HERVEY BAY AIRPORT INDUSTRIAL PARK -
ARCHITECTURAL REVIEW COMMITTEE
REVIEW CHECK LIST - DESIGN GUIDELINES

Lot No:	**Drawings:**
Precinct:	
Date:	
Reviewer(s):	

Clause No	Description	Applicant Self Assessment			Comments	Complies CA & HBCC ARC Member Assessment			Comments
2	**SITE LAYOUT AND BUILDING MASSING**	Y	N	N/A		Y	N	N/A	
2.1	**Building Envelopes**								
	All applicants must refer to the current Local Government Airport Industrial Estate Preliminary Approval.								
2.2	**Walls on Boundaries**								
	All applicants must refer to the current Local Government Airport Industrial Estate Preliminary Approval. NOTE: Walls built to boundaries must respect the levels of the adjoining property and the potential for neighbouring buildings to be constructed against the same boundary. This implies the recognition that the walls and footings of a building to be constructed to a boundary shall be structurally capable of allowing a neighbour to excavate beside and below or fill above (with waterproofing) a finished floor level of a building. Refer SO17.								
2.3	**Minimum Floor Level**								
	All applicants must refer to the current Local Government Planning and Building regulations.								
2.4	**Site Cover**								
	All applicants must refer to the current Local Government Airport Industrial Estate Preliminary Approval.								

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		Y	N	N/A		Y	N	N/A	
2.5	**Water Retention and Stormwater Discharge**								
	SPECIFIC OUTCOMES **SO1**. Stormwater harvesting must be maximised and any adverse impacts of stormwater minimised. **ACCEPTABLE MEASURES:** **AM1.1** Runoff from impervious (hard) surfaces shall where possible be directed to flow over turf areas prior to entering the underground drainage systems.								
	AM1.2 Minimise sealed areas such as paved areas and concrete driveways.								
	AM1.3 Divert stormwater from driveways to garden areas.								
	AM1.4 Install water tanks to collect stormwater from roofs for re-use on garden areas.								
	AM1.5 Designate suitable areas for washing vehicles, plant and equipment.								
2.6	**Energy Efficiency**								
	Energy Efficiency requirements for building must be in accordance with the relevant section of the Building Code of Australia. NOTE: The following are points that should be considered when addressing Energy Efficiency. ▪ Orientation to make appropriate use of solar energy; ▪ Sun shading devices located to protect all windows from direct sunlight; ▪ Openings in buildings maximized to provide natural ventilation; ▪ Roof insulation; ▪ The use of natural indirect light maximized; ▪ Water Heating; and ▪ Water saving devices.								

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2.7	**Parking and Service Vehicle Access**								
	SPECIFIC OUTCOMES **SO2** Driveways, car parking and service areas compliment the development and do not visually dominate the streetscape. **ACCEPTABLE MEASURES** **AM2.1** Access driveways and car parking shall not exceed 70 percent of the visible frontage of the development when measured from the property boundary								
	AM2.2 On lots with one (1) street frontage no portion of service areas and yards/fencing shall be located between the building and any road alignment								
	AM2.3 On lots with two (2) street frontages, service areas and yards/fencing are only permitted in front of buildings to the secondary street. These must not encroach into the area adjacent to the 'front' quarter of the building length. A five (5) metre substantially grassed zone is to be maintained to the boundary. Fencing is to be open chain mesh (black) and must be constructed at least five (5) metres from the secondary street frontage.								
2.8	**Pedestrian Safety & Security**								
	SPECIFIC OUTCOMES **SO3** Development must provide facilities for convenient, safe and comfortable movement of pedestrians. **ACCEPTABLE MEASURES** **AM3.1** Pedestrian paths are provided linking car parking areas and external footpaths directly to building entries and are to be paved or texture concrete finished, compatible with the colour and materials of the building.								
	AM3.2 Possible entrapment spots such as, loading bays, rubbish bin bays, alleys and areas requiring access after hours shall be lit with vandal-resistant lighting.								
	AM3.3 Trees with a minimum 1.8 metre clear trunk and shrubs /groundcovers a maximum of 1.2 metres in height are located near pathways, entries, parking areas and driveways to maintain sightlines.								
	AM3.4 After-hours security lighting shall be provided to car parking areas and pathways from building to car parking areas.								

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3	**DESIGN AND CONSTRUCTION**								
	The purpose of this section is to achieve a high standard of architectural character for the HBAIP. To further enhance this by the creation of character areas defined as Precincts that differ in layout, function, form and finish but as a whole provide the unique character and the design theme for the HBAIP.								
3.1	**Building Form**								
	SPECIFIC OUTCOMES **SO4** Building design must contribute to the desired theme and provide increased aesthetics and amenity to the locality. **ACCEPTABLE MEASURES** **AM4.1** The building elevation is modulated through architectural treatments by: (a) articulating façade treatments; (b) variation in façade heights; and (c) careful distribution of windows and wall openings to maximise shadowing.								
	AM4.2 All road front facades of all buildings contain a minimum of three wall planes generally in accordance with the building design nominated for the precinct.								
	SPECIFIC OUTCOMES **SO5** Building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the locality. **ACCEPTABLE MEASURES** **AM5.1** All buildings shall have a roof pitch of 15 degrees for pitched roofs; OR								
	AM5.2 All buildings shall have a maximum of 5 degress for flat roofs.								

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	SPECIFIC OUTCOMES **SO6** Buildings should minimise visual impact through the careful design of roof structures. **ACCEPTABLE MEASURES** **AM6.1** Buildings should avoid the use of gable end walls where possible.								
3.2	**ARCHITECTURAL CHARARACTER**								
	SPECIFIC OUTCOMES **Detailed Building Design** **SO7** Buildings should exhibit a strong sense of innovation and contemporary design. **ACCEPTABLE MEASURES** **AM7.1** Buildings do not appear stark or austere.								
	AM7.2 Buildings do not adopt a colonial, federation or other heritage theme.								
	AM7.3 Building facades and screen walls shall incorporate design treatments and architectural details consisting of more than one colour and/or material.								
	AM7.4 Building facades that are off-form concrete or tilt slab are to be at a minimum painted finish.								
	AM7.5 Building facades that are masonry walls must be rendered and painted.								
	SPECIFIC OUTCOMES **SO8** Building facades that face public spaces are visually appealing and designed to ensure appropriate street presentation that compliments the locality. **ACCEPTABLE MEASURES** **AM8.1** All buildings shall provide a canopy, recess, awning or colonnade, etc, at the principal entry.								
	AM8.2 All front facades shall be significantly articulated or broken up by projections, framing members, expressed joins or other design elements.								

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	SPECIFIC OUTCOMES **Exterior Wall Colour** **SO9** Buildings exterior wall colour is finished with high quality materials and products and colours that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM9.1** Exterior wall colours are limited to the colours from the Dulux or equivalent Colour Specifier Atlas. Any of the colours in the range may be extended out to white.								
	AM9.2 Fascia and gutter colours must be a shade (same hue, different chroma and/or value) of the wall or roof colour and must compliment the external wall colour.								
	SPECIFIC OUTCOMES **Metal Roof Sheeting** **SO10** Buildings roofs are finished with high quality materials and products and colours that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM10.1** Ptiched roofs of 15 degrees must have only a corrugated or similar type profile.								
	AM10.2 Roof sheeting where exposed to view must have a Colorbond or equal finish with low reflectivity								

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	Wall Materials and Finishes **SO11** Buildings walls and windows are finished with high quality materials and products that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM11.1** Wall finishes may be rendered and painted masonry, coloured render, timber (natural finish or painted), stone pitching or facing, or approved profiled fibre cement sheeting.								
	AM11.2 Concrete panels shall have a paint finish.								
	AM11.3 Wall finishes are not exposed concrete or blockwork, brickwork or sheet metal cladding.								
	AM11.4 The restricted use of pre-finished profiled or standard sheet metal and colorbond wall cladding is permitted only to provide visual interest through alternate materials.								
	AM11.5 Aluminium window frames shall be natural or colour anodised or powder coated finish.								
	External Horizontal Surface Finishes **SPECIFIC OUTCOMES** **SO12** Development incorporates high quality materials and finishes for external surfaces that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM12.1** The colour and texture of the driveway materials must compliment the colour and materials of the building.								
	AM12.2 Broomed concrete may be used in the driveway(s).								
	AM12.3 Asphalt may only be used in car parking areas beyond the building setback lines.								
	AM12.4 All service and storage areas shall be sealed or paved with a concrete slab, asphalt or brick/concrete paving units.								

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3.3	**FENCING**								
	Fencing is an extremely important visual element in the presentation of any Industrial Park. The following controls on fencing are imposed in recognition of their importance and to preserve the security and amenity of the HBAIP.								
	SPECIFIC OUTCOMES **Front Fencing** **SO13** Front fencing is finished with high quality materials and products and colours that compliment the development. **ACCEPTABLE MEASURES** **AM13.1** Fencing is not permitted between the building setback line and the road boundary.								
	AM13.2 Where fencing is proposed between the face of the building and the building setback line it shall be no higher than 1200mm and (a) open pool style fencing to the full frontage; or (b) rendered and painted masonry to 50 percent of the frontage; or (c) painted timber or aluminium battens on metal frames to the full frontage.								
	AM13.3 Fencing to a secondary road frontage: (a) must not occupy more than 50 percent of the frontage; and (b) may have a maximum height of 1800 mm; and (c) must be an open pool style fence, painted timber or aluminium battens or rendered and painted masonry.								

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	SPECIFIC OUTCOMES **Side and Rear Fencing** **SO14** Side and rear fencing does not dominate the visual appearance of the development. **ACCEPTABLE MEASURES** **AM14.1** Side and rear fencing and walls shall have a maximum height of 1.8 metres.								
	AM14.2 Where side fencing is proposed between the face of the building and the building setback line it shall be no higher than 1200mm and (a) open pool style fencing to the full frontage; or (b) rendered and painted masonry to 50 percent of the frontage; or (c) painted timber or aluminium battens on metal frames to the full frontage.								
3.4	**SITE STORAGE FACILITIES**								
	SPECIFIC OUTCOMES **SO15** Site storage facilities are limited in use, are not viewed from public areas and are consistent with, complement and reflect the character of the main building. **ACCEPTABLE MEASURES** **AM15.1** Site storage structures (Class 10) must be constructed of the same materials and consistent in colour as the building.								
	AM15.2 Site storage structures (Class 10) must be designed so that the equipment cannot be seen from any body corporate or public thoroughfare.								
	AM15.3 Storage areas, gas and fuel tanks, silos, bin stores and other utilities shall be enclosed by building OR								
	AM15.4 Where storage areas, gas and fuel tanks, silos, bin stores and other utilities cannot be enclosed by building they shall be screened from public view by a screen wall and landscaping or enclosed in a building of similar height.								
	AM15.5 Outbuildings, screen walls, enclosures and/or other structures shall adopt materials, finishes and styles that are consistent with the main building(s).								
	AM15.6 Liquid waste is to be held in underground tanks.								

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3.5	**RETAINING WALLS**								
	SPECIFIC OUTCOMES **SO16** Retaining walls must be constructed of good quality material with first class workmanship and finish and must be structurally sound and aesthetically pleasing. **ACCEPTABLE MEASURES** **AM16.1** Retaining walls must be compatible with the finish of the building.								
	AM16.2 Retaining walls are not permitted within 2.5 metres of the side or rear boundary, unless they form part of the building structure.								
	AM16.3 Retaining walls higher than 900mm must be designed by a registered professional structural engineer								
	SPECIFIC OUTCOMES **SO17** Any walls built on common boundaries must be constructed to preserve the rights of neighbours to construct their buildings without compromising the structural adequacy of any proposed or constructed building. **ACCEPTABLE MEASURES** **AM17.1** Where allotments have adjoining land higher than the proposed ground floor level, the common wall must be constructed as a waterproof retaining wall to a height determined by the ARC.								
	AM17.2 Where allotments have adjoining land lower than the proposed ground floor level, the common wall must be constructed as a retaining wall that extends down to a level determined by the ARC.								
	AM17.3 Where allotments are adjoining common property or public land, the common wall must be (a) constructed as a retaining wall that is waterproof if the adjoining land is above ground floor level; or (b) carried down to a point where the top of the footings are below the existing ground level if the adjoining land is below ground floor level.								

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3.6	**TELEVISION ANTENNAE, AERIALS, FLAGPOLES & SATELLITE DISHES**								
	SPECIFIC OUTCOMES] **SO18** Antennas, aerials, flagpoles, satellite receiving or transmitting dishes or any equipment installed elsewhere on any roof of any building shall only be erected where approved. **ACCEPTABLE MEASURES** **AM18.1** Written approval must be obtained from the ARC								
	AM18.2 Separate written approval must be obtained from the aviation control authority.								
3.7	**MAIL BOXES**								
	SPECIFIC OUTCOMES **SO19** Mail boxes shall be appropriately located and designed to be compatible with the building. **ACCEPTABLE MEASURES** **AM19.1** Mail boxes are located at the front of the lot in accordance with *Australia Post Guidelines* section *G4.3 Street Mail Service*.								
	AM19.2 Mail boxes display street numbers in accordance with *Australia Post Guidelines* section *G4.3 Street Mail Service*.								
	AM19.3 Mail boxes shall adopt materials, finishes and styles that are consistent with the main building(s).								
3.8	**AIR CONDITIONING PLANT**								
	SPECIFIC OUTCOMES **SO20** Air conditioning plant is not viewed from public areas. **ACCEPTABLE MEASURES** **AM20.1** Air conditioning plant must be located at ground level.								
	AM20.2 Air conditioning plant located outside must not be visible from any public thoroughfare or shall be screened to the satisfaction of the ARC.								
	AM20.3 Noise attenuation or acoustic screening may be required if the ARC considers the installed plant, because of its location or size, may cause a loss of amenity.								

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4	**SCHEDULE OF SPECIFIC REQUIREMENT FOR PRECINCTS**								
4.1	**PRECINCT 1**								
	PRECINCT INTENT Precinct 1 The preferred land uses focus on it acting as the commercial, retail and social centre of activity for the HBAIP so the built form must be well integrated so that these different uses compliment each other and contribute to the ambition of it establishing the uniqueness of this special location. These requirements override those defined generally for the HBAIP. CONSTRUCTION MATERIALS AND FINISHES								
	SPECIFIC OUTCOMES **Wall Materials and Finishes** **SO21** Buildings walls are finished with high quality materials and products that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM21.1** Wall finishes may be commercial panelled systems, pre-finished CFC sheeting, enamelled metal panels, dimensioned granite, ceramic tiles, etc over lightweight construction.								
	AM21.2 Concrete tilt panel may be used with a high quality planar finish and must not occupy more than 25 percent of the elevations facing Booral Road or Don Adams Drive or 50 percent of HBAIP road frontage.								
	AM21.3 Masonry may be used and must be flush rendered and painted and must not occupy more than 25 percent of the elevations facing Booral Road or Don Adams Drive or 50 percent of the HBAIP road frontage.								
	AM21.4 Exposed masonry or zincalume sheet steel is not permitted.								

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4.2	**PRECINCT 2**								
	PRECINCT INTENT Precinct 2 has properties adjoining Don Adams Drive thereby reinforcing its importance as a dominating visual edge to the airport arrival sequence. Each allotment has two road frontages, one addressing the airport where vehicle access is denied, and the other off Southern Cross Circuit that services the HBAIP. The airport frontage Don Adams Drive, demands high quality elevation treatments and finishes with quality landscaping to compliment the more business oriented uses of the Precinct. The HBAIP frontage is less demanding in terms of quality of finish however the corporate feel of the land use should dominate the street to ensure the higher importance of Southern Cross Circuit within the HBAIP. CONSTRUCTION MATERIALS AND FINISHES								
	SPECIFIC OUTCOMES **Wall Materials and Finishes** **SO22** Buildings walls are finished with high quality materials and products that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM22.1** Wall finishes may be commercial panelled systems, pre-finished CFC sheeting, enamelled metal panels, dimensioned granite, ceramic tiles, etc over lightweight construction.								
	AM22.2 Concrete tilt panel may be used with a high quality planar finish and must not occupy more than 25 percent of the elevations facing Don Adams Drive or 50 percent of HBAIP road frontage.								
	AM22.3 Masonry may be used and must be flush rendered and painted and must not occupy more than 25 percent of the elevations facing Don Adams Drive or 50 percent of the HBAIP road frontage.								
	AM22.4 Exposed masonry or zincalume sheet steel is not permitted.								

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4.3	**PRECINCT 3**								
	PRECINCT INTENT Precinct 3 frames the Booral Road frontage, however access to the sites will be from Southern Cross Circuit as there is no direct access from Booral road. The Booral Road frontage requires high quality elevation treatments and finishes and an integration of the building forms. There shall be a wide high quality landscaped setback. The HBAIP frontage is less demanding in terms of quality of finish however the corporate feel of the land use should dominate the street to ensure the higher importance of Southern Cross Circuit within the HBAIP. CONSTRUCTION MATERIALS AND FINISHES								
	SPECIFIC OUTCOMES **Wall Materials and Finishes** **SO23** Buildings walls are finished with high quality materials and products that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM23.1** Wall finishes may be commercial panelled systems, pre-finished CFC sheeting, enamelled metal panels, dimensioned granite, ceramic tiles, etc over lightweight construction.								
	AM23.2 Concrete tilt panel may be used with a high quality planar finish and must not occupy more than 25 percent of the elevations facing Booral Road or 50 percent of HBAIP road frontage.								
	AM23.3 Masonry may be used and must be flush rendered and painted and must not occupy more than 25 percent of the elevations facing Booral Road or 50 percent of the HBAIP road frontage.								
	AM23.4 Exposed masonry or zincalume sheet steel is not permitted.								

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4.4	**PRECINCT 4**								
	PRECINCT INTENT Precinct 4 is a transition precinct between the more industrial uses to the north and the corporate business uses to the south. Light industrial uses are permitted together with commercial services, however, the building form and level of finish is more in keeping with the commercial uses of the south side of the street. CONSTRUCTION MATERIALS AND FINISHES								
	SPECIFIC OUTCOMES **Wall Materials and Finishes** **SO24** Buildings walls are finished with high quality materials and products that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM24.1** Wall finishes may be commercial panelled systems, pre-finished CFC sheeting, enamelled metal panels, etc over lightweight construction.								
	AM24.2 Concrete tilt panel may be used with a high quality planar finish and must not occupy more than 50 percent of HBAIP road frontage.								
	AM24.3 Masonry may be used and must be flush rendered and painted and must not occupy more than 50 percent of the HBAIP road frontage.								
	AM24.4 Exposed masonry or zincalume sheet steel is not permitted								
4.5	**PRECINCT 5**								
	PRECINCT INTENT Precinct 5 is the truly airport/aircraft orientated side of the HBAIP. It is separated from the balance of the HBAIP by a broad landscape belt and is framed by the airport terminal's carpark and the secondary airstrip itself. Hangars and flight related buildings will predominate. The office component will be required to be well landscaped and designed and constructed to a high standard. CONSTRUCTION MATERIALS AND FINISHES								

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		Y	N	N/A		Y	N	N/A	
	SPECIFIC OUTCOMES **Wall Materials and Finishes** **SO25** Buildings walls are finished with high quality materials and products that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM25.1** Wall finishes may be commercial panelled systems, pre-finished CFC sheeting, enamelled metal panels and colorbond finished profiled sheet metals, etc over lightweight construction.								
	AM25.2 Concrete tilt panel may be used with a high quality planar finish and must not occupy more than 50 percent of HBAIP road frontage.								
	AM25.3 Masonry may be used and must be flush rendered and painted and must not occupy more than 50 percent of the HBAIP road frontage.								
	AM25.4 Exposed masonry or zincalume sheet steel is not permitted.								
4.6	**PRECINCT 6**								
	PRECINCT INTENT Buildings are expected to be larger and simpler in design. Warehouse components should be cleanly detailed and simple in light colours with the apparent bulk minimised by setbacks and design and positioning of associated commercial elements of the facility expressed and visible from the street. Service areas should not dominate the streetscape. CONSTRUCTION MATERIALS AND FINISHES								

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	SPECIFIC OUTCOMES **Wall Materials and Finishes** **SO26** Buildings walls are finished with high quality materials and products that compliment the desired character of the locality. **ACCEPTABLE MEASURES** **AM26.1** Wall finishes may be commercial panelled systems, pre-finished CFC sheeting, enamelled metal panels and colorbond finished profiled sheet metals, etc over lightweight construction.								
	AM26.2 Concrete tilt panel may be used with a high quality planar finish and must not occupy more than 50 percent of HBAIP road frontage.								
	AM26.3 Masonry may be used and must be flush rendered and painted and must not occupy more than 50 percent of the HBAIP road frontage.								
	AM26.4 Exposed masonry or zincalume sheet steel is not permitted.								
4.7	**PRECINCT 7**								
	PRECINCT INTENT Precinct 7 is the most industrial area in the HBAIP and it adjoins the existing Industrial Estate. Allotments are much larger than all others so it could be expected that the industrial uses will be more general, involving heavy equipment and possibly manufacturing. It could be expected that the office component of these uses will be on the street frontage and effort made to ensure that these buildings are consistent in quality and style of the balance of the HBAIP. CONSTRUCTION MATERIALS AND FINISHES								
	SPECIFIC OUTCOMES **Wall Materials and Finishes** **SO27** Buildings walls are finished with high quality materials and products that compliment the desired character of the locality.								

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	PRECINCT 7 (con't)	Y	N	N/A		Y	N	N/A	
	ACCEPTABLE MEASURES **AM27.1** Wall finishes may be commercial panelled systems, pre-finished CFC sheeting, enamelled metal panels and colorbond finished profiled sheet metals, etc over lightweight construction.								
	AM27.2 Concrete tilt panel may be used with a high quality planar finish and must not occupy more than 50 percent of HBAIP road frontage.								
	AM27.3 Masonry may be used and must be flush rendered and painted and must not occupy more than 50 percent of the HBAIP road frontage.								
	AM27.4 Exposed masonry or zincalume sheet steel is not permitted.								
5	**COLOUR SCHEDULE**								
	GENERAL NOTES All colours schemes must be submitted to the ARC for approval. There is a suggestive colour range available from the ARC which may assist when preparing individual colour schemes. A colour board which has samples of the various finishes is to be provided with the formal application.								
6	**ADVERTISING AND SIGNAGE**								
	SPECIFIC OUTCOMES **General** **SO28** Signs must be of a high standard and do not dominate the building or landscape. **ACCEPTABLE MEASURES** **AM28.1** Signage that not has flashing lights or revolves is not permitted.								
	AM28.2 Bunting, sandwich boards or any 'stand-alone' advertising structure, except freestanding signs, are not permitted.								
	AM28.3 Fluorescent or iridescent paint colours on signage are permitted.								

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6	**ADVERTISING AND SIGNAGE (con't)**	Y	N	N/A		Y	N	N/A	
	SPECIFIC OUTCOMES **Freestanding Signs** **SO29** Building façade signs must be of a high standard and do not dominate the building façade and remain visually subservient to buildings and landscape. **ACCEPTABLE MEASURES** **AM29.1** One (1) freestanding sign is permitted per site, except on sites with two (2) street frontages where one (1) freestanding sign may be permitted on each street frontage.								
	AM29.2 Freestanding signs shall have a maximum height of four (4) metres and a maximum face size of 2.5 metres by 1.0 metres.								
	SPECIFIC OUTCOMES **Building Facades** **SO30** Building façade signs must be of a high standard and do not dominate the building façade and remain visually subservient to buildings and landscape. **ACCEPTABLE MEASURES** **AM30.1** No signage shall project above facades, roof lines and parapets of buildings.								
	AM30.2 No signage shall project outwards from the building façade greater than 0.5 metres.								
	AM30.3 Signage shall be a maximum of 10 percent of the area of the individual elements of the façade.								
	AM30.4 Signage attached to buildings shall be recessed into the façade, forming part of and integral to the architectural design of the building, or contained within a frame.								
	AM30.5 Only one (1) sign shall be allowed on the façade, parapet, etc of the building for each individual tenancy.								
	AM30.6 Signage must address the principal road frontage.								
	AM30.7 Signage must not be painted directly onto screen walls, building facades, roof, doors or windows.								
	AM30.8 Illumination of signage shall be by wall/sign mounted light fittings and/or ground mounted uplights.								

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	LANDSCAPE WITHIN ALLOTMENT BOUNDARIES **SPECIFIC OUTCOMES** **General** **SO31** Landscape design shall achieve a high standard of landscaping that compliments the building and image of the locality. **ACCEPTABLE MEASURES** **AM31.1** A minimum three (3) metre wide strip of landscape adjoining any road frontage shall be maintained, except for main entry driveway.								
	AM31.2 The road frontage landscape strip shall have a minimum of 50 percent of the area dedicated to turf with the balance plant species selected from the recommended plant list (Appendix B).								
	AM31.3 All service and storage areas shall be well screened with landscaping.								
	Character and Species **SPECIFIC OUTCOMES** **SO32** Landscape design shall enhance the setting of the development by framing views and providing visual relief in the built form. **ACCEPTABLE MEASURES** **AM32.1** Landscaping is to be designed and coordinated by a person suitably qualified in landscape design or landscape architecture.								
	AM32.2 A balance of grass areas and mulched planting beds with advanced trees shall be provided.								
	AM32.3 Plant species shall be selected from the recommended plant list (Appendix B).								
	AM32.4 Species endemic to the region shall be used for screening and buffer planting purposes.								
	AM32.5 Exotic species may be planted closer to the building/s for specific design effects.								