures and use areas to ensure efficient use of the site.		The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.
PO25 Development ensures that: a. all buildings, structures and ancillary facilities, such as player dug-outs, the timekeeper's box or an umpire's seat, support the outdoor sport and recreation use and are compatible in scale, bulk, design and character with the surrounding area; b. the total development footprint of all built structures for an outdoor sport and recreation use does not exceed 10% of all land within the Metropolitan zone precinct.	**AO25** Development ensures that buildings: a. are located a minimum distance of 15m from any boundary to a residential zone; b. have a maximum height of 9.5m; c. have a maximum gross floor area of: i. $800m^2$ for clubhouse facilities including change rooms, office space, storage, kitchen or canteen and community meeting space; ii. $300m^2$ for stand-alone change rooms; iii. $80m^2$ for stand-alone ancillary structures, such as maintenance or storage facilities.	**CO25** **Not Applicable** The proposed development is not located in a metropolitan zone precinct and a park management plan does not apply.