

Attachment 3: Schedule of text changes

Exhibited Text	Final Proposed Text
P1. Encourage a compatible scale and range of retail services available to the Banora Point catchment area consistent with Council's adopted retail principles.	P1. Provides compatible scale and range of retail services available to the Banora Point catchment area consistent with Council's adopted retail principles.
P2. Encourage integration between the subject site and existing adjoining retail centre to the immediate east by way of active edges, pedestrian paths, active retail uses, landscaping as well as vehicular connections linking car parking areas.	P2. Encourage integration between the subject site and the Banora Point Shopping Village by way of active edges where practical, connecting pedestrian paths, public domain and landscaping as well as vehicular connections linking car parking areas.
P3. Avoid long featureless elevations to public interfaces by activating where practical streets and pedestrian spaces by encouraging articulated shop fronts and awnings, particularly to Leisure Drive and along pedestrian circulation routes	P3. Provide active edges by avoiding long featureless elevations , encouraging articulated shop fronts, awnings, pedestrian access and landscaping particularly to Leisure Drive, Banora Point Shopping Village and along internal pedestrian circulation routes and public domain areas.
P4. Preference for car parking not to dominate prominent street edges including Leisure Drive. Large car parking areas dominating street edges generally results in poor pedestrian and visual amenity.	P4. Design car parking areas as to not dominate prominent street edges including Leisure Drive. Large car parking areas dominating street edges generally results in poor pedestrian and visual amenity.
P6. Encourage a cohesion in high quality building design across the site including recognition of the subtropical climatic context in terms of applying passive design principles and use of a mix of appropriate building materials. Single material long unarticulated elevations are unacceptable.	P6. Encourage high quality building design which recognises the subtropical climatic context by applying passive design principles and use of a mix of appropriate building materials.
P7. Design smaller retail units to front public and street interfaces to encourage an active edge, diversity of use and building form with a preference to locate larger floor plate uses, such as supermarkets, deeper within the centre floor plate.	P7. Design elevations which address public domain and street interfaces to encourage an active edge, diversity of use and building form. Single material long unarticulated elevations are unacceptable.
	P8. Sleeve larger floor plate development, such as supermarkets with smaller retail units and uses that typically have more active frontages and provide a greater sense of pedestrian scale.
C2. Development consent must not be	C2. Development consent must not be

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granted to development for the purpose of retail premises in excess of 5000 square metres unless an Economic Impact Assessment has been completed addressing Council's Retail Principles and can justify a variation to the provision.	granted to development for the purpose of retail premises in excess of 5000 square metres GFA unless an Economic Impact Assessment has been completed addressing Council's Retail Principles and can justify a variation to the provision.