

CHAPTER 3 - LOCALITIES

PART 3 MAJOR EMPLOYMENT CENTRES LOCALITY

Division 1 General Provisions for the Major Employment Centres Locality

1.1 The following provisions comprise the Major Employment Centres Locality Code:-

- (1) compliance with the Major Employment Centres Locality Code (Section 1.2);
- (2) overall outcomes for the Major Employment Centres Locality, including for each **zone** in the **locality** (Div.2);
- (3) specific outcomes and probable solutions for Major Employment Centres Locality (Div.3); and
- (4) specific outcomes and acceptable/probable solutions for each **zone** in the Major Employment Centres Locality (Div. 4 to Div. 17).

1.2 Compliance with Major Employment Centres Locality Code

Development that is consistent with the following complies with the Major Employment Centres Locality Code:-

- (1) for self assessable development:-
 - (a) the acceptable solutions for the relevant **zone**; and
- (2) for assessable development:-
 - (a) the specific outcomes for the **locality** in Division 3; and
 - (b) the specific outcomes for the relevant **zone**.

Division 2 Overall Outcomes for the Major Employment Centres Locality

2.1 The overall outcomes are the purpose of the Major Employment Centres Locality Code.

2.2 Overall Outcomes Sought for the Major Employment Centres Locality

The overall outcomes for the Major Employment Centres Locality are the following:-

- (1) The role of the Major Employment Centres Locality as major centres for the following activities is consolidated:-
 - (a) A range of retailing services including comparison-shopping and **showroom** and speciality merchandising activity;
 - (b) A broad range of compatible employment opportunities, general industries and mixed business and **industry** uses including community services and facilities, business, **industry** and **commercial services**; and
 - (c) Intensive recreation, entertainment, community and cultural facilities and services.
- (2) The Strathpine business area in conjunction with the Brendale integrated employment area, and the North Lakes town centre, in conjunction with the North Lakes mixed business and **industry** area, are developed as complementary, major, multi-purpose, integrated centres having the following attributes:-
 - (a) Strathpine is a major centre for the **Shire** and sub-regions and cultural, social, community, administrative, entertainment, retail and **commercial services** and facilities;
 - (b) Brendale provides the primary location for manufacturing, industrial, **warehouse**, transport and storage needs;
 - (c) North Lakes town centre is a major centre for retail, commercial, cultural, entertainment, leisure and tourism services and facilities; and
 - (d) The mixed business and **industry** area provides a broad range of commercial and professional services, office services and **service trades**, technology manufacturing and servicing, tertiary level and other educational facilities, tourist and recreational facilities and institutional and community uses.
- (3) New uses and works maintain or enhance the amenity, intensity, diversity, accessibility, safety and resilience of the Major Employment Centres through the following:-
 - (a) Complementary building and **site** design in a managed landscaped and streetscaped environment;
 - (b) Medium and high density residential development integrated with business uses and buffered from industrial uses;
 - (c) **Community facilities** and services co-located where practical to assist creating vitality and provide a focus for community activity;
 - (d) The adverse effects of land use and development being contained within development **sites** to the extent practicable;
 - (e) Land use and development maintains a low level of risk exposure and acceptable standards of safety; and
 - (f) A high level of visual amenity maintained at the interface between retail, commercial and industrial areas.
- (4) New development contributes to the provision of infrastructure necessary to the proper functioning of the Major Employment Centres Locality;
- (5) Land use is integrated with the transport system and maintains and improves the safe and efficient operation of the system; and
- (6) Development does not have a significant adverse effect on:-
 - (a) the capacity of the Caboolture-Morayfield Principal Activity Centre to fulfil its intended role as the Principal Activity Centre for retail, commercial, recreational, community and cultural uses in the northern Brisbane metropolitan area, or
 - (b) other nearby Regional Activity Centres within and outside Pine Rivers Shire, including Chermide, Strathpine, North Lakes and Brookside-Mitchelton.

2.3 Overall Outcomes Sought for the Residential A Zone

The overall outcomes for the Residential A are the following:-

- (1) **Low density residential uses** are established, predominantly in the form of a single house on each lot, with other forms of residential development interspersed within the area;
- (2) **Medium density residential uses** are not developed in the Residential A zone, except in limited appropriate locations;

- (3) Non-residential land uses are only established in exceptional circumstances where residential character and amenity are maintained, the uses performed are allied to and compatible with the residential area and the uses do not undermine the viability of local centres; and
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development.

2.4 Overall Outcomes Sought for the Residential B Zone

The overall outcomes for the Residential B zone are the following:-

- (1) A diversity of residential accommodation, including **low density residential uses** and **medium density residential uses**, is established predominantly in the form of medium density residential development;
- (2) Non-residential land uses are only established where residential character and amenity are maintained and the uses are allied to and compatible with the residential area;
- (3) Development maintains high levels of amenity for residents and neighbours and enhances streetscape character;
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development; and
- (5) Mixed use development maintains residential character and amenity.

2.5 Overall Outcomes Sought for the Central Business Zone

The overall outcomes for the Central Business zone are the following:-

- (1) Forms the retail core of the Strathpine business area and provides a range of shopping, commercial and office facilities appropriate to service the major district/sub-regional catchment;
- (2) Accommodates retail, commercial, entertainment, recreational and leisure facilities, including facilities that operate at night that are integrated with safe well lit public spaces;
- (3) Includes a single major shopping centre which provides highly developed shopping, entertainment and leisure facilities;
- (4) Smaller scale convenience retail developments, including **supermarkets** and shop front retailing, provide variety and choice within the central area;
- (5) **Showrooms, office** and non-retail commercial uses complement and support the operation of the centre;
- (6) Contains the hub of the internal road and public transport network in the **Shire** and is accessible by and attractive to pedestrians and accessible to the region through a highly developed road and rail transport system; and
- (7) Provides for retail, commercial and office facilities in the Kallangur business area.

2.6 Overall Outcomes Sought for the Commercial Zone

The overall outcomes for the Commercial zone are the following:-

- (1) A wide range of activities complement, service and support the principal and high order functioning of the Central Business zone, and the town centre precinct at North Lakes including car oriented **showrooms, service stations, vehicle sales** and activities that involve **outdoor sale**;
- (2) Accommodates community and institutional facilities, and late night activities such as indoor sports centres and reception rooms, especially those which are also important employment facilities and which are car-orientated that require a high level of exposure in a well developed landscape setting;
- (3) Provides a mix of business to business activities that are mutually supportive and service other business activities; including:-
 - (a) small businesses co-located and interacting in multi-purpose premises;
 - (b) businesses providing servicing, repair and maintenance services;
 - (c) business and professional services providing personal services and services to other businesses;
 - (d) storage, supply and distribution facilities providing a wide range of products and merchandise; and
 - (e) outdoor display of merchandise and materials; and
- (4) Development along main road frontages and adjacent to residential development conforms to a high standard of amenity, visual presentation, urban design and streetscape.

2.7 Overall Outcomes Sought for the Local Business Zone

The overall outcomes for the Local Business zone are the following:-

- (1) Provides a mix and range of local neighbourhood retail/**community facilities** serving a local market and passing trade and integrated with the open space areas and the road transport networks in a conveniently accessible location;
- (2) Land uses and activities are co-located and designed so as to be fully integrated with other premises forming a centre for local shopping and community services incorporating ground floor active frontages onto streets and/or pedestrian paths, shared car parking and public transport with emphasis on customer convenience including:-
 - (a) one shopping centre or group of **shops** in a convenient location to serve the surrounding residential area;
 - (b) any of a wide range of community services including commercial, health, welfare services, education and child care services, religious and limited cultural, dining and other entertainment services;
 - (c) mixed use development such as shop top housing;
 - (d) convenience lifestyle features (e.g. alfresco dining);
- (3) May include entertainment and sporting facilities, **retirement village, medium density multiple dwellings** as stand alone developments adequately buffered from incompatible uses;
- (4) Building height, bulk and location and the hours of operations of uses minimise impacts on the amenity of surrounding properties and the streetscape; and
- (5) Landscaping and car parking provide a high standard of visual amenity and accommodate traffic generation associated with the use.

2.8 Overall Outcomes Sought for the Service Industry Zone

The overall outcomes for the Service Industry zone are the following:-

- (1) Service trade activities that serve the surrounding residential districts are developed;
- (2) Intensive activities, such as manufacturing, that serve areas beyond the surrounding residential districts and are likely to detrimentally affect the character and amenity of surrounding residential areas, are not located in the **zone**;
- (3) Development does not significantly detract from the character and amenity of nearby residential areas;
- (4) Buildings and other works are designed and sited having regard to the amenity of surrounding residential areas, including appropriate design of buildings, provision of planted buffer areas and provision of appropriate landscaping;
- (5) Non-industrial uses are accommodated in appropriate locations, generally at the periphery of areas zoned Service Industry; and
- (6) Development does not present any significant risk from technological hazards to people, property or the environment and emissions of contaminants are such that uses do not result in significant environmental impacts at surrounding uses or areas.

2.9 Overall Outcomes Sought for the General Industry Zone

The overall outcomes for the General Industry zone are the following:-

- (1) Manufacturing, engineering, transport and warehouse activities and industrial uses are the predominant land uses in the General Industry zone;
- (2) Businesses and services that provide a direct convenience service and support role to industries and employees in the area are accommodated;
- (3) Development does not significantly detract from the character and amenity of nearby residential areas;
- (4) Buildings and other works are designed and sited having regard to the amenity of surrounding residential areas, including appropriate design of buildings, provision of planted buffer areas and provision of appropriate landscaping;
- (5) The business and **industry** area provides a diversity of sustainable employment and new business opportunities and caters for sub-regional general industrial needs including manufacturing, engineering, **warehouse**, transport and bulk storage, as well as a broad range of other business and industrial activities; and
- (6) Hazardous or offensive industries are carried on without detriment or danger to other development in the **locality**.

2.10 Overall Outcomes Sought for the Extractive Industry Zone

The overall outcomes for the Extractive Industry zone are the following:-

- (1) Important economic resources undergoing extraction are protected from encroachment and utilised for **extractive industry** purposes;
- (2) The environmental impacts of **extractive industry** operations are within acceptable limits; and
- (3) The operation of extractive industries provides for ongoing **site** rehabilitation and for the establishment of desirable and appropriate end uses compatible with the character and amenity of the local area.

2.11 Overall Outcomes Sought for the Future Urban Zone

The overall outcomes for the Future Urban zone are the following:-

- (1) The predominant form of development is semi-rural development in the form of detached dwellings on single lots pending the availability and provision of infrastructure; and
- (2) The semi rural character and amenity of the area is maintained pending the future urbanisation of the area upon the provision and availability of infrastructure;
- (3) Land use and development does not compromise the future provision of infrastructure;
- (4) Upon provision and availability of infrastructure required to service urban development a range of residential, commercial, retail, **service industry**, recreational and community uses of an appropriate scale and intensity occur in suitable locations; and
- (5) The form and nature of development is compatible with and reflects the physical characteristics of the land such as flooding, land slope, soil characteristics, visibility, views, existing significant vegetation and surrounding land uses.

2.12 Overall Outcomes Sought for the Rural Zone

The overall outcomes for the Rural zone are the following:-

- (1) Existing sand blasting operations continue for the foreseeable future;
- (2) Development of the land is adequately buffered from adjoining residential areas;
- (3) Uses are compatible with the character and amenity of the local area; and
- (4) Rehabilitation is completed to allow for future uses.

2.13 Overall Outcomes Sought for the Park and Open Space Zone

The overall outcomes for the Park and Open Space zone are the following:-

- (1) A range of passive and open air recreational facilities are provided for the use of the public;
- (2) Development is consistent with the non-intensive open space character of the **zone**;
- (3) The amenity of Park and Open Space zoned land in providing visual relief and green space is retained and enhanced;
- (4) Existing vegetation communities and the wildlife they support are retained where ever practical;
- (5) The role of Park and Open Space zoned land in accommodating major flood events is not diminished; and
- (6) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding development.

2.14 Overall Outcomes Sought for the Sports and Recreation Zone

The overall outcomes for the Sports and Recreation zone are the following:-

- (1) Playing fields, sports grounds, active sport and recreation areas and pursuits are the predominant form of development;
- (2) Intensive recreation uses and other uses that congregate people or have an entertainment focus, occur where they are allied to and compatible with the nature, scale and intensity of activities in the **zone**;
- (3) Development in the **zone** is compatible with the character and amenity of adjacent residential uses; and
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding development.

2.15 Overall Outcomes Sought for the Special Facilities Zone

The overall outcomes for the Special Facilities zone are the following:-

- (1) Development approved prior to commencement of this **planning scheme** is accommodated and undertaken in accordance with any existing approval; and
- (2) Development that is allied to and compatible with the existing use of the **site** is accommodated where it is compatible with the amenity and character of surrounding areas.

2.16 Overall Outcomes Sought for the Special Purposes Zone

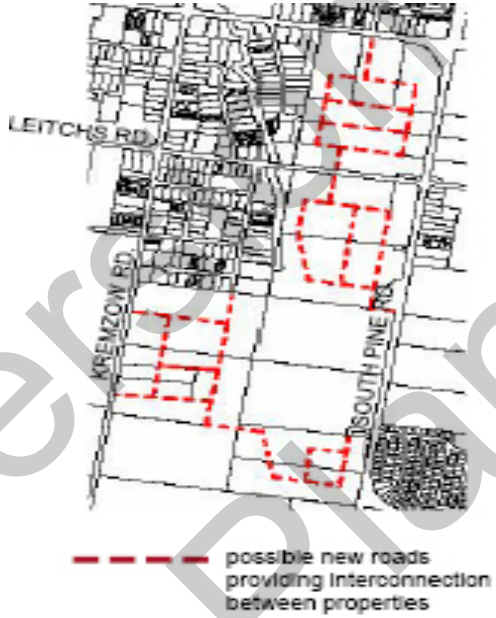
The overall outcomes for the Special Purposes zone are the following:-

- (1) A range of community and public uses, provided by Local, State or Commonwealth Government or their agents, for the needs of the neighbourhood or district are developed; and
- (2) Development is compatible with the amenity and character of surrounding areas.

Division 3 Specific Outcomes and Probable Solutions for the Major Employment Centres Locality

3.1 Assessment Criteria for Assessable Development in the Major Employment Centres Locality

MAJOR EMPLOYMENT CENTRES LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Land Use and Transport	
<p>SO 1 The transportation, parking and access system arranged in a legible hierarchy including a network of roads, streets, laneways, pathways, public spaces and active frontages that provide practical and safe:-</p> <ol style="list-style-type: none"> (1) vehicle access and parking facilities; (2) pedestrian and cyclist facilities; and (3) service vehicle and public transport access. 	<p>PS 1.1 Vehicle access and parking is provided in locations which minimise conflict with pedestrians and do not compromise the convenience and operation of the public transport system.</p> <p style="text-align: center;">AND</p> <p>PS 1.2 Car parking between developments is integrated and connectivity between sites is facilitated by parking areas designed so that parking areas on adjoining sites can be interconnected.</p> <p style="text-align: center;">AND</p> <p>PS 1.3 The number of driveway access points to major roads are minimised.</p> <p style="text-align: center;">AND</p> <p>PS 1.4 Alternative access is provided to sites from service lanes and side streets.</p> <p style="text-align: center;">AND</p> <p>PS 1.5 In the Strathpine business area:-</p> <ol style="list-style-type: none"> (1) service roads and internal roads are incorporated into developments; (2) a direct road link between Learmonth Street and Flynn Lane is not compromised by site re-development; (3) a direct road link between Railway Terrace and the service road fronting Gympie Road is not compromised by site re-development; (4) a direct link between Bells Pocket Road and Flynn Lane behind the shopping centre is not compromised by site re-development; and (5) a new road link onto Gympie Road opposite Stanley Street is not compromised by site re-development. <p style="text-align: center;">AND</p> <p>PS 1.6 In the Mango Hill area:-</p> <ol style="list-style-type: none"> (1) development does not compromise requirements for road widening in Anzac Avenue; (2) limited direct access is provided to Anzac Avenue; (3) access is provided via service lanes in Anzac Avenue, new internal roads, interconnections to the local street network and development provides interconnections to external pathways and cycle ways; and (4) development does not compromise the extension of the public transport corridor through the area.

MAJOR EMPLOYMENT CENTRES LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 1.7 In the Brendale area, development provides interconnections between adjoining <i>sites</i> and the major road network in accordance with Figure 3.3.</p>  <p>Figure 3.3</p> <p style="text-align: center;">AND</p> <p>PS 1.8 An integrated network of streets and pathways that facilitate use of public transport and encourages walking and cycling is provided.</p>
<p>SO 2 The amount, nature, location and timing of retail and office floor space does not have a significant adverse effect on the Caboolture-Morayfield Principal Activity Centre fulfilling its intended role as the principal retail, commercial and community centre in the northern Brisbane metropolitan area, or on the nearby centres of Chermside, Strathpine, North Lakes or Brookside-Mitchelton fulfilling their roles in the network of Regional Activity Centres.</p>	<p>PS 2 No solution provided.</p>
<p>SO 3 On <i>sites</i> fronting Anzac Avenue the built form reflects the major entry point to the Town Centre and the localities of Kallangur and Mango Hill and development is designed and landscaped to enhance the visual significance of this location as an entry point.</p>	<p>PS 3.1 Development is:-</p> <ul style="list-style-type: none"> (a) primarily low to medium rise; (b) addresses the street; (c) the external appearance of building facades, including selection of colours, materials and building form exhibits a high standard of urban design; and (d) distinctive with integrated and co-ordinated planting and landscape treatment along the frontage road and in the median strip. <p style="text-align: center;">AND</p> <p>PS 3.2 Buildings and car parking areas are developed within well landscaped <i>sites</i> and street furniture, paving and landscaping are integrated with building design.</p> <p style="text-align: center;">AND</p> <p>PS 3.3 Service road access is provided with distinctive directional signage, street furniture, median planting.</p>

MAJOR EMPLOYMENT CENTRES LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Public Spaces	
<p>SO 4 Development maintains, extends and complements the public space network by providing attractive and useable public and private spaces.</p>	<p>PS 4.1 Development incorporates small urban parks and civic spaces and public spaces incorporate important environmental values.</p> <p style="text-align: center;">AND</p> <p>PS 4.2 Development maximises the use of existing public space.</p> <p style="text-align: center;">AND</p> <p>PS 4.3 The public and private components of the streetscape are integrated and complementary and provide a high quality visual and pedestrian environment.</p> <p style="text-align: center;">AND</p> <p>PS 4.4 In the Central Business zone, building frontages and setbacks along Gympie Road facilitate pedestrian movements adjacent to the front of the buildings and buildings incorporate awnings along the building facades to provide protection for pedestrians.</p> <p style="text-align: center;">AND</p> <p>PS 4.5 The open space network, including the path system, increases the accessibility for residents to and within the Major Employment Centres.</p>
Public Health and Safety	
<p>SO 5 Land use and development maintains a low level of risk exposure and acceptable safety standards.</p>	<p>PS 5.1 The design of development incorporates adequate measures with respect to:-</p> <ol style="list-style-type: none"> (1) crime prevention through environmental design (CPTED) principles; (2) road safety standards and the safety of pedestrians and cyclists (separation, space allocation, surface finishes, lighting, ground rails); (3) separation of incompatible uses; (4) natural hazards; (5) flood immunity; and (6) minimising inundation of downstream properties. <p style="text-align: center;">AND</p> <p>PS 5.2 In the Brendale employment area, buffer areas are maintained where practicable around industrial sites and incompatible uses are not located in close proximity.</p>
Amenity	
<p>SO 6 The amenity of existing business areas is maintained and enhanced, the adverse impacts of development are minimised and a high level of visual amenity is provided at the interface between business and industry areas and commercial and industrial areas.</p>	<p>PS 6 The adverse effects of land use and development are contained within development sites to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>
Built Form, Landscaping and Streetscape	
<p>SO 7 In the Strathpine business area development is designed having regard to the major centre status of the centre and development incorporates appropriate landscaping and urban design of active building entrances and frontages, public spaces and pedestrian areas.</p>	<p>PS 7.1 Development provides well designed civic spaces, and land mark or focal point buildings and other structures.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 Buildings rather than car parking areas are the dominant street element in the Central Business zone and new developments are oriented to the street.</p> <p style="text-align: center;">AND</p> <p>PS 7.3 The design of buildings across sites is integrated in terms of setbacks and pedestrian cover and the area between the building facade and the kerb line is landscaped to complement the streetscape.</p>

MAJOR EMPLOYMENT CENTRES LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
	AND
	PS 7.4 Sensitive building design and co-ordination of building, landscaping and paving visually enhances the streetscape.
SO 8 In the Brendale employment area, the built form reflects the role and function of Brendale as a major business and industry employment area and does not have a detrimental visual impact on the amenity of the area or adjoining development.	PS 8.1 The external appearance of building facades on sites fronting the major roads including selection of colours, materials and building form and architectural details exhibits a high standard of urban design.
	AND
	PS 8.2 Development incorporates appropriate landscaping along frontages, public spaces and pedestrian areas.
Future Development in Precinct MEC-3	
SO 9 <i>Precinct</i> MEC-3 is intended to accommodate uses compatible with the mixed industry and business area to be developed within the North Lakes Locality. Compatible uses may include:- (1) Accommodation Units (2) Bulk Garden Supplies (3) Car Park (4) Caretaker's Residence (5) Child Care Centre (6) Commercial Services (7) Contractors Depot (8) Educational Establishment (9) Estate Sales Office (10) Food Outlet (11) Funeral Parlour (12) Hardware Shop (13) Home Business (14) Hospital (15) Hotel (16) Indoor Entertainment and Sport (17) Local Utilities (18) Motel (19) Office (20) Outdoor Recreation (21) Outdoor Sales (22) Park (23) Passenger Terminal (24) Public Utilities (25) Recycling Depot (26) Retail Nursery (27) Service Industry (28) Service Station (29) Shop - <300m ² GFA (30) Showroom - if maximum GFA is 5000m ² (31) Special Use (32) Vehicle Sales (33) Veterinary Clinic (34) Veterinary Hospital (35) Warehouse	PS 9 No solution provided.

MAJOR EMPLOYMENT CENTRES LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 10 On <i>sites</i> adjacent to the Bruce Highway, the built form reflects the role and function of the adjoining mixed business and industry area and does not have a detrimental visual impact on the amenity of the area or adjoining development.</p>	<p>PS 10.1 Buildings comprise materials, colours and architectural details of a high standard:-</p> <ol style="list-style-type: none"> (1) the preferred materials for building facades may comprise brick, glass, colourbond and selected masonry construction; (2) buildings on adjacent <i>sites</i> are integrated by complementary design; (3) architectural devices are used to provide variation and texture in the building facades; (4) unarticulated wall lengths along the facade are staggered; and (5) building setbacks integrate the building with adjoining development and the character of the area and provide space for landscaping. <p style="text-align: center;">AND</p> <p>PS 10.2 <i>Sites</i> are comprehensively landscaped providing park-like surroundings featuring generous landscaping to provide a high quality, landscaped, development frontage to the Bruce Highway.</p> <p style="text-align: center;">AND</p> <p>PS 10.3 Development provides an effective land use buffer from the effects of the Bruce Highway on the urban residential areas to the east.</p>
Future Development in Precinct MEC-4	
<p>SO 11 <i>Precinct</i> MEC-4 is intended as a predominantly:-</p> <ol style="list-style-type: none"> (1) industrial area containing general industries on land close to Boundary Road; (2) service industries on land adjacent to and on the northern side of the unnamed <i>watercourse</i> traversing the land; and (3) residential and open space purposes in areas to the south of the unnamed <i>watercourse</i> traversing the land. 	<p>PS 11 No solution provided.</p>
<p>SO 12 The following additional uses are consistent if located in <i>Precinct</i> MEC-4:-</p> <ol style="list-style-type: none"> (1) consistent uses in the General Industry zone on land with frontage to Boundary Road adjacent to and on the northern side of the unnamed water course traversing the land and no closer than 100m to land used or intended to be used for residential purposes; (2) consistent uses in the Service Industry zone on land adjacent to and on the northern side of the unnamed <i>watercourse</i> traversing the land, within 100m of land used or intended to be used for residential purposes; and (3) consistent uses in the Residential A zone and Park and Open Space zone on land adjacent to and on the southern side of the unnamed <i>watercourse</i> traversing the land. 	<p>PS 12 No solution provided.</p>

Division 4 Specific Outcomes and Acceptable/Probable Solutions for the Residential A Zone

4.1 Assessment Criteria for Self Assessable Development in the Residential A Zone

Acceptable Solutions for Self Assessable Development - Residential A Zone	
Site Cover	
AS 1	For all development other than a single detached house and associated outbuildings on a single lot , maximum site coverage is 50%.
Residential Character and Infrastructure Services	
AS 2	One detached house is located on each lot.

4.2 Assessment Criteria for Assessable Development in the Residential A Zone

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Residential A zone:- (1) Associated Unit - if maximum GFA is 60m ² (excluding roofed verandah) (2) Bed and Breakfast Accommodation - if maximum of 1 bedroom (3) Detached House – if maximum of 1 detached house on a lot (4) Display Home (5) Duplex Dwelling (6) Environmental Park (7) Estate Sales Office (8) Home Business - if maximum area ¹ is 30m ² and is fully enclosed in a building and excluding the hire of a tennis court (9) Local Utilities (10) Low Density Multiple Dwelling Units (11) Park	PS 1 No solution provided.
SO 2 The following uses are inconsistent uses and are not located in the Residential A zone:- (1) Accommodation Units (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit – If GFA exceeds 60m ² (excluding roofed verandah) (8) Bulk Garden Supplies (9) Camping Grounds (10) Car Depot (11) Car Park (12) Caravan/Transportable Home Park (13) Caretaker's Residence (14) Cattery (15) Cemetery (16) Commercial Services (17) Community Facilities	PS 2 No solution provided.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(18) Concrete Batching Plant	
(19) Contractor's Depot	
(20) Crematorium	
(21) Dairy	
(22) Detached House – if more than 1 detached house on a lot	
(23) Domestic Storage	
(24) Educational Establishment	
(25) Extractive Industry	
(26) Farm Forestry	
(27) Fast Food Delivery Service	
(28) Food Outlet	
(29) Funeral Parlour	
(30) General Industry	
(31) Hardware Shop	
(32) Hazardous and Offensive Industry	
(33) High Density Multiple Dwelling Units	
(34) Hospital	
(35) Hotel	
(36) Indoor Entertainment and Sport	
(37) Infill Housing	
(38) Institution	
(39) Intensive Animal Husbandry	
(40) Kennels	
(41) Major Telecommunication Facility	
(42) Market	
(43) Motel	
(44) Motor Sport	
(45) Night Club	
(46) Non-Intensive Animal Husbandry	
(47) Office	
(48) Outdoor Recreation	
(49) Outdoor Sales	
(50) Passenger Terminal	
(51) Place of Worship	
(52) Radio Station	
(53) Recycling Depot	
(54) Retail Nursery	
(55) Rural Industry	
(56) Salvage Yard	
(57) Service Industry	
(58) Service Station	
(59) Shooting	
(60) Shop	
(61) Showroom	
(62) Simulated Conflict	
(63) Special Use	
(64) Stock Sales Yard	
(65) Tourist Cabins	
(66) Vehicle Sales	
(67) Veterinary Clinic	
(68) Veterinary Hospital	
(69) Warehouse	

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Site Cover	
SO 3 Maximum site coverage is 50%.	PS 3 Maximum site coverage is 50%.
Built Form	
SO 4 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 4 No solution provided.
Streetscape	
SO 5 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area.	PS 5 No solution provided.
Traffic, Access and Car Parking	
SO 6 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 6 No solution provided.
SO 7 Car parking facilities do not dominate the development or street frontage.	PS 7 No solution provided.
SO 8 Development does not result in on-street parking congestion.	PS 8 No solution provided.
Building Setback	
SO 9 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 9 No solution provided.
Amenity	
SO 10 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 10 No solution provided.
SO 11 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 11 No solution provided.
Advertising Signage	
SO 12 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 12 No solution provided.
ADDITIONAL OUTCOMES FOR MEDIUM DENSITY RESIDENTIAL USES	
SO 13 Medium density residential uses are only developed in appropriate locations, including:- (1) sites in close proximity to centres and community facilities ; (2) sites with a high level of visual amenity that are adjacent to district and regional parks and open space or the Coast and River Lands Locality; (3) sites within easy walking distance (approximately 400-500m) of existing and committed future railway stations or bus facilities; and	PS 13 No solution provided.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(4) sites in close proximity to land zoned Residential B; provided the character and amenity of the predominantly detached housing area and environmental values of the surrounding area are not prejudiced.	
SO 14 Medium density residential uses are consistent with the visual and general amenity of the area.	PS 14 No solution provided.
ADDITIONAL OUTCOMES FOR DETACHED HOUSES ON SMALL LOTS	
SO 15 Detached houses on small residential lots are located and designed to retain the character and amenity of the residential area.	PS 15 No solution provided.
SO 16 Detached houses and associated private outdoor recreation areas on small residential lots occur on relatively flat or gently sloping land.	PS 16 Detached houses and associated private outdoor recreation occur on land with a slope of less than 10%.
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 17 Non-residential development is compatible with the residential nature and character of the area.	PS 17 No solution provided.
Preferred Location of Non-Residential Development	
SO 18 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 18 Non-residential development is generally located on a road that functions as at least a trunk collector street ² within the road network.
Height of Non-Residential Buildings	
SO 19 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 19 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 20 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 20 No solution provided.
Operating Hours of Non-Residential Uses	
SO 21 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 21 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 22 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 22 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 23 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 23 Where a site adjoins land zoned for residential purposes:- (1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary. AND (2) a 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the site that adjoin land zoned for residential purposes.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	AND
	(3) fencing is constructed of materials such as colourbond, brick or timber.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 24 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<p>PS 24.1 (1) If the <i>site</i> is located opposite land zoned for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the <i>site</i>.</p> <p>OR</p> <p>(2) If the <i>site</i> is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the <i>site</i>.</p> <p style="text-align: center;">AND</p> <p>PS 24.2 If a screen fence is provided along the front boundary, the landscaping is located within the <i>site</i> and in front of the fence so as to be visible from the road.</p>
Impact of Non-Residential Development on Amenity	
SO 25 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	<p>PS 25.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 25.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 25.3 Non-residential buildings that can be seen from a boundary of the <i>site</i> adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 25.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 25.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 5 Specific Outcomes and Acceptable/Probable Solutions for the Residential B Zone

5.1 Assessment Criteria for Self Assessable Development in the Residential B Zone

Acceptable Solutions for Self Assessable Development - Residential B Zone	
Site Cover	
AS 1	For all development other than a single <i>detached house</i> and associated <i>outbuildings</i> on a single <i>lot</i> , maximum <i>site coverage</i> is 50%.
Residential Character and Infrastructure Services	
AS 2	One <i>detached house</i> is located on each lot.

5.2 Assessment Criteria for Assessable Development in the Residential B Zone

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Residential B zone:-</p> <ol style="list-style-type: none"> (1) Associated Unit - if maximum GFA is 60m² (excluding roofed verandah) (2) Bed and Breakfast Accommodation - if maximum of 1 bedroom (3) Detached House – if maximum of 1 <i>detached house</i> on a lot (4) Display Home (5) Duplex Dwelling (6) Environmental Park (7) Estate Sales Office (8) Home Business – if maximum area¹ is 30m² and is fully enclosed in a building and excluding the hire of a tennis court (9) Local Utilities (10) Low Density Multiple Dwelling Units (11) Medium Density Multiple Dwelling Units (12) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Residential B zone:-</p> <ol style="list-style-type: none"> (1) Adult Product Shop (2) Agriculture (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit – if GFA exceeds 60m² (excluding roofed verandah) (7) Bulk Garden Supplies (8) Camping Grounds (9) Car Depot (10) Caravan /Transportable Home Park (11) Cattery (12) Cemetery (13) Commercial Services (14) Concrete Batching Plant (15) Contractor's Depot (16) Crematorium 	<p>PS 2 No solution provided.</p>

RESIDENTIAL B ZONE		
Specific Outcomes for Assessable Development	Probable Solutions	
(17) Dairy		
(18) Detached House – if more than 1 detached house on a lot		
(19) Domestic Storage		
(20) Educational Establishment		
(21) Extractive Industry		
(22) Farm Forestry		
(23) Fast Food Delivery Service		
(24) Food Outlet		
(25) Funeral Parlour		
(26) General Industry		
(27) Hardware Shop		
(28) Hazardous and Offensive Industry		
(29) Hotel		
(30) Indoor Entertainment and Sport		
(31) Infill Housing		
(32) Institution		
(33) Intensive Animal Husbandry		
(34) Kennels		
(35) Major Telecommunication Facility		
(36) Market		
(37) Motor Sport		
(38) Night Club		
(39) Non-Intensive Animal Husbandry		
(40) Office		
(41) Outdoor Recreation		
(42) Outdoor Sales		
(43) Passenger Terminal		
(44) Radio Station		
(45) Recycling Depot		
(46) Retail Nursery		
(47) Rural Industry		
(48) Salvage Yard		
(49) Service Industry		
(50) Service Station		
(51) Shooting		
(52) Shop		
(53) Showroom		
(54) Simulated Conflict		
(55) Special Use		
(56) Stock Sales Yard		
(57) Tourist Cabins		
(58) Vehicle Sales		
(59) Veterinary Clinic		
(60) Veterinary Hospital		
(61) Warehouse		
Site Cover		
SO 3 Maximum site coverage is 50%.		PS 3 Maximum site coverage is 50%.
Intensity of Development		
SO 4 Development is compatible with the amenity and character of existing residential areas surrounding the land.		PS 4 No solution provided.

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 5 Where a site adjoins land zoned Residential A, the height, scale and building bulk of development along the common boundaries does not unduly affect the amenity of the Residential A zoned land.	PS 5 No solution provided.
Built Form	
SO 6 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 6 No solution provided.
Streetscape	
SO 7 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area.	PS 7 No solution provided.
Traffic, Access and Car Parking	
SO 8 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 8 No solution provided.
SO 9 Car parking facilities do not dominate the development or street frontage.	PS 9 No solution provided.
SO 10 Development does not result in on-street parking congestion.	PS 10 No solution provided.
Building Setback	
SO 11 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 11 No solution provided.
Amenity	
SO 12 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 12 No solution provided.
SO 13 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 13 No solution provided.
Advertising Signage	
SO 14 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 14 No solution provided.
ADDITIONAL OUTCOMES FOR DETACHED HOUSES ON SMALL RESIDENTIAL LOTS	
SO 15 Detached houses on small residential lots are located and designed to retain the character and amenity of the residential area.	PS 15 No solution provided.
SO 16 Detached houses and associated private outdoor recreation areas on small residential lots occur on relatively flat or gently sloping land.	PS 16 Detached houses and associated private outdoor recreation occur on land with a slope of less than 10%.

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 17 Non-residential development is compatible with the residential nature and character of the area.	PS 17 No solution provided.
Preferred Location of Non-Residential Development	
SO 18 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 18 No solution provided.
Height of Non-Residential Buildings	
SO 19 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 19 No solution provided.
Intensity of Non-Residential Uses	
SO 20 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 20 No solution provided.
Operating Hours of Non-Residential Uses	
SO 21 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 21 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 22 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 22 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 23 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 23 Where a site adjoins land zoned for residential purposes:- (1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary. AND (2) a 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the site that adjoin land zoned for residential purposes. AND (3) fencing is constructed of materials such as brick or timber.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 24 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 24.1 (1) If the site is located opposite land zoned for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the site . OR (2) If the site is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the site .

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	AND
	<p>PS 24.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.</p>
Impact of Non-Residential Development on Amenity	
<p>SO 25 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.</p>	<p>PS 25.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 25.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 25.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 25.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 25.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 6 Specific Outcomes and Probable Solutions for the Central Business Zone
6.1 Assessment Criteria for Assessable Development in the Central Business Zone

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Central Business zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units - if located in Sub-Precinct CB-1 or where part of a mixed use development (2) Car Park (3) Caretaker's Residence (4) Commercial Services (5) Community Facilities (6) Display Home - where part of a mixed use development and does not occupy the ground floor (7) Educational Establishment (8) Environmental Park (9) Fast Foods Delivery Service (10) Food Outlet (11) Hardware Shop (12) High Density Multiple Dwelling Units - if located in Sub-Precinct CB-1 or where part of a mixed use development (13) Home Business – if located in an existing detached house (14) Hotel – if expansion of existing hotel (15) Indoor Entertainment and Sport (16) Local Utilities (17) Market (18) Medium Density Multiple Dwelling Units – if located in Sub-Precinct CB -1 or where part of a mixed use development (19) Motel (20) Night Club (21) Office (22) Outdoor Sales (23) Park (24) Passenger Terminal (25) Place of Worship (26) Radio Station (27) Recycling Depot (28) Retail Nursery (29) Shop (30) Showroom (31) Special Use – if building has active building entrances to principal street frontage (32) Veterinary Clinic 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Central Business zone:-</p> <ol style="list-style-type: none"> (1) Adult Product Shop (2) Agriculture (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit (7) Bed and Breakfast Accommodation 	<p>PS 2 No solution provided.</p>

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<ul style="list-style-type: none"> (8) Bulk Garden Supplies (9) Camping Grounds (10) Caravan/Transportable Home Park (11) Cattery (12) Cemetery (13) Concrete Batching Plant (14) Contractor's Depot (15) Crematorium (16) Dairy (17) Detached House (18) Duplex Dwelling (19) Estate Sales Office (20) Extractive Industry (21) Farm Forestry (22) Funeral Parlour (23) General Industry (24) Hazardous and Offensive Industry (25) Home Business – if requires construction of a new detached house or other structure (26) Infill Housing (27) Institution (28) Intensive Animal Husbandry (29) Kennels (30) Low Density Multiple Dwelling Units (31) Major Telecommunication Facility (32) Motor Sport (33) Non-Intensive Animal Husbandry (34) Outdoor Recreation (35) Pensioner Units (36) Retirement Village (37) Rural Industry (38) Salvage Yard (39) Service Industry (40) Shooting (41) Simulated Conflict (42) Special Use – if no active building entrances to principal street frontage (43) Stock Sales Yard (44) Tourist Cabins (45) Vehicle Sales (46) Warehouse 	
Building Design	
<p>SO 3 Buildings are designed and orientated on the site in a manner which:-</p> <ul style="list-style-type: none"> (1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building; (2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and (3) accentuates and highlights the location of the entry points to the operational component of the land use. 	<p>PS 3.1 Buildings on corner sites address both street frontages with display windows or entrances (irrespective of primary or secondary street designation) and incorporate corner design statements.</p> <p style="text-align: center;">AND</p> <p>PS 3.2 Customer entry points are sheltered from rain and direct solar exposure by a roof having an effective width of no less than 3m measured from the line of the access door.</p> <p style="text-align: center;">AND</p> <p>PS 3.3 Glazed display windows within those walls which face the road frontage having an aggregate area of no less than 50% of the face area of that section of the external wall between ground level and the awning over.</p>

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Awnings	
<p>SO 4 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.</p>	<p>PS 4.1 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 4m above finished ground level are provided:-</p> <ol style="list-style-type: none"> (1) adjacent to every glazed display window; and (2) to active building entrances. <p style="text-align: center;">AND</p> <p>PS 4.2 Awnings constructed within the reserve of the frontage road are:-</p> <ol style="list-style-type: none"> (1) supported entirely by a building or other structure contained within the confines of the site; and (2) set back no less than 600mm from the line of the face of the kerb within the frontage road.
<p>SO 5 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.</p>	<p>PS 5 No solution provided.</p>
Energy Efficiency	
<p>SO 6 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:-</p> <ol style="list-style-type: none"> (1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and (2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the site in regard to reflected light and heat from elements of the building fabric. 	<p>PS 6.1 All buildings which are used for purposes other than residential accommodation and have a gross floor area of more than 2500m² achieve the following standards:-</p> <ol style="list-style-type: none"> (1) roofs, or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5; (2) external walls, but excluding glazing panels within those walls, insulated to R1.0; and (3) all glazing totally shaded from direct solar exposure between 9am and 3pm on every day between 21 September and 21 March of the following year. <p>There is no probable solution for reflected light and heat under this element.</p>
Landscaping	
<p>SO 7 Landscaping is provided and maintained in a manner that:-</p> <ol style="list-style-type: none"> (1) is consistent with the streetscape character of the area; (2) incorporates appropriate street trees; (3) retains significant landforms, trees and vegetation where possible; (4) establishes an inviting micro-climate; (5) provides shade areas; (6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site; (7) incorporates pedestrian links between adjacent sites; (8) provides and highlights direct pedestrian linkages between adjacent development sites; (9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale; (10) incorporates irrigation; (11) satisfies the commercial expectations of business owners and operators; and (12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site. 	<p>PS 7.1 Shade trees on footpaths and in car parks are clean trunked, compatible with parked vehicles (non sap/berry/leaf/seed dropping species) and are provided at the rate of 1 tree per 4m² at 4m spacings.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 Where parking is located between the front of buildings and the frontage road boundary, 15% of the site is landscaped including in the following locations:-</p> <ol style="list-style-type: none"> (1) boundary buffers; (2) 3m wide frontage buffer strips; (3) car parks; and (4) screening vegetation. <p>The calculation of the 15% landscaping includes pedestrian access ways provided on site.</p> <p>OR</p> <p>PS 7.3 Where parking is located behind buildings built to the road boundary, a minimum of 10% of the site is landscaped including the area of:-</p> <ol style="list-style-type: none"> (1) landscaped buffers; (2) frontage landscaping; (3) car park landscaping; and (4) pedestrian pathways. <p style="text-align: center;">AND</p> <p>PS 7.4 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Car Parking	
<p>SO 8 Car parking is designed and located so that:-</p> <ol style="list-style-type: none"> (1) it does not dominate or break up the street frontage; (2) car parking areas and driveways are shared and linked with adjoining properties where possible; (3) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and (4) it is convenient and adequate for the demands of customers and visitors. 	<p>PS 8.1 Where the site has a single road frontage:-</p> <ol style="list-style-type: none"> (1) car parking areas are located behind or underneath buildings built to the street; or (2) located on the western side of Gympie Road and south of Learmonth Street, the front wall of the closest building to the frontage road is set back no more than 22.5m from the road boundary to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p style="text-align: center;">AND</p> <p>PS 8.2 Where the site has multiple road frontages:-</p> <ol style="list-style-type: none"> (1) car parking areas are located behind or underneath buildings built to the street; or (2) the front wall of the closest building to the primary frontage road is set back no more than 22.5m from that frontage road to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p style="text-align: center;">AND</p> <p>PS 8.3 Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between sites via internal service roads.</p> <p style="text-align: center;">AND</p> <p>PS 8.4 2m wide irrigated landscaped beds are provided along any boundaries of car parks that adjoin public walk ways or parks, where the car park contains 20 or more car parking spaces.</p> <p style="text-align: center;">AND</p> <p>PS 8.5 A 3m landscape strip is provided between the road boundary to the site and any driveway or parking facilities which separate an on-site building and that road boundary.</p>
<p>SO 9 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the site.</p>	<p>PS 9 No solution provided.</p>
Impact on the Amenity and Character of the Surrounding Area	
<p>SO 10 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located and buffered from adjacent sensitive land uses in a manner which:-</p> <ol style="list-style-type: none"> (1) is in keeping with the desired or established character of the area; (2) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) natural light and ventilation; and (3) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 10.1 Uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 10.3 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ol style="list-style-type: none"> (1) the same distance as the existing residential buildings on the adjoining land; or (2) 6m where there is no existing building on the adjoining land. <p style="text-align: center;">AND</p> <p>PS 10.4 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1, is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.5 Fencing is constructed of timber, brick or colourbond.</p>

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p style="text-align: center;">AND</p> <p>PS 10.6 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p style="text-align: center;">AND</p> <p>PS 10.7 Other than those on-site service bays³ designed to accommodate service vehicles no larger than a van³, service vehicle³ standing areas, loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <p>(1) in a road or other public place; or</p> <p>(2) within premises used for residential purposes either on, or adjacent to, the site.</p> <p style="text-align: center;">AND</p> <p>PS 10.8 Unless more extensive buffering is required by another applicable code⁴, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.9 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p style="text-align: center;">AND</p> <p>PS 10.10 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in <i>PS 10.8</i> and <i>PS 10.9</i>.</p> <p style="text-align: center;">AND</p> <p>PS 10.11 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
<p>SO 11 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area; and</p> <p>(2) is in keeping with the desired or established character of the area.</p>	<p>PS 11.1 Where the site adjoins land which is included in a residential zone any part of any building or structure on the site located within 20m of the residential zone has a maximum height of 2 storeys except where the proposed use of any building or structure is for the residential component of a mixed use development or part of a medium density or high density residential development.</p> <p style="text-align: center;">AND</p> <p>PS 11.2 Service structures and mechanical plant are not visible from adjoining roads or land zoned for residential purposes.</p>
<p>SO 12 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.</p>	<p>PS 12 No solution provided.</p>
<p>SO 13 Development does not result in on-street parking congestion.</p>	<p>PS 13 No solution provided.</p>
<p>SO 14 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 14 No solution provided.</p>
<p>SO 15 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 15 No solution provided.</p>
<p>SO 16 The operating hours of development are appropriate and minimise the impact on amenity.</p>	<p>PS 16 No solution provided.</p>
<p>SO 17 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.</p>	<p>PS 17 No solution provided.</p>

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Pedestrian Access Ways	
<p>SO 18 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles and contributes to an attractive streetscape.</p>	<p>PS 18.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> (1) the paved pedestrian pathway within the frontage road reserve to the site; (2) designated passenger pick-up and set-down points on the site; (3) car parking facilities provided at the rear of the site; and (4) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 18.2 The pedestrian access ways prescribed under <i>PS 18.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 18.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;">AND</p> <p>PS 18.4 Changes of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Artificial Lighting	
<p>SO 19 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.</p>	<p>PS 19 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
<p>SO 20 Artificial lighting necessarily associated with the use of the site is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site.</p>	<p>PS 20 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Disabled Access to Outdoor Areas	
<p>SO 21 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site.</p>	<p>PS 21.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the site, other than service areas, that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 21.2 The disabled access required under <i>PS 21.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>

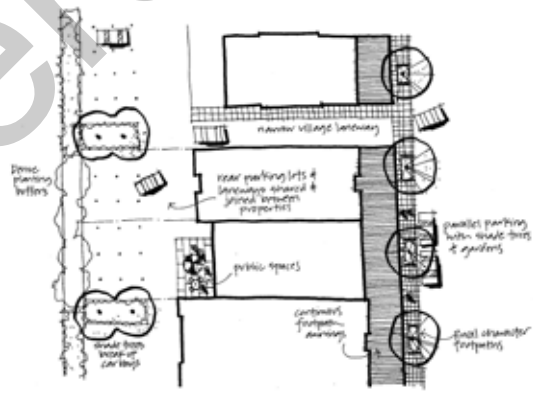
CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 22 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 22.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p style="text-align: center;">AND</p> <p>PS 22.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person. <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p style="text-align: center;">AND</p> <p>PS 22.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which can be serviced by an industrial refuse collection vehicle⁶. <p style="text-align: center;">AND</p> <p>PS 22.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
On-Site Conveniences for Patrons	
<p>SO 23 The development incorporates conveniences for use by building owners, employees and patrons in conveniently accessible locations.</p>	<p>PS 23 No solution provided.</p>
Mixed Use Development Incorporating a Residential Accommodation Component	
<p>SO 24 Sensitive areas of the residential accommodation component of any mixed use development in Sub-Precinct CB-1 are:-</p> <ol style="list-style-type: none"> (1) adequately buffered from incompatible non-residential uses on both the site and adjacent land; and (2) so located and so constructed as to avoid or mitigate any adverse impacts between the residential and non-residential components of the land use. 	<p>PS 24 No solution provided.</p>

Division 7 Specific Outcomes and Probable Solutions for the Commercial Zone
7.1 Assessment Criteria for Assessable Development in the Commercial Zone

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Commercial zone:-</p> <ol style="list-style-type: none"> (1) Bulk Garden Supplies (2) Car Depot (3) Car Park (4) Caretaker's Residence (5) Commercial Services (6) Community Facilities (7) Educational Establishment (8) Environmental Park (9) Fast Foods Delivery Service (10) Food Outlet (11) Hardware Shop (12) Home Business – if located in an existing Detached House (13) Indoor Entertainment and Sport (14) Local Utilities (15) Major Telecommunication Facility (16) Office (17) Outdoor Recreation (18) Outdoor Sales (19) Park (20) Place of Worship (21) Radio Station (22) Recycling Depot (23) Retail Nursery (24) Service Station (25) Shop - if total GFA used as a shop on the lot (including an allotment subdivided in accordance with the <i>Body Corporate and Community Management Act</i>) does not exceed 150m² and lot area or the area comprised in the community title scheme is at least 2000m² (26) Showroom (27) Special Use (28) Vehicle Sales (29) Veterinary Clinic (30) Veterinary Hospital 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Commercial zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation (9) Camping Grounds (10) Caravan/Transportable Home Park (11) Cattery (12) Cemetery 	<p>PS 2 No solution provided.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<ul style="list-style-type: none"> (13) Concrete Batching Plant (14) Contractor's Depot (15) Crematorium (16) Dairy (17) Detached House (18) Display Home (19) Duplex Dwelling (20) Estate Sales Office (21) Extractive Industry (22) Farm Forestry (23) General Industry (24) Hazardous and Offensive Industry (25) High Density Multiple Dwelling Units (26) Home Business – if requires construction of a new detached house or other structure (27) Hospital (28) Infill Housing (29) Institution (30) Intensive Animal Husbandry (31) Kennels (32) Low Density Multiple Dwelling Units (33) Medium Density Multiple Dwelling Units (34) Motor Sport (35) Night Club (36) Non-Intensive Animal Husbandry (37) Pensioner Units (38) Retirement Village (39) Rural Industry (40) Salvage Yard (41) Service Industry (42) Shooting (43) Shop – if total GFA used as a shop on the lot (including an allotment subdivided in accordance with the <i>Body Corporate and Community Management Act</i>) exceeds 150m² or lot area or the area comprised in the community title scheme is less than 2000m² (44) Simulated Conflict (45) Stock Sales Yard (46) Tourist Cabins (47) Warehouse 	
Building Design	
<p>SO 3 Buildings are designed and orientated on the site in a manner which:-</p> <ul style="list-style-type: none"> (1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building; (2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and (3) accentuates and highlights the location of the entry points to the operational component of the land use. 	<p>PS 3.1 Customer entry points are sheltered from rain and direct solar exposure by a roof having an effective width of no less than 3m measured from the line of the access door.</p> <p style="text-align: center;">AND</p> <p>PS 3.2 Glazed display windows within those walls which face the road frontage having an aggregate area of no less than 50% of the face area of that section of the external wall between ground level and the awning over.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Awnings	
<p>SO 4 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.</p>	<p>PS 4.1 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 4m above finished ground level are provided:-</p> <ol style="list-style-type: none"> (1) adjacent to every glazed display window; and (2) to active building entrances. <p style="text-align: center;">AND</p> <p>PS 4.2 Awnings constructed within the reserve of the frontage road are:-</p> <ol style="list-style-type: none"> (1) supported entirely by a building or other structure contained within the confines of the site; and (2) set back no less than 600mm from the line of the face of the kerb within the frontage road for the full length of any wall facing the road boundary to the development site.
<p>SO 5 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.</p>	<p>PS 5 No solution provided.</p>
Energy Efficiency	
<p>SO 6 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:-</p> <ol style="list-style-type: none"> (1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and (2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the site in regard to reflected light and heat from elements of the building fabric. 	<p>PS 6 All buildings which are used for purposes other than residential accommodation and have a gross floor area of more than 2500m² achieve the following standards:-</p> <ol style="list-style-type: none"> (1) roofs, or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5; (2) external walls, but excluding glazing panels within those walls, insulated to R1.0; and (3) all glazing totally shaded from direct solar exposure between 9am and 3pm on every day between 21 September and 21 March of the following year. <p>There is no probable solution for reflected light and heat under this element.</p>
Landscaping	
<p>SO 7 Landscaping is provided and maintained in a manner that:-</p> <ol style="list-style-type: none"> (1) is consistent with the streetscape character of the area; (2) incorporates appropriate street trees; (3) retains significant landforms, trees and vegetation where possible; (4) establishes an inviting micro-climate; (5) provides shade areas; (6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site; (7) incorporates pedestrian links between adjacent sites; (8) provides and highlights direct pedestrian linkages between adjacent development sites; (9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale; (10) incorporates irrigation; (11) satisfies the commercial expectations of business owners and operators; and (12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site. 	<p>PS 7.1 Shade trees on footpaths and in car parks are clean trunked, compatible with parked vehicles (non sap/berry/leaf/seed dropping species) and are provided at the rate of 1 tree per 4m² at 4m spacings.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 15% of the site is landscaped including in the following locations:-</p> <ol style="list-style-type: none"> (1) boundary buffers; (2) 3m wide frontage buffer strips; (3) car parks; and (4) screening vegetation. <p>The calculation of the 15% landscaping includes pedestrian access ways provided on site.</p> <p style="text-align: center;">AND</p> <p>PS 7.3 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Car Parking	
<p>SO 8 Car parking is designed and located so that:-</p> <ol style="list-style-type: none"> (1) it does not dominate or break up the street frontage; (2) car parking areas and driveways are shared and linked with adjoining properties where possible; (3) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and (4) it is convenient and adequate for the demands of customers and visitors. 	<p>PS 8.1 Where the site has a single road frontage:-</p> <ol style="list-style-type: none"> (1) car parking areas are located behind or underneath buildings built to the street; <p>OR</p> <ol style="list-style-type: none"> (2) the front wall of the closest building to the frontage road is set back no more than 22.5m from the road boundary to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p style="text-align: center;">AND</p> <p>PS 8.2 Where the site has multiple road frontages:-</p> <ol style="list-style-type: none"> (1) car parking areas are located behind or underneath buildings built to the street; or (2) the front wall of the closest building to the primary frontage road is set back no more than 22.5m from that frontage road to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p style="text-align: center;">AND</p> <p>PS 8.3 Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between sites via internal service roads.</p> <p style="text-align: center;">AND</p> <p>PS 8.4 Car parking is designed generally in accordance with the following illustrations in terms of location, landscaping and expanse:-</p>  <p style="text-align: center;">AND</p> <p>PS 8.5 2m wide irrigated landscaped beds are provided along any boundaries of car parks that adjoin public walk ways or parks, where the car park contains 20 or more car parking spaces.</p>
<p>SO 9 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the site.</p>	<p>PS 9 No solution provided.</p>
Impact on the Amenity and Character of the Surrounding Area	
<p>SO 10 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located and buffered from adjacent sensitive land uses in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the traditional hamlet pattern of shop fronts and streetscapes; (2) is in keeping with the desired or established character of the area; 	<p>PS 10.1 Uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(3) does not result in significant loss of amenity to uses on adjacent land or land in the general vicinity of the site, having regard to:-</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; and (c) natural light and ventilation; and <p>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</p>	<p style="text-align: center;">AND</p> <p>PS 10.3 Where any building can be seen from the common boundary of the site adjoining land zoned for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p style="text-align: center;">AND</p> <p>PS 10.4 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ul style="list-style-type: none"> (1) the same distance as the existing residential buildings on the adjoining land; or (2) 6m where there is no existing building on the adjoining land. <p style="text-align: center;">AND</p> <p>PS 10.5 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1, is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.6 Fencing is constructed of timber, brick or colourbond.</p> <p style="text-align: center;">AND</p> <p>PS 10.7 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p style="text-align: center;">AND</p> <p>PS 10.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ul style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes. <p style="text-align: center;">AND</p> <p>PS 10.9 Unless more extensive buffering is required by another applicable code⁴, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.10 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p style="text-align: center;">AND</p> <p>PS 10.11 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in PS 10.9 and PS 10.10.</p> <p style="text-align: center;">AND</p> <p>PS 10.12 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 11 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <p>(1) does not adversely impact on the existing or desired streetscape for the area; and</p> <p>(2) is in keeping with the desired or established character of the area.</p>	<p>PS 11.1 Where the site either adjoins or is on the opposite side of a frontage road to land which is included in a residential zone, all buildings and other structures on the site have an overall height above finished ground level of no more than 7.5m.</p> <p style="text-align: center;">AND</p> <p>PS 11.2 Service structures and mechanical plant are not visible from adjoining roads or land zoned for residential purposes.</p>
<p>SO 12 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.</p>	<p>PS 12 No solution provided.</p>
<p>SO 13 Development does not result in on-street parking congestion.</p>	<p>PS 13 No solution provided.</p>
<p>SO 14 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 14 No solution provided.</p>
<p>SO 15 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 15 No solution provided.</p>
<p>SO 16 The operating hours of development are appropriate and minimise the impact on amenity.</p>	<p>PS 16 No solution provided.</p>
<p>SO 17 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.</p>	<p>PS 17 No solution provided.</p>
Pedestrian Access Ways	
<p>SO 18 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles and contributes to an attractive streetscape.</p>	<p>PS 18.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <p>(1) the paved pedestrian pathway within the frontage road reserve to the site;</p> <p>(2) designated passenger pick-up and set-down points on the site;</p> <p>(3) car parking facilities provided at the rear of the site; and</p> <p>(4) on-site car parking facilities set aside for use by physically disabled people.</p> <p style="text-align: center;">AND</p> <p>PS 18.2 The pedestrian access ways prescribed under <i>PS 18.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 18.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;">AND</p> <p>PS 18.4 Changes of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Artificial Lighting	
<p>SO 19 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.</p>	<p>PS 19 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
<p>SO 20 Artificial lighting necessarily associated with the use of the site is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site.</p>	<p>PS 20 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Disabled Access to Outdoor Areas	
<p>SO 21 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site.</p>	<p>PS 21.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the site, other than service areas, that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 21.2 The disabled access required under <i>PS 21.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 22 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 22.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p style="text-align: center;">AND</p> <p>PS 22.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p style="text-align: center;">AND</p> <p>PS 22.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which can be serviced by an industrial refuse collection vehicle⁶. <p style="text-align: center;">AND</p> <p>PS 22.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>



COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
On-Site Conveniences for Patrons	
SO 23 The development incorporates conveniences for use by building owners, employees and patrons in conveniently accessible locations.	PS 23 No solution provided.

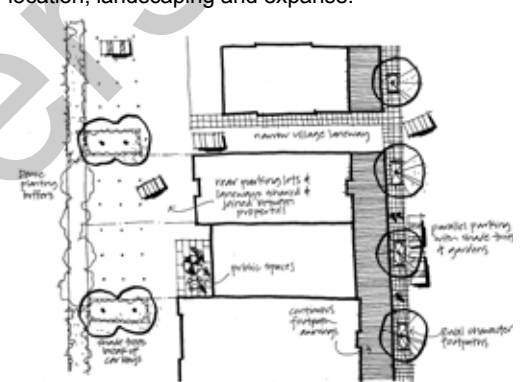
Historic Version
PineRiversPlan

Division 8 Specific Outcomes and Probable Solutions for the Local Business Zone
8.1 Assessment Criteria for Assessable Development in the Local Business Zone

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Local Business zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units - where part of a mixed use development (2) Car Park (3) Caretakers Residence (4) Commercial Services (5) Community Facilities (6) Display Home - where part of a mixed use development and does not occupy the ground floor (7) Environmental Park (8) Fast Foods Delivery Service (9) Food Outlet (10) Hardware Shop (11) High Density Multiple Dwelling Units - where part of a mixed use development (12) Home Business – if located in an existing detached house (13) Local Utilities (14) Medium Density Multiple Dwelling Units - where part of a mixed use development (15) Office (16) Park (17) Recycling Depot (18) Retail Nursery (19) Shop (20) Veterinary Clinic 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Local Business zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units – where not part of a mixed use development (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation (9) Bulk Garden Supplies (10) Camping Grounds (11) Caravan/Transportable Home Park (12) Cattery (13) Cemetery (14) Concrete Batching Plant (15) Contractor's Depot (16) Crematorium (17) Dairy (18) Detached House (19) Duplex Dwelling 	<p>PS 2 No solution provided.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(20) Environmental Park (21) Estate Sales Office (22) Extractive Industry (23) Farm Forestry (24) Funeral Parlour (25) General Industry (26) Hazardous and Offensive Industry (27) High Density Multiple Dwelling Units - where not part of a mixed use development (28) Home Business – if requires construction of a new detached house or other structure (29) Hospital (30) Hotel (31) Indoor Entertainment and Sport – if entertainment use only (32) Infill Housing (33) Institution (34) Intensive Animal Husbandry (35) Kennels (36) Low Density Multiple Dwelling Units (37) Major Telecommunication Facility (38) Medium Density Multiple Dwelling Units – where not part of a mixed use development (39) Motel (40) Motor Sport (41) Night Club (42) Non-Intensive Animal Husbandry (43) Outdoor Recreation (44) Outdoor Sales (45) Pensioner Units (46) Radio Station (47) Retirement Village (48) Rural Industry (49) Salvage Yard (50) Service Industry (51) Shooting (52) Showroom (53) Simulated Conflict (54) Stock Sales Yard (55) Tourist Cabins (56) Vehicle Sales (57) Veterinary Hospital (58) Warehouse	
Building Height	
SO 3 Except where part of a mixed use development, maximum height is 2 storeys .	PS 3 Except where part of a mixed use development, maximum height is 2 storeys .
Building Design	
SO 4 Buildings are designed and orientated on the site in a manner which:- (1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building;	PS 4 No solution provided.

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and</p> <p>(3) accentuates and highlights the location of the entry points to the operational component of the land use.</p>	
Awnings	
<p>SO 5 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.</p>	<p>PS 5 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 3.5m above finished ground level are provided for the full length of any wall facing the road boundary to the development <i>site</i>.</p>
<p>SO 6 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.</p>	<p>PS 6 No solution provided.</p>
Energy Efficiency	
<p>SO 7 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:-</p> <p>(1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and</p> <p>(2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the <i>site</i> in regard to reflected light and heat from elements of the building fabric.</p>	<p>PS 7.1 All buildings which are used for purposes other than residential accommodation and have a gross floor area of more than 2500m² achieve the following standards:-</p> <p>(1) roofs, or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5;</p> <p>(2) external walls, but excluding glazing panels within those walls, insulated to R1.0; and</p> <p>(3) all glazing totally shaded from direct solar exposure between 9am and 3pm on every day between 21 September and 21 March of the following year.</p> <p>There is no probable solution for reflected light and heat under this element.</p>
Landscaping	
<p>SO 8 Landscaping is provided and maintained in a manner that:-</p> <p>(1) is consistent with the streetscape character of the area;</p> <p>(2) incorporates appropriate street trees;</p> <p>(3) retains significant landforms, trees and vegetation where possible;</p> <p>(4) establishes an inviting micro-climate;</p> <p>(5) provides shade areas;</p> <p>(6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the <i>site</i>;</p> <p>(7) incorporates pedestrian links between adjacent <i>sites</i>;</p> <p>(8) provides and highlights direct pedestrian linkages between adjacent development <i>sites</i>;</p> <p>(9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale;</p> <p>(10) incorporates irrigation;</p> <p>(11) satisfies the commercial expectations of business owners and operators; and</p> <p>(12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the <i>site</i>.</p>	<p>PS 8.1 Shade trees on footpaths and in car parks are clean trunked, compatible with parked vehicles (non sap/berry/leaf/seed dropping species) and are provided at the rate of 1 tree per 4m² at 4m spacings.</p> <p style="text-align: center;">AND</p> <p>PS 8.2 Where parking is located between the front of buildings and the frontage road boundary, 15% of the <i>site</i> is landscaped including in the following locations:-</p> <p>(1) boundary buffers;</p> <p>(2) 3m wide frontage buffer strips;</p> <p>(3) car parks; and</p> <p>(4) screening vegetation.</p> <p>The calculation of the 15% landscaping includes pedestrian access ways provided on <i>site</i>.</p> <p style="text-align: center;">OR</p> <p>PS 8.3 Where parking is located behind buildings built to the road boundary a minimum of 10% of the <i>site</i> is landscaped including the area of:-</p> <p>(1) landscaped buffers;</p> <p>(2) frontage landscaping;</p> <p>(3) car park landscaping; and</p> <p>(4) pedestrian pathways;</p> <p style="text-align: center;">AND</p> <p>PS 8.4 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Car Parking	
<p>SO 9 Car parking is designed and located so that:-</p> <ol style="list-style-type: none"> (1) it does not dominate or break up the street frontage; (2) car parking areas and driveways are shared and linked with adjoining properties where possible; (3) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and (4) it is convenient and adequate for the demands of customers and visitors. 	<p>PS 9.1 Where the site has a single road frontage:-</p> <ol style="list-style-type: none"> (1) Car parking areas are located behind or underneath buildings built to the street; or (2) the front wall of the closest building to the frontage road is set back no more than 22.5m from the road boundary to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p>AND</p> <p>PS 9.2 Where the site has multiple road frontages:-</p> <ol style="list-style-type: none"> (1) Car parking areas are located behind or underneath buildings built to the street; or (2) the front wall of the closest building to the primary frontage road is set back no more than 22.5m from that frontage road to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p>AND</p> <p>PS 9.3 Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between sites via internal service roads.</p> <p>AND</p> <p>PS 9.4 Car parking is designed generally in accordance with the following illustrations in terms of location, landscaping and expense:-</p>  <p>AND</p> <p>PS 9.5 2m wide irrigated landscaped beds are provided along any boundaries of car parks that adjoin public walk ways or parks, where the car park contains 20 or more car parking spaces.</p>
<p>SO 10 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the site.</p>	<p>PS 10 No solution provided.</p>
Impact on the Amenity and Character of the Surrounding Area	
<p>SO 11 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located and buffered from adjacent sensitive land uses in a manner which:-</p> <ol style="list-style-type: none"> (1) is in keeping with the desired or established character of the area; (2) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; 	<p>PS 11.1 Uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 11.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(b) privacy and overlooking; and</p> <p>(c) natural light and ventilation; and</p> <p>(3) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</p>	<p>PS 11.3 Where any building can be seen from the common boundary of the site adjoining land zoned for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p style="text-align: center;">AND</p> <p>PS 11.4 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ol style="list-style-type: none"> (1) the same distance as the existing residential buildings on the adjoining land; or (2) 6m where there is no existing building on the adjoining land. <p style="text-align: center;">AND</p> <p>PS 11.5 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1 is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 11.6 Fencing is constructed of timber, brick or colourbond.</p> <p style="text-align: center;">AND</p> <p>PS 11.7 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p style="text-align: center;">AND</p> <p>PS 11.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes. <p style="text-align: center;">AND</p> <p>PS 11.9 Unless more extensive buffering is required by another applicable code⁴, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 11.10 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p style="text-align: center;">AND</p> <p>PS 11.11 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in PS 11.9 and PS 11.10.</p>
<p>SO 12 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 12.1 Where the site either adjoins, or is on the opposite side of a frontage road to, land which is included in a residential zone, all buildings and other structures on the site have an overall height above finished ground level of no more than 7.5m.</p> <p style="text-align: center;">AND</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 12.2 Service structures and mechanical plant are not visible from adjoining roads or land zoned for residential purposes.</p>
Pedestrian Access Ways	
<p>SO 13 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles and contributes to an attractive streetscape.</p>	<p>PS 13.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> (1) the paved pedestrian pathway within the frontage road reserve to the site; (2) designated passenger pick-up and set-down points on the site; (3) car parking facilities provided at the rear of the site; and (4) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 13.2 The pedestrian access ways prescribed under <i>PS 13.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 13.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;">AND</p> <p>PS 13.4 Changes of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Artificial Lighting	
<p>SO 14 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.</p>	<p>PS 14 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
<p>SO 15 Artificial lighting, necessarily associated with the use of the site, is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site.</p>	<p>PS 15 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Disabled Access to Outdoor Areas	
<p>SO 16 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site.</p>	<p>PS 16.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the site, other than service areas, that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 16.2 The disabled access required under <i>PS 16.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 17 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 17.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p style="text-align: center;">AND</p> <p>PS 17.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p style="text-align: center;">AND</p> <p>PS 17.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which can be serviced by an industrial refuse collection vehicle⁶. <p style="text-align: center;">AND</p> <p>PS 17.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
On-Site Conveniences for Patrons	
<p>SO 18 The development incorporates conveniences for use by building owners, employees and patrons in conveniently accessible locations.</p>	<p>PS 18 No solution provided.</p>
Mixed Use Development Incorporating a Residential Accommodation Component	
<p>SO 19 Sensitive areas of the residential accommodation component of any mixed use development on the land are:-</p> <ol style="list-style-type: none"> (1) adequately buffered from incompatible non-residential uses on both the site and adjacent land; and (2) so located and so constructed as to avoid or mitigate any adverse impacts between the residential and non-residential components of the land use. 	<p>PS 19 No solution provided.</p>

Division 9 Specific Outcomes and Acceptable/Probable Solutions for the Service Industry Zone

9.1 Assessment Criteria for Self Assessable Development in the Service Industry Zone

Acceptable Solutions for Self Assessable Development – Service Industry Zone	
Building Façade	
AS 1	The front façade of buildings is constructed of brick, concrete, glass or other similar materials, but not including uncoated corrugated iron, galvanised iron or steel, unless an industrial building is located at least 20m from any street frontage.
Building Setbacks, Screening, Landscaping and Buffers	
AS 2.1	8% of the site is landscaped.
AND	
AS 2.2	Unless more extensive buffering is required by another applicable code:-
(1)	a 10m wide landscaped buffer is provided and maintained for the full length of, and adjacent to, those boundaries of the site which abut land within a residential zone .
OR	
(2)	a 3m wide landscaped buffer strip is provided and maintained where the site adjoins land zoned for any purpose other than residential or industrial.
AND	
AS 2.3	(1) A 2m wide landscaped strip is provided between the road boundary to the site and any driveway or parking facilities which separate an on-site building and that road boundary.
OR	
(2)	Where the site is on the opposite side of a frontage road to land which is included in a residential zone , a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage, unless more extensive buffering is required by another code.
OR	
(3)	Where an open storage area is located adjoining an allotment frontage, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage except for openings required for access.
AND	
AS 2.4	A 1m wide landscaped buffer strip extends along the side boundaries of the site to a point in line with the front wall of any building or proposed building.
AND	
AS 2.5	Where the site adjoins land in any other non-industrial zone , a 2m high (measured above finished ground level) solid fence is erected and maintained along the entire length of the side and rear boundaries of the site that adjoin the non-industrial zone .
AND	
AS 2.6	Where visual screen fencing is required it is constructed of new materials and comprises of brick, timber, fibre cement sheeting, colourbond pressed metal or painted or coloured concrete.
AND	
AS 2.7	No buildings, other structures , goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers required by this code.
AND	
AS 2.8	Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-
(1)	in a road or other public place; or
(2)	from the common boundary of the site adjoining land zoned for residential purposes.
Artificial Lighting	
AS 3	Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the “recommended maximum values of light technical parameters for the control of obtrusive light” given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, “curfewed hours” are taken to be those hours between 10pm and 7am on the following day.
Risk/Hazard	
AS 4	Uses incorporating dangerous goods storage (where not a Hazardous or Offensive Industry) are not located within 100m of land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential.

Acceptable Solutions for Self Assessable Development – Service Industry Zone	
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>AS 5.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p>	
AND	
<p>AS 5.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p>	
AND	
<p>AS 5.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection vehicle. 	
AND	
<p>AS 5.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>	

9.2 Assessment Criteria for Assessable Development in the Service Industry Zone

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Service Industry zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Bulk Garden Supplies (3) Car Depot (4) Car Park (5) Caretaker's Residence (6) Commercial Services (7) Contractor's Depot (8) Environmental Park (9) Estate Sales Office (10) Fast Food Delivery Service (11) Food Outlet – if maximum GFA is 150m² (12) Hardware Shop (13) Indoor Entertainment and Sport – if sport uses only (14) Local Utilities (15) Non-Intensive Animal Husbandry (16) Outdoor Recreation (17) Outdoor Sales (18) Park (19) Recycling Depot (20) Service Industry (21) Vehicle Sales 	<p>PS 1 No solution provided.</p>

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 2 The following uses are inconsistent uses and are not located in the Service Industry zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Animal Accommodation (5) Associated Unit (6) Bed and Breakfast Accommodation (7) Camping Grounds (8) Caravan/Transportable Home Park (9) Cemetery (10) Community Facilities (11) Concrete Batching Plant – if less than 100m from a Residential zone (12) Crematorium (13) Dairy (14) Detached House (15) Display Home (16) Domestic Storage (17) Duplex Dwelling (18) Extractive Industry (19) Farm Forestry (20) Food Outlet – if maximum GFA exceeds 150m² (21) General Industry (22) Hazardous and Offensive Industry (23) High Density Multiple Dwelling Units (24) Home Business (25) Hospital (26) Hotel (27) Indoor Entertainment and Sport – if entertainment uses only (28) Infill Housing (29) Institution (30) Intensive Animal Husbandry (31) Kennels (32) Low Density Multiple Dwelling Units (33) Medium Density Multiple Dwelling Units (34) Motel (35) Motor Sport (36) Night Club (37) Pensioner Units (38) Retirement Village (39) Rural Industry (40) Salvage Yard (41) Shooting (42) Shop (43) Simulated Conflict (44) Special Use (45) Stock Sales Yard (46) Tourist Cabins 	<p>PS 2 No solution provided.</p>

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Building Facade	
<p>SO 3 The front facade of industrial buildings is constructed of appropriate materials to reduce reflectivity and to produce a high standard of amenity within the industrial area.</p>	<p>PS 3 The front facade of buildings is constructed of brick, concrete, glass or other similar materials, but not including uncoated corrugated iron, galvanised iron or steel, unless an industrial building is located at least 20m from any street frontage.</p>
Building Setbacks, Screening, Landscaping and Buffers	
<p>SO 4 The development incorporates adequate quantities of landscaping in appropriate locations to:-</p> <ol style="list-style-type: none"> (1) complement the existing or desired streetscape for the area; (2) provide visual relief from expanses of hard elements of the built environment both on and adjacent to the development site; (3) satisfy the expectations of the owners and operators of businesses on the development site; and (4) minimise the impact of industrial development, including on site storage areas, in terms of noise and visual impact on:- <ol style="list-style-type: none"> (a) any adjoining lots not zoned for industrial purposes; (b) the future development of adjoining allotments zoned for industrial purposes; (c) the streetscape of all roads to which the site has frontage; and (d) from any river to which the site has frontage. 	<p>PS 4.1. 8% of the site is landscaped.</p> <p style="text-align: center;">AND</p> <p>PS 4.2. Unless more extensive buffering is required by another code:-</p> <ol style="list-style-type: none"> (1) a 10m wide landscaped buffer is provided and maintained for the full length of, and adjacent to, those boundaries of the site which abut land within a residential zone. <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> (2) a 3m wide landscaped buffer strip is provided and maintained where the site adjoins land zoned for any purpose other than residential or industrial. <p style="text-align: center;">AND</p> <p>PS 4.3. (1) A 2m wide landscaped strip is provided between the road boundary to the site and any driveway or parking facilities which separate an on-site building and that road boundary.</p> <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> (2) Where the site is on the opposite side of a frontage road to land which is included in a residential zone, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage, unless more extensive buffering is required by another code. <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> (3) Where an open storage area is located adjoining an allotment frontage, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage except for opening required for access. <p style="text-align: center;">AND</p> <p>PS 4.4 A 1m wide landscaped buffer strip extends along the side boundaries of the site to a point in line with the front wall of any building or proposed building.</p> <p style="text-align: center;">AND</p> <p>PS 4.5 Where the site adjoins land in any other non-industrial zone, a 2m high (measured above finished ground level) solid fence is erected and maintained along the entire length of the side and rear boundaries of the site that adjoin the non-industrial zone.</p> <p style="text-align: center;">AND</p> <p>PS 4.6 Where visual screen fencing is required it is constructed of new materials and comprises of brick, timber, fibre cement sheeting, colourbond pressed metal or painted or coloured concrete.</p> <p style="text-align: center;">AND</p> <p>PS 4.7 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers required by this code.</p> <p style="text-align: center;">AND</p>

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 4.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes.
Artificial Lighting	
<p>SO 5 Artificial lighting, necessarily associated with the use of the development site, is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land or on land within the general vicinity of the development site.</p>	<p>PS 5 Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Risk/Hazard	
<p>SO 6 The risk to public safety, property and the environment from technological risk and hazards (fire, explosion and chemical release) are as low as reasonably practical and within acceptable limits.</p>	<p>PS 6 Uses incorporating dangerous goods storage (where not a hazardous or offensive industry) are not located within 100m of land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 7 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 7.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p style="text-align: center;">AND</p> <p>PS 7.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection vehicle⁶. <p style="text-align: center;">AND</p> <p>PS 7.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>

Division 10 Specific Outcomes and Acceptable/Probable Solutions for the General Industry Zone

10.1 Assessment Criteria for Self Assessable Development in the General Industry Zone

Acceptable Solutions for Self Assessable Development – General Industry Zone	
Building Facade	
AS 1	The front facade of buildings is constructed of brick, concrete, glass or other similar materials, but not including uncoated corrugated iron, galvanised iron or steel, unless an industrial building is located at least 20m metres from any street frontage.
Building Setbacks, Screening, Landscaping and Buffers	
AS 2.1	8% of the site is landscaped.
AND	
AS 2.2	Unless more extensive buffering is required by another applicable code:-
(1)	a 10m wide landscaped buffer is provided and maintained for the full length of, and adjacent to, those boundaries of the site which abut land within a residential zone .
OR	
(2)	a 3m wide landscaped buffer strip is provided and maintained where the site adjoins land zoned for any purpose other than residential or industrial.
AND	
AS 2.3	(1) A 2m wide landscaped strip is provided between the road boundary to the site and any driveway or parking facilities which separate an on-site building and that road boundary.
OR	
(2)	Where the site is on the opposite side of a frontage road to land which is included in a residential zone , a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage, unless more extensive buffering is required by another code.
OR	
(3)	Where an open storage area is located adjoining an allotment frontage, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage.
AND	
AS 2.4	A 1m wide landscaped buffer strip extends along the side boundaries of the site to a point in line with the front wall of any building or proposed building.
AND	
AS 2.5	Where the site adjoins land in any other non-industrial zone , a 2m high (measured above finished ground level) solid fence is erected and maintained along the entire length of the side and rear boundaries of the site that adjoin the non-industrial zone .
AND	
AS 2.6	Where visual screen fencing is required it is constructed of new materials and comprises of brick, timber, fibre cement sheeting, colourbond pressed metal or painted or coloured concrete.
AND	
AS 2.7	No buildings, other structures , goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers required by the codes.
AND	
AS 2.8	Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-
(1)	in a road or other public place; or
(2)	from the common boundary of the site adjoining land zoned for residential purposes.
Artificial Lighting	
AS 3	Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Risk/Hazard	
AS 4	Uses incorporating dangerous goods storage (where not a Hazardous or Offensive Industry) are not located within 100m of land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential.

Acceptable Solutions for Self Assessable Development – General Industry Zone	
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>AS 5.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p>	
AND	
<p>AS 5.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p>	
AND	
<p>AS 5.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection vehicle. 	
AND	
<p>AS 5.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>	

10.2 Assessment Criteria for Assessable Development in the General Industry Zone

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the General Industry zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Aquaculture (3) Bulk Garden Supplies (4) Car Depot (5) Car Park (6) Caretaker's Residence (7) Concrete Batching Plant – if more than 100m from a Residential zone (8) Contractor's Depot (9) Dairy (10) Environmental Park (12) Estate Sales Office (13) Fast Food Delivery Service (14) Food Outlet – if maximum GFA is 150m² (15) General Industry – if excludes any ancillary hazardous and offensive industry component (16) Hardware Shop – if located in Sub-Precinct GI-2 (17) Indoor Entertainment and Sport – if sport uses only and located in Sub-Precinct GI-2 (18) Local Utilities (19) Non-Intensive Animal Husbandry (20) Office - if located in Sub-Precinct GI-2 (21) Outdoor Sales (22) Park (23) Public Utilities 	<p>PS 1 No solution provided.</p>

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(24) Recycling Depot (25) Service Industry (26) Showroom – if located in Sub-Precinct GI-2 (27) Vehicle Sales – if located in Sub-Precinct GI-2 or for the sale of heavy vehicles (28) Warehouse	
SO 2 The following uses are inconsistent uses and are not located in the General Industry zone:- (1) Accommodation Units (2) Adult Product Shop (3) Animal Accommodation (4) Associated Unit (5) Bed and Breakfast Accommodation (6) Camping Grounds (7) Caravan/Transportable Home Park (8) Cemetery (9) Community Facilities (10) Concrete Batching Plant – if less than 100m from a Residential zone (11) Crematorium (12) Detached House (13) Display Home (14) Duplex Dwelling (15) Educational Establishment (16) Extractive Industry (17) Farm Forestry (18) Food Outlet – if maximum GFA exceeds 150m ² (19) Funeral Parlour (20) General Industry – if includes any hazardous and offensive industry component (21) Hazardous and Offensive Industry (22) High Density Multiple Dwelling Units (23) Home Business (24) Hospital (25) Hotel (26) Infill Housing (27) Institution (28) Intensive Animal Husbandry (29) Low Density Multiple Dwelling Units (30) Market (31) Medium Density Multiple Dwelling Units (32) Motel (33) Night Club (34) Pensioner Units (35) Place of Worship (36) Retirement Village (37) Rural Industry (38) Shop (39) Simulated Conflict (40) Special Use (41) Tourist Cabins (42) Veterinary Clinic	PS 2 No solution provided.

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Non-Industrial Traffic	
SO 3 Development that attracts the general public, including <i>indoor entertainment and sport, outdoor recreation, showrooms</i> and <i>vehicle sales</i> is located at the periphery of the zone or on major roads through the zone so that non-industrial traffic does not penetrate the industrial road system.	PS 3 No solution provided.
Entry Points to the Strathpine Business Area	
SO 4 Development is integrated, maintaining a high standard of siting, design and visual presentation including landscaped building setbacks that present an attractive frontage to the major roads and at entry points to the Strathpine business area.	PS 4 No solution provided.
Building Facade	
SO 5 The front facade of industrial buildings is constructed of appropriate materials to reduce reflectivity and to produce a high standard of amenity within the industrial area.	PS 5 The front facade of buildings is constructed of brick, concrete, glass or other similar materials, but not including uncoated corrugated iron, galvanised iron or steel, unless an industrial building is located at least 20m from any street frontage.
Building Setbacks, Screening, Landscaping and Buffers	
<p>SO 6 The development incorporates adequate quantities of landscaping in appropriate locations to:-</p> <ol style="list-style-type: none"> (1) complement the existing or desired streetscape for the area; (2) provide visual relief from expanses of hard elements of the built environment both on and adjacent to the development site; (3) satisfy the expectations of the owners and operators of businesses on the development site; and (4) minimise the impact of industrial development, including on site storage areas, in terms of noise and visual impact on:- <ol style="list-style-type: none"> (a) any adjoining lots not zoned for industrial purposes; (b) the future development of adjoining allotments zoned for industrial purposes; (c) the streetscape of all roads to which the site has frontage; and (d) from any river to which the site has frontage. 	<p>PS 6.1 8% of the site is landscaped.</p> <p style="text-align: center;">AND</p> <p>PS 6.2 Unless more extensive buffering is required by another code:-</p> <ol style="list-style-type: none"> (1) a 10m wide landscaped buffer is provided and maintained for the full length of, and adjacent to, those boundaries of the site which abut land within a residential zone; <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> (2) a 3m wide landscaped buffer strip is provided and maintained where the site adjoins land zoned for any purpose other than residential or industrial. <p style="text-align: center;">AND</p> <p>PS 6.3 (1) A 2m wide landscaped strip is provided between the road boundary to the site and any driveway or parking facilities which separate an on-site building and that road boundary;</p> <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> (2) Where the site is on the opposite side of a frontage road to land which is included in a residential zone, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage, unless more extensive buffering is required by another code; <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> (3) Where an open storage area is located adjoining an allotment frontage, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage. <p style="text-align: center;">AND</p> <p>PS 6.4 A 1m wide landscaped buffer strip extends along the side boundaries of the site to a point in line with the front wall of any building or proposed building.</p> <p style="text-align: center;">AND</p> <p>PS 6.5 Where the site adjoins land in any other non-industrial zone, a 2m high (measured above finished ground level) solid fence is erected and maintained along the entire length of the side and rear boundaries of the site that adjoin the non-industrial zone.</p>

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p style="text-align: center;">AND</p> <p>PS 6.6 Where visual screen fencing is required it is constructed of new materials and comprises of brick, timber, fibre cement sheeting, colourbond pressed metal or painted or coloured concrete.</p> <p style="text-align: center;">AND</p> <p>PS 6.7 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers required by the codes.</p> <p style="text-align: center;">AND</p> <p>PS 6.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes.
Artificial Lighting	
<p>SO 7 Artificial lighting, necessarily associated with the use of the development site, is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land or on land within the general vicinity of the development site.</p>	<p>PS 7 Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Risk/Hazard	
<p>SO 8 The risk to public safety, property and the environment from technological risk and hazards (fire, explosion and chemical release) are as low as reasonably practical and within acceptable limits.</p>	<p>PS 8 Uses incorporating dangerous goods storage (where not a hazardous or offensive industry) are not located within 100m of land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 9 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 9.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p style="text-align: center;">AND</p> <p>PS 9.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p style="text-align: center;">AND</p> <p>PS 9.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>(2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection vehicle⁶.</p> <p style="text-align: center;">AND</p> <p>PS 9.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
Additional Outcomes for Sub-Precinct GI-1	
<p>SO 10 General Industry if including any ancillary Hazardous and Offensive Industry component is located in Sub-Precinct GI-1.</p>	<p>PS 10 No solution provided.</p>

Division 11 Specific Outcomes and Probable Solutions for the Extractive Industry Zone
11.1 Assessment Criteria for Assessable Development in the Extractive Industry Zone

EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Extractive Industry zone:-</p> <ul style="list-style-type: none"> (1) Agriculture (2) Animal Accommodation (3) Caretaker's Residence (4) Concrete Batching Plant (5) Environmental Park (6) Extractive Industry (7) Local Utilities (8) Non-Intensive Animal Husbandry (9) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Extractive Industry zone:-</p> <ul style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit (6) Bed and Breakfast Accommodation (7) Camping Grounds (8) Car Depot (9) Car Park (10) Caravan/Transportable Home Park (11) Cattery (12) Cemetery (13) Child Care Centre (14) Commercial Services (15) Community Facilities (16) Crematorium (17) Dairy (18) Detached House (19) Display Home (20) Duplex Dwelling (21) Educational Establishment (22) Estate Sales Office (23) Farm Forestry (24) Fast Food Delivery Service (25) Food Outlet (26) Funeral Parlour (27) General Industry (28) Hardware Shop (29) Hazardous and Offensive Industry (30) High Density Multiple Dwelling Units (31) Home Business (32) Hospital (33) Hotel (34) Indoor Entertainment and Sport (35) Infill Housing 	<p>PS 2 No solution provided.</p>

EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(36) Institution (37) Intensive Animal Husbandry (38) Kennels (39) Low Density Multiple Dwelling Units (40) Major Telecommunication Facility (41) Market (42) Medium Density Multiple Dwelling Units (43) Motel (44) Motor Sport (45) Night Club (46) Office (47) Outdoor Sales (48) Passenger Terminal (49) Pensioner Units (50) Place of Worship (51) Radio Station (52) Retail Nursery (53) Retirement Village (54) Rural Industry (55) Salvage Yard (56) Service Industry (57) Service Station (58) Shooting (59) Shop (60) Showroom (61) Simulated Conflict (62) Special Use (63) Stock Sales Yard (64) Tourist Cabins (65) Vehicle Sales (66) Veterinary Clinic (67) Veterinary Hospital (68) Warehouse	
Haulage of Materials in Sub-Precincts EI-6 and EI-5	
SO 3 Haulage of materials associated with extractive industry operations minimises impact on the local road network, residential areas and other sensitive land uses :- (1) Sub-Precinct EI-6 utilises Johnstone Road, South Pine Road or Nolan Road/Millar Road connection and State controlled roads; and (2) Sub-Precinct EI-5 utilises Kremzow Road, Old North Road, South Pine Road and Leitchs Road (south of Kremzow Road only) and State controlled roads.	PS 3 No solution provided.
Extraction	
SO 4 Extractive industry is undertaken in a manner which does not compromise the amenity of adjoining areas.	PS 4.1 Adequate buffering measures or separation distances are provided and maintained between areas being mined and existing and likely future residential land. AND PS 4.2 Buffer areas are extensively planted and/or mounded to maximise visual and acoustic screening. The width of such areas and the height of such planting and/or mounding is determined having regard to the topography of the land and the nature, orientation and distance to existing and likely future development in surrounding areas.

EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p style="text-align: center;">AND</p> <p>PS 4.3 Soils used for mounding do not include potential acid sulfate soil and are stabilised as soon as constructed to prevent erosion.</p> <p style="text-align: center;">AND</p> <p>PS 4.4 Appropriate safety and pollution control measures are part of the proposed mining, transportation and processing activities (such measures to include fencing of excavated areas, noise and dust control and sealed access roads where necessary).</p>
Site Rehabilitation	
<p>SO 5 Sites are rehabilitated having regard to:-</p> <ol style="list-style-type: none"> (1) staged rehabilitation; (2) landscaping; (3) water quality; (4) site runoff; (5) erosion; (6) contamination and clean up works; (7) filling of the land; (8) any other relevant environmental consideration; and (9) end land use options. 	<p>PS 5.1 Rehabilitation is undertaken progressively and in stages in accordance with an approved environmental management plan or rehabilitation management plan and rehabilitation works are bonded relative to stages of rehabilitation.</p> <p style="text-align: center;">AND</p> <p>PS 5.2 Rehabilitation standards and works appropriate to the desired long term use of the land are secured by agreement to be undertaken following the completion of extraction.</p> <p style="text-align: center;">AND</p> <p>PS 5.3 Planting associated with rehabilitation works seek to restore bio-diversity and landscape values associated with the <i>site</i>.</p> <p style="text-align: center;">AND</p> <p>PS 5.4 Rehabilitation is carried out to provide water quality of a standard which can support aquatic vertebrates and invertebrates.</p> <p style="text-align: center;">AND</p> <p>PS 5.5 Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p> <p style="text-align: center;">AND</p> <p>PS 5.6 Unstable slopes and erosion prone areas are stabilised and revegetated.</p> <p style="text-align: center;">AND</p> <p>PS 5.7 Vegetation on the main prominent ridge lines in Sub-Precinct EI-5 is retained as a substantially vegetated, aesthetic element in any development.</p> <p style="text-align: center;">AND</p> <p>PS 5.8 Where the main ridge line has been altered, and/or degraded, restoration is undertaken through the planting of indigenous plant species.</p>
<p>SO 6 After extraction and rehabilitation is complete the inundated land and riparian areas are made available for public purposes.</p>	<p>PS 6 After extraction and rehabilitation is complete, the inundated land and immediate surrounds including a 50m wide buffer, and riparian areas are vested in the Council for public purposes.</p>
<p>SO 7 The ultimate use of land after extraction and rehabilitation occurs is compatible with the character, and amenity of the surrounding area and the <i>site</i> conditions after rehabilitation having regard to:-</p> <ol style="list-style-type: none"> (1) access; (2) environmental values; (3) existing and proposed development on adjacent land; (4) flooding; (5) availability of infrastructure; (6) public safety hazards and risks associated with abandoned quarry operations; 	<p>PS 7 The ultimate use of land after extraction and rehabilitation occurs in accordance with a <i>site</i> master plan.</p>

EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(7) site contamination; (8) visual amenity ; (9) waste materials; and (10) water quality.	
Post Extraction Rehabilitation and Use in Sub-Precincts EI-6 and EI-5.	
SO 8 Appropriate uses are established on rehabilitated land in Sub-Precinct EI-6 and EI-5.	PS 8.1 Sub-Precinct EI-6 is utilised for consistent uses in the General Industry zone. AND PS 8.2 Upon any surrender of mining leases on sites to the east of Old North Road in sub-precinct EI-5, the land is utilised for general industry activities. AND PS 8.3 Lands to the west of Old North Road in Sub-Precinct EI-5 is utilised for sport and recreation, entertainment purposes and/or municipal purposes. AND PS 8.4 Future industrial uses on rehabilitated/ stabilised lands to the east of Old North Road in Sub-Precinct EI-5 are designed in a manner which limits their visual intrusion into the landscape.

Division 12 Specific Outcomes and Probable Solutions for the Future Urban Zone
12.1 Assessment Criteria for Assessable Development in the Future Urban Zone

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
PRIOR TO THE PROVISION OF FULL INFRASTRUCTURE SERVICE	
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Future Urban zone:-</p> <ol style="list-style-type: none"> (1) Associated Unit - if maximum GFA is 60m² (excluding roofed verandah) (2) Bed and Breakfast Accommodation - if maximum of 1 bedroom (3) Detached House – if maximum of 1 detached house on a lot (4) Display Home (5) Domestic Storage – if maximum site area is 750m² and the maximum GFA is 60m² or site area exceeds 750m² and the maximum GFA is 75m² (6) Environmental Park (7) Estate Sales Office (8) Home Business – if maximum area¹ is 30m² and fully enclosed within a building and excluding the hire of a tennis court (9) Local Utilities (10) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Future Urban zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit – if GFA exceeds 60m² (including roofed verandah) (6) Bed and Breakfast Accommodation – if more than 1 bedroom (7) Camping Grounds (8) Car Park (9) Caravan/Transportable Home Park (10) Cemetery (11) Child Care Centre (12) Commercial Services (13) Community Facilities (14) Concrete Batching Plant (15) Contractor's Depot (16) Crematorium (17) Dairy (18) Detached House - if more than 1 detached house on a lot (19) Duplex Dwelling (20) Extractive Industry (21) Farm Forestry (22) Fast Food Delivery Service (23) Food Outlet (24) Funeral Parlour (25) General Industry (26) Hardware Shop 	<p>PS 2 No solution provided.</p>

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(27) Hazardous and Offensive Industry</p> <p>(28) High Density Multiple Dwelling Units</p> <p>(29) Hospital</p> <p>(30) Hotel</p> <p>(31) Indoor Entertainment and Sport</p> <p>(32) Infill Housing</p> <p>(33) Institution</p> <p>(34) Intensive Animal Husbandry</p> <p>(35) Kennels</p> <p>(36) Low Density Multiple Dwelling Units</p> <p>(37) Major Telecommunication Facility</p> <p>(38) Market</p> <p>(39) Medium Density Multiple Dwelling Units</p> <p>(40) Motel</p> <p>(41) Motor Sport</p> <p>(42) Night Club</p> <p>(43) Office</p> <p>(44) Outdoor Sales</p> <p>(45) Passenger Terminal</p> <p>(46) Pensioner Units</p> <p>(47) Radio Station</p> <p>(48) Retirement Village</p> <p>(49) Rural Industry</p> <p>(50) Salvage Yard</p> <p>(51) Service Industry</p> <p>(52) Service Station</p> <p>(53) Shooting</p> <p>(54) Shop</p> <p>(55) Showroom</p> <p>(56) Simulated Conflict</p> <p>(57) Special Use</p> <p>(58) Stock Sales Yard</p> <p>(59) Tourist Cabins</p> <p>(60) Vehicle Sales</p> <p>(61) Veterinary Clinic</p> <p>(62) Veterinary Hospital</p> <p>(63) Warehouse</p>	<p style="text-align: center; font-size: 2em; opacity: 0.2; transform: rotate(-30deg);">Historic Version Pine Rivers Plan</p>
Future Development Options Are Not Compromised	
<p>SO 3 The existing pattern of development and the future development potential is taken into consideration in the design and location of new development, particularly reconfiguration of lots, to avoid compromising future development options and level of accessibility within the locality.</p>	<p>PS 3 No solution provided.</p>
Compatible Reconfiguring a Lot	
<p>SO 4 Reconfiguring of lots without full infrastructure services involves only one excision where:-</p> <p>(1) the subject lot has not been created by a previous excision;</p> <p>(2) the excision lot is of an appropriate size to accommodate a detached house, effluent disposal area, water supply and provide acceptable living conditions; and</p> <p>(3) the excisions lot is located so as not to compromise or prejudice the future implementation of subdivision patterns or servicing of adjacent properties, to support urban residential living at urban densities with full infrastructure services.</p>	<p>PS 4 The excision lot size is between 1250m² and 2000m².</p>

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Compatible Material Change of Use	
<p>SO 5 Land use and development does not constrain the future expansion of urban development into the area by potentially:-</p> <ol style="list-style-type: none"> (1) impacting on future urban residential amenity; or (2) jeopardising the provisions of effective and efficient service systems and networks to support urban development; or (3) compromising opportunities for establishing additional consistent uses specified for <i>precincts</i> MEC-3 and MEC-4. 	<p>PS 5 No solution provided.</p>
UPON THE PROVISION OF FULL INFRASTRUCTURE SERVICES	
Built Form	
<p>SO 6 Building height, length and location:-</p> <ol style="list-style-type: none"> (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents. 	<p>PS 6 No solution provided.</p>
Streetscape	
<p>SO 7 The density, design, scale and visual appearance of buildings:-</p> <ol style="list-style-type: none"> (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area. 	<p>PS 7 No solution provided.</p>
Traffic, Access and Car Parking	
<p>SO 8 Traffic generated by the use of the <i>site</i> and access to the <i>site</i> does not adversely affect existing traffic patterns, safety or residential amenity.</p>	<p>PS 8 No solution provided.</p>
<p>SO 9 Car parking facilities do not dominate the development or street frontage.</p>	<p>PS 9 No solution provided.</p>
<p>SO 10 Development does not result in on-street parking congestion.</p>	<p>PS 10 No solution provided.</p>
Building Setback	
<p>SO 11 Building setbacks:-</p> <ol style="list-style-type: none"> (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots. 	<p>PS 11 No solution provided.</p>
Amenity	
<p>SO 12 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 12 No solution provided.</p>
<p>SO 13 The adverse effects of development are contained within <i>sites</i> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 13 No solution provided.</p>
Advertising Signage	
<p>SO 14 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.</p>	<p>PS 14 No solution provided.</p>

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
ADDITIONAL REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non Residential Development	
SO 15 Non-residential development is compatible with the residential nature and character of the area.	PS 15 No solution provided.
Preferred Location of Non-Residential Development	
SO 16 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 16 Non-residential development is generally located on a road that functions as at least a trunk collector street ² within the road network.
Height of Non-Residential Buildings	
SO 17 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 17 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 18 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 18 No solution provided.
Operating Hours of Non-Residential Uses	
SO 19 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 19 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 20 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 20 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 21 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 21 Where a site adjoins land zoned for residential purposes:- (1) A 5m wide landscaped buffer strip is provided and maintained along the common boundary. AND (2) A 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the site that adjoins land zoned for residential purposes. AND (3) Fencing is constructed of materials such as colourbond, brick or timber.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 22 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 22.1 (1) If the site is located opposite land zoned for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the site ; OR (2) If the site is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the site .

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 23 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.</p>	<p style="text-align: center;">AND</p> <p>PS 22.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.</p> <p>PS 23.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 23.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 23.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 23.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 23.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 13 Specific Outcomes and Probable Solutions for the Rural Zone
13.1 Assessment Criteria for Assessable Development in the Rural Zone

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Rural zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Animal Accommodation (3) Associated Unit – if maximum GFA is 60m² (excluding roofed verandah) (4) Car Depot (5) Cattery – if minimum lot size of 5ha (6) Detached House – if maximum of 2 detached houses on a lot (7) Domestic Storage – if maximum GFA is 150m² (8) Environmental Park (9) Extractive Industry - when located within a Key Resource Area (10) Farm Forestry (11) Home Business – if maximum area¹ is 100m² and excluding the hire of more than 1 tennis court (12) Local Utilities (13) Major Telecommunication Facility (14) Non-Intensive Animal Husbandry (15) Park (16) Retail Nursery (17) Rural Industry 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Rural zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Associated Unit – if GFA exceeds 60m² (excluding roofed verandah) (5) Bed and Breakfast Accommodation (6) Camping Grounds (7) Car Park (8) Caravan/Transportable Home Park (9) Cemetery (10) Child Care Centre (11) Crematorium (12) Dairy (13) Detached House – if more than 2 detached houses on a lot (14) Display Home (15) Duplex Dwelling (16) Educational Establishment (17) Estate Sales Office (18) Extractive Industry – if not general fill material extraction only or where not located in a Key Resource Area (19) Fast Food Delivery Service 	<p>PS 2 No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(20) Food Outlet (21) Funeral Parlour (22) Hardware Shop (23) Hazardous and Offensive Industry (24) High Density Multiple Dwelling Units (25) Hospital (26) Hotel (27) Infill Housing (28) Institution (29) Intensive Animal Husbandry (30) Low Density Multiple Dwelling Units (31) Market (32) Medium Density Multiple Dwelling Units (33) Motel (34) Night Club (35) Outdoor Sales (36) Passenger Terminal (37) Pensioner Units (38) Retirement Village (39) Service Station (40) Shop (41) Showroom (42) Simulated Conflict (43) Special Use (44) Tourist Cabins (45) Vehicle Sales (46) Veterinary Clinic (47) Veterinary Hospital</p>	
Reconfiguration of Lots	
<p>SO 3 Reconfiguration to create additional lots occurs at a maximum density of 0.0625 lots per hectare with lots not less than 16ha in size.</p>	<p>PS 3 The minimum area of a lot is 16ha.</p>
<p>SO 4 Reconfiguration to create additional lots may occur at a lot size less than that specified in SO 3, if:-</p> <ol style="list-style-type: none"> (1) the site contains:- <ol style="list-style-type: none"> (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; and (2) the maximum density is 0.0625 lots per hectare; and (3) 50% of the site is transferred to Council for environmental purposes. 	<p>PS 4 No solution provided.</p>
Built Form	
<p>SO 5 Building height, length and location:-</p> <ol style="list-style-type: none"> (1) are compatible with the low scale rural nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents. 	<p>PS 5 No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Streetscape	
<p>SO 6 The density, design, scale and visual appearance of buildings:-</p> <p>(1) is compatible with and enhances the existing streetscape; and</p> <p>(2) does not compromise the predominantly detached housing and rural character of the area.</p>	<p>PS 6 No solution provided.</p>
Traffic, Access and Car Parking	
<p>SO 7 Traffic generated by the use of the <i>site</i> and access to the <i>site</i> does not adversely affect existing traffic patterns, safety or residential amenity.</p>	<p>PS 7 No solution provided.</p>
<p>SO 8 Car parking facilities do not dominate the development or street frontage.</p>	<p>PS 8 No solution provided.</p>
<p>SO 9 Development does not result in on-street parking congestion.</p>	<p>PS 9 No solution provided.</p>
Building Setback	
<p>SO 10 Building setbacks:-</p> <p>(1) are consistent with the building line for residential development on adjoining land;</p> <p>(2) are compatible with the existing streetscape; and</p> <p>(3) do not compromise the amenity of the surrounding residential lots.</p>	<p>PS 10 No solution provided.</p>
Amenity	
<p>SO 11 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 11 No solution provided.</p>
<p>SO 12 The adverse effects of development are contained within <i>sites</i> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 12 No solution provided.</p>
Advertising Signage	
<p>SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.</p>	<p>PS 13 No solution provided.</p>
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
<p>SO 14 Non-residential development is compatible with the rural nature and character of the area.</p>	<p>PS 14 No solution provided.</p>
Preferred Location of Non-Residential Development	
<p>SO 15 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.</p>	<p>PS 15 No solution provided.</p>
Height of Non-Residential Buildings	
<p>SO 16 The height of non-residential buildings:-</p> <p>(1) is consistent with the prevailing residential building scale and bulk in the surrounding area;</p> <p>(2) does not have a detrimental impact on the character of the rural area;</p> <p>(3) does not overshadow surrounding residential lots;</p> <p>(4) minimises the potential for overlooking; and</p> <p>(5) maintains privacy of surrounding lots.</p>	<p>PS 16 Non-residential buildings do not exceed more than one <i>storey</i> above ground level.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Intensity of Non-Residential Uses	
SO 17 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on rural amenity.	PS 17 No solution provided.
Operating Hours of Non-Residential Uses	
SO 18 The operating hours of non-residential development are appropriate and minimise the impact on rural amenity.	PS 18 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 19 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 19 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 20 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	<p>PS 20.1 If existing sand blasting operations, the activity does not encroach any closer to residential zoned land than existing separation distance;</p> <p>OR</p> <p>PS 20.2 If continuation of extraction of general fill material a 200m separation distance to residential development to the south is provided;</p> <p>OR</p> <p>PS 20.3 If any other non-residential use no solution provided.</p>
Frontage Landscaped Buffers for Non-Residential Developments	
SO 21 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<p>PS 21 A minimum landscaped buffer strip of:-</p> <p>(1) 10m is provided and maintained along the front boundary of the site if located opposite a residential zone;</p> <p>OR</p> <p>(2) 2m is provided and maintained along the boundary of the site if located opposite any other zone.</p>
Impact of Non-Residential Development on Amenity	
SO 22 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	<p>PS 22.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 22.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 22.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 22.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 22.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 14 Specific Outcomes and Acceptable/Probable Solutions for the Park and Open Space Zone

14.1 Assessment Criteria for Self Assessable Development in the Park and Open Space Zone

Acceptable Solutions for Self Assessable Development – Park and Open Space Zone
<p>Site Layout</p> <p>AS 1.1 Sites are located and designed to:-</p> <ol style="list-style-type: none"> (1) form part of the green space network and integrate with pedestrian and bikeway facilities; (2) incorporate areas with cultural, recreational, ecological and aesthetic values; and (3) provide accessible, multi-functional and flexible focal points for the community consistent with the intended character and function of the area and level of management. <p style="text-align: center;">AND</p> <p>AS 1.2 Sites do not include land which is:-</p> <ol style="list-style-type: none"> (1) contaminated; (2) under power line easements; (3) flood prone land below the Q20; and (4) with unsuitable topography. <p style="text-align: center;">AND</p> <p>AS 1.3 For community purpose land, at least 60% of the site area is above the Q50.</p> <p style="text-align: center;">AND</p> <p>AS 1.4 For local and neighbourhood park:-</p> <ol style="list-style-type: none"> (1) the site has at least 50% road frontage; (2) local park minimum size is 0.4ha; and (3) neighbourhood park minimum size is 0.7ha. <p style="text-align: center;">AND</p> <p>AS 1.5 For district park:-</p> <ol style="list-style-type: none"> (1) the site has at least 40% road frontage; and (2) minimum size is 4ha. <p style="text-align: center;">AND</p> <p>AS 1.6 For regional park:-</p> <ol style="list-style-type: none"> (1) the site has at least 30% road frontage; (2) minimum size is 10ha; (3) the site is able to accommodate formal recreational pursuits that have minimal impact on residential amenity; (4) the site is reasonably flat; (5) constrained open space is not acceptable in this category; and (6) the site has a square or circular shape.
<p>Landscape Character and Design</p> <p>AS 2.1 Landscape and design of park and open space and community purpose land complements and protects:-</p> <ol style="list-style-type: none"> (1) significant landmarks; (2) identified heritage values; (3) environmental values; and (4) the area's natural features. <p style="text-align: center;">AND</p> <p>AS 2.2 Landscape and design of park and open space and community purpose land:-</p> <ol style="list-style-type: none"> (1) is attractive and functional; (2) enhances the residential environment; and (3) reflects existing and intended character and function of the park and level of management.

Acceptable Solutions for Self Assessable Development – Park and Open Space Zone	
Drainage/Water Management	
AS 3.1 Site planning, layout and design:-	
(1) allows stormwater to be appropriately drained;	
(2) incorporates vegetation features to reduce stormwater flow and assist in infiltration;	
(3) avoids adversely impacting on adjoining premises; and	
(4) do not include stormwater features as part of the land.	
AND	
AS 3.2 The useability of the land and its environmental, visual or landscape values are not diminished by flooding.	
AND	
AS 3.3 Land to be set aside for buildings and facilities that are prone to flood damage is at or above Q100.	
Access, Circulation and Parking	
AS 4.1 Local parks are within 0.4km easy safe walking distance (ride or walk to the area in 5 minutes).	
AND	
AS 4.2 Neighbourhood parks are within 0.7km easy safe walking distance (ride or walk to the area in 5-7 minutes).	
AND	
AS 4.3 District parks:-	
(1) are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes);	
(2) should be accessible by public transport;	
(3) should link to other open space areas (bikeways and community facilities); and	
(4) have well defined internal pedestrian and access accessible by people with mobility problems.	
AND	
AS 4.4 Regional parks:-	
(1) are within 10 km radius (drive to or use public transport 20-30 minutes); and	
(2) should be accessible by public transport and major transport corridors.	
Safety and Security	
AS 5.1 Siting, design and layout of park and open space and community purpose land has regard to:-	
(1) safety from potentially dangerous features and environmental hazards; and	
(2) CPTED design principles to facilitate community surveillance of the area to ensure personal safety, reduce fear and anxiety and maximise visibility.	
AND	
AS 5.2 Vegetation and physical features do not block views to the main area of the park, in particular playgrounds, or provide opportunities for concealment alongside major pathways.	
AND	
AS 5.3 Lighting is appropriately provided throughout park and open space areas and installed in accordance with relevant Australian Standards.	
Infrastructure and Facilities	
AS 6 Base level facilities are provided in parks in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .	

14.2 Assessment Criteria for Assessable Development in the Park and Open Space Zone

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Park and Open Space zone:- (1) Agriculture (2) Environmental Park (3) Local Utilities (4) Market (5) Non-Intensive Animal Husbandry (6) Park	PS 1 No solution provided.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 2 The following uses are inconsistent uses and are not located in the Park and Open Space zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit (7) Bed and Breakfast Accommodation (8) Bulk Garden Supplies (9) Camping Grounds (10) Car Depot (11) Caravan/Transportable Home Park (12) Caretaker's Residence (13) Cattery (14) Cemetery (15) Child Care Centre (16) Commercial Services (17) Community Facilities (18) Concrete Batching Plant (19) Contractor's Depot (20) Crematorium (21) Dairy (22) Detached House (23) Display Home (24) Duplex Dwelling (25) Educational Establishment (26) Estate Sales Office (27) Extractive Industry (28) Farm Forestry (29) Fast Food Delivery Service (30) Food Outlet (31) Funeral Parlour (32) General Industry (33) Hardware Shop (34) Hazardous and Offensive Industry (35) High Density Multiple Dwelling Units (36) Home Business (37) Hospital (38) Hotel (39) Indoor Entertainment and Sport (40) Infill Housing (41) Institution (42) Intensive Animal Husbandry (43) Kennels (44) Low Density Multiple Dwelling Units (45) Major Telecommunication Facility (46) Medium Density Multiple Dwelling Units (47) Motel (48) Motor Sport (49) Night Club (50) Office 	<p>PS 2 No solution provided.</p>

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<ul style="list-style-type: none"> (51) Outdoor Recreation (52) Outdoor Sales (53) Passenger Terminal (54) Pensioner Units (55) Place of Worship (56) Radio Station (57) Retail Nursery (58) Retirement Village (59) Rural Industry (60) Salvage Yard (61) Service Industry (62) Service Station (63) Shooting (64) Shop (65) Showroom (66) Simulated Conflict (67) Special Use (68) Stock Sales Yard (69) Tourist Cabins (70) Vehicle Sales (71) Veterinary Clinic (72) Veterinary Hospital (73) Warehouse 	
Use of Parks	
<p>SO 3 Use of park areas is primarily for informal recreation with some use:-</p> <ul style="list-style-type: none"> (1) by schools for sporting activities; or (2) for athletics activities not controlled or organised by a club, organisation or business; or (3) occasionally for events, fairs, exhibitions or similar activities. 	<p>PS 3 No solution provided.</p>
Amenity	
<p>SO 4 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 4 No solution provided.</p>
<p>SO 5 Development is compatible with the nature and character of the area.</p>	<p>PS 5 No solution provided.</p>
<p>SO 6 Buildings and structures setbacks:-</p> <ul style="list-style-type: none"> (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots. 	<p>PS 6 No solution provided.</p>
<p>SO 7 The height of buildings and structures:-</p> <ul style="list-style-type: none"> (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots. 	<p>PS 7 Buildings do not exceed more than one storey above ground level.</p>

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Traffic, Access and Car Parking	
SO 8 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 8 No solution provided.
SO 9 Development does not result in on-street parking congestion.	PS 9 No solution provided.
SO 10 Car parking facilities do not detrimentally impact on residential amenity.	PS 10 No solution provided.
Operating Hours	
SO 11 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 11 No solution provided.
Noise	
SO 12 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 12 No solution provided.
Advertising Signage	
SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 13 No solution provided.
ADDITIONAL OUTCOMES FOR DEVELOPMENT OTHER THAN PARK	
Amenity	
SO 14 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with uses are designed, located and operated to protect the amenity of surrounding residential areas and the streetscape.	PS 14 Where the site adjoins land zoned for residential purposes, all activities involved in the use area located more than 5m from the boundary with the land zoned for residential purposes.
ADDITIONAL OUTCOMES FOR PARK	
Site Layout	
SO 15 Sites are physically suitable for park and open space and community purposes in terms of location, configuration, function and area.	<p>PS 15.1 Sites are located and designed to:-</p> <ol style="list-style-type: none"> (1) form part of the green space network and integrate with pedestrian and bikeway facilities; (2) incorporate areas with cultural, recreational, ecological and aesthetic values; and (3) provide accessible, multi-functional and flexible focal points for the community consistent with the intended character and function of the area and level of management. <p style="text-align: center;">AND</p> <p>PS 15.2 Sites do not include land which is:-</p> <ol style="list-style-type: none"> (1) contaminated; (2) under power line easements; (3) flood prone land below the Q20; and (4) with unsuitable topography. <p style="text-align: center;">AND</p> <p>PS 15.3 For community purpose land, at least 60% of the site area is above the Q50.</p> <p style="text-align: center;">AND</p> <p>PS 15.4 For local and neighbourhood park:-</p> <ol style="list-style-type: none"> (1) the site has at least 50% road frontage; (2) local park minimum size is 0.4ha; and (3) neighbourhood park minimum size is 0.7ha. <p style="text-align: center;">AND</p> <p>PS 15.5 For district park:-</p> <ol style="list-style-type: none"> (1) the site has at least 40% road frontage; and (2) minimum size is 4 ha.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	AND PS 15.6 For regional park:- (1) the site has at least 30% road frontage; (2) minimum size is 10ha; (3) the site is able to accommodate formal recreational pursuits that have minimal impact on residential amenity; (4) the site is reasonably flat; (5) constrained open space is not acceptable in this category; and (6) the site has a square or circular shape.
Landscape Character and Design	
SO 16 Landscape and design of the site and the associated provision of infrastructure maintains or enhances the character and amenity of the local area.	PS 16.1 Landscape and design of park and open space and community purpose land complements and protects:- (1) significant landmarks; (2) identified heritage values; (3) environmental values; and (4) the area's natural features. AND PS 16.2 Landscape and design of park and open space and community purpose land:- (1) is attractive and functional; (2) enhances the residential environment; and (3) reflects existing and intended character and function of the park and level of management.
Drainage/Water Management	
SO 17 The designated function and values of park and open space and community purpose land are not diminished by stormwater run-off and flooding.	PS 17.1 Site planning, layout and design:- (1) allows stormwater to be appropriately drained; (2) incorporates vegetation features to reduce stormwater flow and assist in infiltration; (3) avoids adversely impacting on adjoining premises; and (4) do not include stormwater features as part of the land. AND PS 17.2 The useability of the land and its environmental, visual or landscape values are not diminished by flooding. AND PS 17.3 Land to be set aside for buildings and facilities that are prone to flood damage is at or above Q100.
Access, Circulation and Parking	
SO 18 Access to and within the area is safe and convenient and where appropriate includes provisions for vehicles, pedestrians and bicycles that are designed and located so as not to degrade the values of the park . Note: <i>Awareness of the State's Disabilities Act (1992) and State's Disabilities Anti-discrimination Act (1991) should also be considered when designing the layout, so as to ensure that people with disabilities are not unreasonably excluded from access and use.</i>	PS 18.1 Local parks are within 0.4km easy safe walking distance (ride or walk to the area in 5 minutes). AND PS 18.2 Neighbourhood parks are within 0.7km easy safe walking distance (ride or walk to the area in 5-7 minutes). AND PS 18.3 District parks:- (1) are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes); (2) should be accessible by public transport;

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	(3) should link to other open space areas (bikeways and community facilities); and (4) have well defined internal pedestrian and access accessible by people with mobility problems. <p style="text-align: center;">AND</p> PS 18.4 Regional parks:- (1) are within 10km radius (drive to or use public transport 20-30 minutes); and (2) should be accessible by public transport and major transport corridors.
Safety and Security	
SO 19 The safety of users is protected by minimising risk through design.	PS 19.1 Siting, design and layout of park and open space and community purpose land has regard to:- (1) safety from potentially dangerous features and environmental hazards; and (2) CPTED design principles to facilitate community surveillance of the area to ensure personal safety, reduce fear and anxiety and maximise visibility. <p style="text-align: center;">AND</p> PS 19.2 Vegetation and physical features do not block views to the main area of the park , in particular playgrounds, or provide opportunities for concealment alongside major pathways. <p style="text-align: center;">AND</p> PS 19.3 Lighting is appropriately provided throughout park and open space areas and installed in accordance with relevant Australian Standards.
Infrastructure and Facilities	
SO 20 Infrastructure and facilities are designed to an appropriate standard having regard to:- (1) the character of the surrounding area; (2) potential user groups; and (3) durability with respect to the level of use and potential vandalism.	PS 20 Base level facilities are provided in parks in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .

Division 15 Specific Outcomes and Probable Solutions for the Sports and Recreation Zone

15.1 Assessment Criteria for Assessable Development in the Sports and Recreation Zone

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Sports and Recreation zone:-</p> <ul style="list-style-type: none"> (1) Agriculture (2) Community Facilities (3) Environmental Park (4) Local Utilities (5) Major Telecommunication Facility (6) Non-Intensive Animal Husbandry (7) Outdoor Recreation (8) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Sports and Recreation zone:-</p> <ul style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit (6) Bed and Breakfast Accommodation (7) Bulk Garden Supplies (8) Camping Grounds (9) Car Depot (10) Caravan/Transportable Home Park (11) Cattery (12) Cemetery (13) Commercial Services (14) Concrete Batching Plant (15) Contractor's Depot (16) Crematorium (17) Dairy (18) Detached House (19) Display Home (20) Duplex Dwelling (21) Educational Establishment (22) Estate Sales Office (23) Extractive Industry (24) Farm Forestry (25) Fast Food Delivery Service (26) Food Outlet (27) Funeral Parlour (28) General Industry (29) Hardware Shop (30) Hazardous and Offensive Industry (31) High Density Multiple Dwelling Units (32) Home Business (33) Hospital (34) Hotel (35) Infill Housing 	<p>PS 2 No solution provided.</p>

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(36) Institution (37) Intensive Animal Husbandry (38) Kennels (39) Low Density Multiple Dwelling Units (40) Market (41) Medium Density Multiple Dwelling Units (42) Motel (43) Motor Sport (44) Night Club (45) Office (46) Outdoor Sales (47) Passenger Terminal (48) Pensioner Units (49) Place of Worship (50) Radio Station (51) Retail Nursery (52) Retirement Village (53) Rural Industry (54) Salvage Yard (55) Service Industry (56) Service Station (57) Shooting (58) Shop (59) Showroom (60) Simulated Conflict (61) Special Use (62) Stock Sales Yard (63) Tourist Cabins (64) Vehicle Sales (65) Veterinary Clinic (66) Veterinary Hospital (67) Warehouse	
Site Cover	
SO 3 Maximum site coverage is 40%.	PS 3 Maximum site coverage is 40%.
Landscaping	
SO 4 Adequate landscaping is provided on site to reduce the impact of the sport and recreation activities on the surrounding uses.	PS 4 A minimum of 20% of the site is set aside for landscaping.
Building Form	
SO 5 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 5 The maximum height of any structure or building is 10m.
Artificial Lighting	
SO 6 Lighting associated with the use of the land for sport and recreation is operated so it does not cause unreasonable disturbance to any person or animal on land within the general vicinity of the site .	PS 6 Lighting within the site is directed and shielded so as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 7 Lighting is provided on site at all times that the site is in use after sunset, particularly to:-</p> <ol style="list-style-type: none"> (1) vehicular entry points; (2) internal roadways; and (3) pedestrian access pathways. 	<p>PS 7.1 Lighting of:-</p> <ol style="list-style-type: none"> (1) vehicular entry points; (2) all internal roadways; and (3) all designated pedestrian access pathways <p>is provided after sunset for the hours that the on-site facilities area is in use.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 Lighting is provided at the level prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting – Pedestrian Area (Category P) Lighting – Performance and Installation Design Requirements</i>.</p>
Pedestrian Access	
<p>SO 8 Convenient, safe and clearly visible pedestrian access paths are provided where required on the site and to a standard which promotes their use by pedestrians in preference to the use of those areas normally traversed by vehicles.</p>	<p>PS 8.1 Pedestrian access pathways are constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p> <p style="text-align: center;">AND</p> <p>PS 8.2 Pedestrian access pathways are provided between the entry points to each of the facilities provided on the land and:-</p> <ol style="list-style-type: none"> (1) the frontage to the site; (2) designated passenger pick-up and set-down points on the site; and (3) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 8.3 The pedestrian access pathways prescribed under <i>PS 8.1</i> and <i>PS 8.2</i> are barrier separated from roadways and other vehicle access paths, except for those locations where the pathway crosses an internal roadway.</p>
Disabled Access	
<p>SO 9 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate areas of the site.</p>	<p>PS 9.1 Access for physically disabled persons is provided to, and within, all areas of the site, except for those areas for which exemptions specifically apply under the Building Code of Australia, that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 9.2 The disabled access required under <i>PS 9.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
Screening and Buffers	
<p>SO 10 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with the use are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.</p>	<p>PS 10.1 Where the site is opposite land zoned for residential purposes, a 6m wide landscaped buffer is provided and maintained on site for the full length of that road frontage.</p> <p style="text-align: center;">AND</p> <p>PS 10.2 A 5m wide landscaped buffer strip is provided and maintained along all boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.3 A 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the site that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p>

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 10.4 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 10.5 Fencing is constructed of materials such as colourbond, brick or timber.</p> <p style="text-align: center;">AND</p> <p>PS 10.6 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in <i>PS 10.1</i> and <i>PS 10.2</i>.</p>
Streetscape	
<p>SO 11 The density, design, scale and visual appearance of buildings and structures:-</p> <p>(1) is compatible with and enhances the existing streetscape; and</p> <p>(2) does not compromise the character of the area.</p>	<p>PS 11 No solution provided.</p>
Traffic, Access and Car Parking	
<p>SO 12 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.</p>	<p>PS 12 Crossovers, driveways, car parks and roads are sealed.</p>
<p>SO 13 Car parking facilities do not dominate the development or street frontage.</p>	<p>PS 13 No solution provided.</p>
<p>SO 14 Development does not result in on-street parking congestion.</p>	<p>PS 14 No solution provided.</p>
Amenity	
<p>SO 15 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 15 No solution provided.</p>
Operating Hours	
<p>SO 16 The operating hours of uses are appropriate and minimise the impact on residential amenity.</p>	<p>PS 16 No solution provided.</p>
Operation of Uses	
<p>SO 17 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.</p>	<p>PS 17 No solution provided.</p>

Division 16 Specific Outcomes and Probable Solutions for the Special Facilities Zone

16.1 Assessment Criteria For Assessable Development in the Special Facilities Zone

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Special Facilities zone:-</p> <ol style="list-style-type: none"> (1) Environmental Park (2) Local Utilities (3) Park (4) Uses indicated by the number on the zone maps if:- <ol style="list-style-type: none"> (a) there is no plan of development for the site; or (b) a plan of development exists for the site and development is generally in accordance with that plan. 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Special Facilities zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation (9) Bulk Garden Supplies (10) Camping Grounds (11) Car Depot (12) Car Park (13) Caravan/Transportable Home Park (14) Caretaker's Residence (15) Cattery (16) Cemetery (17) Child Care Centre (18) Commercial Services (19) Community Facilities (20) Concrete Batching Plant (21) Contractor's Depot (22) Crematorium (23) Dairy (24) Detached House (25) Display Home (26) Domestic Storage (27) Duplex Dwelling (28) Educational Establishment (29) Estate Sales Office (30) Extractive Industry (31) Farm Forestry (32) Fast Food Delivery Service (33) Food Outlet (34) Funeral Parlour (35) General Industry (36) Hardware Shop (37) Hazardous and Offensive Industry 	<p>PS 2 No solution provided.</p>



SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(38) High Density Multiple Dwelling Units</p> <p>(39) Home Business</p> <p>(40) Hospital</p> <p>(41) Hotel</p> <p>(42) Indoor Entertainment and Sport</p> <p>(43) Infill Housing</p> <p>(44) Institution</p> <p>(45) Intensive Animal Husbandry</p> <p>(46) Kennels</p> <p>(47) Low Density Multiple Dwelling Units</p> <p>(48) Major Telecommunication Facility</p> <p>(49) Market</p> <p>(50) Medium Density Multiple Dwelling Units</p> <p>(51) Motel</p> <p>(52) Motor Sport</p> <p>(53) Night Club</p> <p>(54) Non-Intensive Animal Husbandry</p> <p>(55) Office</p> <p>(56) Outdoor Recreation</p> <p>(57) Outdoor Sales</p> <p>(58) Passenger Terminal</p> <p>(59) Pensioner Units</p> <p>(60) Place of Worship</p> <p>(61) Radio Station</p> <p>(62) Recycling Depot</p> <p>(63) Retail Nursery</p> <p>(64) Retirement Village</p> <p>(65) Rural Industry</p> <p>(66) Salvage Yard</p> <p>(67) Service Industry</p> <p>(68) Service Station</p> <p>(69) Shooting</p> <p>(70) Shop</p> <p>(71) Showroom</p> <p>(72) Simulated Conflict</p> <p>(73) Special Use</p> <p>(74) Stock Sales Yard</p> <p>(75) Tourist Cabins</p> <p>(76) Vehicle Sales</p> <p>(77) Veterinary Clinic</p> <p>(78) Veterinary Hospital</p> <p>(79) Warehouse</p> <p>(80) Any use which is not allied to and compatible with the uses indicated by the number on the zone maps</p> <p>(81) Uses indicated by the number on the zone maps, and if a plan of development exists for the site and development is not generally in accordance with that plan.</p>	<p style="text-align: center; font-size: 2em; opacity: 0.2; transform: rotate(-45deg);">Historic Version PineRiversPlan</p>
Character and Amenity	
<p>SO 3 An effective screen/buffer is provided and maintained to minimise the impact of development on surrounding areas.</p>	<p>PS 3 No solution provided.</p>
<p>SO 4 Development is landscaped to minimise the impact of the development on the streetscape.</p>	<p>PS 4 No solution provided.</p>

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 5 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 5 No solution provided.</p>
<p>SO 6 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 6 No solution provided.</p>
<p>SO 7 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with development are designed, located, screened and operated to protect the amenity of surrounding areas and the streetscape.</p>	<p>PS 7.1 Development is orientated away from adjoining residential lots with service areas and driveways not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 Where any building is clearly visible from a residential property, buildings have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 7.3 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 7.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land.</p> <p style="text-align: center;">AND</p> <p>PS 7.5 Where development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>
Building Setback	
<p>SO 8 Building setbacks:-</p> <ol style="list-style-type: none"> (1) are consistent with the building line for development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding lots. 	<p>PS 8 No solution provided.</p>
Built Form	
<p>SO 9 Building height, length and location:-</p> <ol style="list-style-type: none"> (1) is consistent with the prevailing building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the area; (3) minimises overlooking and overshadowing; (4) maintains privacy; and (5) does not cause significant loss of amenity to neighbouring residents. 	<p>PS 9 No solution provided.</p>
Streetscape	
<p>SO 10 The density, design, scale and visual appearance of buildings:-</p> <ol style="list-style-type: none"> (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the character of the area. 	<p>PS 10 No solution provided.</p>
Intensity of Use	
<p>SO 11 The intensity of the use in terms of the number of staff and clients is appropriate and minimises the impact on amenity.</p>	<p>PS 11 No solution provided.</p>

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Operating Hours	
SO 12 The operating hours of development are appropriate and minimise the impact on amenity.	PS 12 No solution provided.
Noise	
SO 13 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 13 No solution provided.
Advertising Signage	
SO 14 The proposed height, area and number of signs are appropriate to the size, nature and location of the development.	PS 14 No solution provided.
Traffic, Access and Car Parking	
SO 15 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 15 No solution provided.
SO 16 Car parking facilities do not dominate the development or street frontage.	PS 16 No solution provided.
SO 17 Development does not result in on-street parking congestion.	PS 17 No solution provided.
Plan of Development	
SO 18 Development is undertaken generally in accordance with any plan of development .	PS 18 No solution provided.

Division 17 Specific Outcomes and Probable Solutions for the Special Purposes Zone
17.1 Assessment Criteria for Assessable Development in the Special Purposes Zone

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Special Purposes zone:-</p> <ol style="list-style-type: none"> (1) Camping Grounds (2) Cemetery (3) Community Facilities (4) Crematorium (5) Educational Establishment (6) Environmental Park (7) Hospital (8) Local Utilities (9) Office (10) Outdoor Recreation (11) Park (12) Passenger Terminal (13) Public Utilities (14) Special use 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Special Purposes zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation (9) Bulk Garden Supplies (10) Car Depot (11) Car Park (12) Caravan/Transportable Home Park (13) Caretaker's Residence (14) Cattery (15) Child Care Centre (16) Commercial Services (17) Concrete Batching Plant (18) Contractor's Depot (19) Dairy (20) Detached House (21) Display Home (22) Domestic Storage (23) Duplex Dwelling (24) Estate Sales Office (25) Extractive Industry (26) Farm Forestry (27) Fast Food Delivery Service (28) Food Outlet (29) Funeral Parlour (30) General Industry 	<p>PS 2 No solution provided.</p>

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(31) Hardware Shop</p> <p>(32) Hazardous and Offensive Industry</p> <p>(33) High Density Multiple Dwelling Units</p> <p>(34) Home Business</p> <p>(35) Hotel</p> <p>(36) Indoor Entertainment and Sport</p> <p>(37) Infill Housing</p> <p>(38) Institution</p> <p>(39) Intensive Animal Husbandry</p> <p>(40) Kennels</p> <p>(41) Low Density Multiple Dwelling Units</p> <p>(42) Major Telecommunication Facility</p> <p>(43) Market</p> <p>(44) Medium Density Multiple Dwelling Units</p> <p>(45) Motel</p> <p>(46) Motor Sport</p> <p>(47) Night Club</p> <p>(48) Non-Intensive Animal Husbandry</p> <p>(49) Outdoor Sales</p> <p>(50) Pensioner Units</p> <p>(51) Place of Worship</p> <p>(52) Radio Station</p> <p>(53) Recycling Depot</p> <p>(54) Retail Nursery</p> <p>(55) Retirement Village</p> <p>(56) Rural Industry</p> <p>(57) Salvage Yard</p> <p>(58) Service Industry</p> <p>(59) Service Station</p> <p>(60) Shooting</p> <p>(61) Shop</p> <p>(62) Showroom</p> <p>(63) Simulated Conflict</p> <p>(64) Stock Sales Yard</p> <p>(65) Tourist Cabins</p> <p>(66) Vehicle Sales</p> <p>(67) Veterinary Clinic</p> <p>(68) Veterinary Hospital</p> <p>(69) Warehouse</p> <p>(70) Uses not carried out in conjunction with camping grounds, cemetery, community facilities, crematorium, educational establishment, environmental park, hospital, local utilities, office, outdoor recreation, park, passenger terminal and public utilities and which are not allied to and compatible with, or not supplementary to, that particular use.</p>	
Character and Amenity	
<p>SO 3 An effective screen/buffer is provided and maintained to minimise the impact of development on surrounding areas.</p>	<p>PS 3 No solution provided.</p>
<p>SO 4 Development is landscaped to minimise the impact of the development on the streetscape.</p>	<p>PS 4 No solution provided.</p>
<p>SO 5 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 5 No solution provided.</p>

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 6 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 6 No solution provided.</p>
<p>SO 7 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with development are designed, located, screened and operated to protect the amenity of surrounding areas and the streetscape.</p>	<p>PS 7.1 Development is orientated away from adjoining residential lots with service areas and driveways not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 7.2 Where any building is clearly visible from a residential property, buildings have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 7.3 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 7.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land.</p> <p style="text-align: center;">AND</p> <p>PS 7.5 Where development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>
Building Setback	
<p>SO 8 Building setbacks:-</p> <ol style="list-style-type: none"> (1) are consistent with the building line for development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding lots. 	<p>PS 8 No solution provided.</p>
Built Form	
<p>SO 9 Building height, length and location:-</p> <ol style="list-style-type: none"> (1) is consistent with the prevailing building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the area; (3) minimises overlooking and overshadowing; (4) maintains privacy; and (5) does not cause significant loss of amenity to neighbouring residents. 	<p>PS 9 No solution provided.</p>
Streetscape	
<p>SO 10 The density, design, scale and visual appearance of buildings:-</p> <ol style="list-style-type: none"> (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the character of the area. 	<p>PS 10 No solution provided.</p>
Intensity of Use	
<p>SO 11 The intensity of the use in terms of the number of staff and clients is appropriate and minimises the impact on amenity.</p>	<p>PS 11 No solution provided.</p>
Operating Hours	
<p>SO 12 The operating hours of development are appropriate and minimise the impact on amenity.</p>	<p>PS 12 No solution provided.</p>

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Noise	
SO 13 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 13 No solution provided.
Advertising Signage	
SO 14 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 14 No solution provided.
Traffic, Access and Car Parking	
SO 15 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 15 No solution provided.
SO 16 Car parking facilities do not dominate the development or street frontage.	PS 16 No solution provided.
SO 17 Development does not result in on-street parking congestion.	PS 17 No solution provided.

¹ Area of the **site** being used for the **home business**, excluding external car parking and access areas.

² See Chapter 6 Part 2 – Road Networks.

³ Each of these terms has the meaning given in the Access and Parking Code.

⁴ Those codes identified in the assessment table and any overlay code relevant to the land.

⁵ A waste storage container in this context includes a storage facility for recyclables.

⁶ Service vehicle facilities are addressed in the Access and Parking Code.