

## CHAPTER 3 - LOCALITIES

**Note:** *The minimum lot sizes in this code may be affected by the Regulatory Provisions of the South East Queensland Regional Plan.*

### PART 5 COAST AND RIVER LANDS LOCALITY

#### Division 1 General Provisions for the Coast and River Lands Locality

##### 1.1 Coast and River Lands Locality Code

The following provisions comprise the Coast and River Lands Locality Code:-

- (1) compliance with the Coast and River Lands Locality Code (Section 1.2);
- (2) overall outcomes for the Coast and River Lands Locality, including each **zone** in the **locality** (Division 2);
- (3) specific outcomes and probable solutions for Coast and River Lands Locality (Division 3); and
- (4) specific outcomes and acceptable/probable solutions for each **zone** in the Coast and River Lands Locality (Divisions 4 - 14).

##### 1.2 Compliance with Coast and River Lands Locality Code

Development that is consistent with the following complies with the Coast and River Lands 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 Coast and River Lands Locality

### 2.1 The overall outcomes are the purpose of the Coast and River Lands Locality Code.

### 2.2 Overall Outcomes Sought for the Coast and River Lands Locality

The overall outcomes for the Coast and River Lands Locality are the following:-

- (1) Visual relief and separation between urban areas is provided;
- (2) The visual character and scenic values of the major landscape features of the **locality** are retained;
- (3) A diverse range of accessible, appropriately sized and located open space, recreation and sporting opportunities are provided to serve the passive and active recreational needs of the existing and future population;
- (4) The significant conservation values of the **locality**, including its function as an environmental corridor between urban areas, are retained;
- (5) The form and nature of development is compatible with and recognises the key characteristics of the **locality** including:-
  - (a) the limited services intent;
  - (b) conservation values and the proximity to ecologically significant and sensitive areas including Hays Inlet, the Fish Habitat Reserve and the North Pine and South Pine Rivers;
  - (c) function as a physical, visual and natural separation of and defining edge to urban areas;
  - (d) the proximity to urban residential areas;
  - (e) the location within major flood plains containing numerous water courses;
  - (f) erosion prone areas;
  - (g) acid sulfate soils;
  - (h) significant vegetation;
  - (i) existing extractive industries;
- (6) Development achieves high standards of amenity for residents and neighbours and maintains or enhances the vegetated, open flood plain and low intensity built character of the **locality**; and
- (7) Development is of a scale and nature that maintains the low key fishing and waterfront recreational and residential character of Dohles Rocks Village.

### 2.3 Overall Outcomes Sought for the Residential A Zone

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

- (1) The predominant form of development is **detached houses** on single house lots;
- (2) 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
- (3) 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 Special Residential Zone

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

- (1) Low density residential development in the form of **detached houses** on large residential lots is the predominant form of development;
- (2) Non-residential land uses are only established in exceptional circumstances where residential amenity is maintained, the uses performed are allied to and compatible with the residential area and the uses do not undermine the viability of local centres;
- (3) The form and nature of development is compatible with development on adjacent land and reflects the conservation values of any adjacent Conservation zoned land; and
- (4) Higher density residential development does not occur in this **zone**.

### 2.5 Overall Outcomes Sought for the Rural Residential Zone

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

- (1) Detached dwellings on small rural allotments catering for a semi-rural lifestyle with a high standard of amenity are the predominant form of development;
- (2) Small scale non-residential uses that are allied to and compatible with the semi-rural lifestyle are established where the character and amenity of the area are maintained;

- (3) Non-intensive rural activities only occur where they are allied to and compatible with the character and amenity of the area;
- (4) Commercial, industrial and intensive rural activities that are not allied to and compatible with the semi-rural lifestyle are incompatible and are not located in the **zone**;
- (5) The form and nature of development is compatible with and reflects the physical characteristics and valuable features of the land; and
- (6) The form and nature of development is compatible with development on adjacent land and reflects the conservation values of any adjacent Conservation zoned land or land of environmental significance.

## 2.6 Overall Outcomes Sought for the Local Business Zone

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

- (1) A mix and range of local convenience shopping and day tripper facilities such as **shops, food outlets**, boat hire and bait shops are provided;
- (2) Building height, bulk and location and hours of operation minimise impacts on the amenity of surrounding properties and the streetscape; and
- (3) Landscaping and car parking provide a high standard of visual amenity and accommodate traffic generation associated with the use.

## 2.7 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.

## 2.8 Overall Outcomes Sought for the Rural Zone

The overall outcomes for the Rural zone are the following:

- (1) Rural zoned land is retained for land extensive rural activities or, in certain circumstances, for non-intensive active or passive recreational pursuits or educational purposes;
- (2) Intensive rural uses are only established where there will be no threat to the significant environmental values of the North and South Pine River estuary system, Saltwater Creek, Hays Inlet and the Fish Habitat Reserve;
- (3) Existing and future rural uses are not constrained by encroachment from incompatible uses;
- (4) Detached dwellings are the predominant form of residential development and higher density forms of residential development do not occur.
- (5) Land use and development is compatible with protecting fish habitat values and the Moreton Bay Marine Park;
- (6) Rural zoned land continues to act as a buffer between areas of urban development and the North and South Pine River estuary system, Saltwater Creek, Hays Inlet and the Fish Habitat Reserve; and
- (7) The form and nature of development is compatible with and reflects the physical characteristics and valuable features of the land and the conservation values of adjacent land.

## 2.9 Overall Outcomes Sought for the Conservation Zone

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

- (1) Areas of significant environmental and scenic value are conserved;
- (2) The nature, scale and intensity of development is appropriate to the low key, low intensity, recreational, educational and environmental character and function of Conservation zoned land;
- (3) The amenity of vegetated and undeveloped areas providing visual relief and green backdrops is maintained; and
- (4) Development maintains high levels of amenity and safety for neighbours and enhances streetscape character.

### 2.10 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.

### 2.11 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 scale, size and bulk that is appropriate for the lot and compatible with the surrounding development.

### 2.12 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.

### 2.13 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 Coast and River Lands Locality

### 3.1 Assessment Criteria for Assessable Development in the Coast and River Lands Locality

COAST AND RIVER LANDS LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Relationship Between Land Uses Within Localities</b>	
<b>SO 1</b> Private open space facilities such as golf courses, equestrian centres, picnic facilities and water based recreation facilities occur within the major flood plains in locations that minimise amenity impacts on adjoining uses and adverse environmental impacts.	<b>PS 1</b> No solution provided.
<b>SO 2</b> Land use and development facilitates the provision of public links and pathways providing access to facilities and services in adjoining localities and between land uses in the <i>locality</i> .	<b>PS 2</b> No solution provided.
<b>SO 3</b> Open space and flood plains provide a buffer between incompatible land uses.	<b>PS 3</b> No solution provided.
<b>SO 4</b> New development in the vicinity of Extractive Industry zoned land is compatible with and does not compromise the extraction activities.	<b>PS 4</b> No solution provided.
<b>SO 5</b> New development in proximity of the water quality treatment plants at Bickle Road, Murrumba Downs and Cribb Road, Brendale is compatible with the functioning, operation and the future augmentation (including water polishing ponds) of the plants.	<b>PS 5</b> No solution provided.
<b>SO 6</b> The Paper Mill and associated activities are protected from encroachment by incompatible uses.	<b>PS 6</b> No solution provided.
<b>SO 7</b> Land use and development does not compromise the use of suitable and appropriately located land for major sporting and recreation purposes.	<b>PS 7</b> No solution provided.
<b>Fringing Vegetation</b>	
<b>SO 8</b> Fringing vegetation along river and creek systems is retained.	<b>PS 8</b> No solution provided.
<b>Effects of Land Use and Development</b>	
<b>SO 9</b> Effective measures to protect the important environmental values of the surrounding areas from the adverse effects of:- (1) building and other <i>site</i> works; (2) filling and/or excavation; (3) clearing; (4) weed infestation; (5) stormwater runoff (during and after construction); (6) waste disposal; (7) mosquito breeding potential; (8) erosion and sedimentation; (9) disturbance of acid sulfate soils and erosion; (10) changes in surface drainage patterns; and (11) fire risks are incorporated into the design, construction and operation of the land uses and developments.	<b>PS 9</b> No solution provided.
<b>SO 10</b> Areas subject to inundation in Q100 storms within designated water courses and by storm tide surge in coastal areas are protected from urban development and, where necessary, enhanced in order to:- (1) conserve the hydraulic and ecological functions and capacity of the water bodies; and (2) provide an acceptable level of flood immunity.	<b>PS 10</b> No solution provided.

COAST AND RIVER LANDS LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
<b>SO 11</b> The significant ecological values of the Hays Inlet estuarine area, including Saltwater Creek, Freshwater Creek and the Pine River corridor, are conserved in an ecologically sustainable manner.	<b>PS 11</b> No solution provided.
<b>SO 12</b> Development of land below the Q100 floodline and the storm tide surge line (Mango Hill and Griffin areas) does not involve significant changes to land form and is effectively managed to avoid significant adverse impacts on water quality and the hydrological conditions (both upstream and downstream).	<b>PS 12</b> No solution provided.
<b>SO 13</b> New development is established only where:- (1) the impacts on flooding are ameliorated; (2) the impacts on flora and fauna preservation are minimal; (3) the visual impact will be minimal; (4) the residential amenity of the area is not adversely affected; and (5) appropriate services are provided.	<b>PS 13</b> No solution provided.
<b>SO 14</b> The impact of traffic generation and car parking facilities on development in and adjoining the <b>locality</b> are minimal.	<b>PS 14</b> No solution provided.
<b>SO 15</b> Land identified for existing and future transport corridor purposes is not compromised by incompatible uses.	<b>PS 15</b> No solution provided.
<b>SO 16</b> The scale, density and character of development is in keeping with the existing and likely future development of the surrounding area and the adverse impacts of intrusive uses, noise and through-traffic are minimised.	<b>PS 16</b> No solution provided.
<b>SO 17</b> Development achieves a high level of visual amenity at the interface between residential areas in the Urban Locality and activities in the Coast and River Lands Locality.	<b>PS 17</b> No solution provided.
<b>SO 18</b> Incompatible development within the <b>locality</b> provides adequate setbacks, buffering and landscaping to minimise the impact of development and loss of residential amenity.	<b>PS 18</b> No solution provided.
<b>Additional Requirements for Dohles Rocks Village (see Outcome Map 3.5.3).</b>	
<b>SO 19</b> Intensive:- (1) residential; (2) urban subdivision; (3) commercial; (4) tourist; or (5) recreational uses; do not establish within Dohles Rocks Village <sup>1</sup> .	<b>PS 19</b> No solution provided.
<b>SO 20</b> The small fishing village character of Dohles Rocks Village is maintained.	<b>PS 20</b> No solution provided.
<b>SO 21</b> A limited range of small scale low intensity non-residential uses and waterfront recreational facilities, which cater for the needs of local residents and day visitors, occur in appropriate locations in the Dohles Rocks Village. <i>Non-residential uses include convenience shopping facilities such as <b>shops, food outlets, cafes, bait shops, and boat hire.</b></i>	<b>PS 21</b> No solution provided.
<b>Additional Requirements for Extractive Industry</b>	
<b>SO 22</b> Extraction within the South Pine River is limited to the area down stream of Scouts Crossing Road to minimise the impact on existing residents in the Albany Creek area.	<b>PS 22</b> No solution provided.

COAST AND RIVER LANDS LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Public Access to the Foreshore</b>	
<b>SO 23</b> There is no net loss of public access to the foreshore and public access facilities are maintained or upgraded as required to accommodate increased or altered usage.	<b>PS 23</b> No solution provided.
<b>Infrastructure</b>	
<b>SO 24</b> Infrastructure, including <i>public utilities</i> and <i>major telecommunication facilities</i> , is designed and located to avoid detrimental impacts on the visual quality and environmental values, character and amenity of adjacent:- (1) Conservation zoned land; and (2) land of environmental significance.	<b>PS 24</b> No solution provided.

## 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	
<b>Site Cover</b>	
<b>AS 1</b>	For all development other than a single <b>detached house</b> and associated <b>outbuildings</b> on a single <b>lot</b> , maximum <b>site coverage</b> is 50%.
<b>Residential Character and Infrastructure Services</b>	
<b>AS 2</b>	One <b>detached house</b> 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
<b>Consistent and Inconsistent Uses</b>	
<p><b>SO 1</b> The following uses are consistent uses if complying with the applicable codes and are located in the Residential A zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Associated Unit</b> - if the maximum <b>GFA</b> is 60m<sup>2</sup> (excluding roofed verandahs)</li> <li>(2) <b>Bed and Breakfast Accommodation</b> - if maximum of 1 bedroom</li> <li>(3) <b>Detached House</b> - if maximum of 1 <b>detached house</b> on a lot</li> <li>(4) <b>Display Home</b></li> <li>(5) <b>Duplex Dwelling</b></li> <li>(6) <b>Environmental Park</b></li> <li>(7) <b>Estate Sales Office</b></li> <li>(8) <b>Home Business</b> - if maximum area<sup>2</sup> is 30m<sup>2</sup> and is fully enclosed in a building and excluding the hire of a tennis court</li> <li>(9) <b>Local Utilities</b></li> <li>(10) <b>Park</b></li> </ol>	<p><b>PS 1</b> No solution provided.</p>
<p><b>SO 2</b> The following uses are inconsistent uses and are not located in the Residential A zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Accommodation Units</b></li> <li>(2) <b>Adult Product Shop</b></li> <li>(3) <b>Agriculture</b></li> <li>(4) <b>Airstrip</b></li> <li>(5) <b>Animal Accommodation</b></li> <li>(6) <b>Aquaculture</b></li> <li>(7) <b>Associated Unit</b> - if maximum <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(8) <b>Bulk Garden Supplies</b></li> <li>(9) <b>Camping Grounds</b></li> <li>(10) <b>Car Depot</b></li> <li>(11) <b>Car Park</b></li> <li>(12) <b>Caravan/Transportable Home Park</b></li> <li>(13) <b>Caretaker's Residence</b></li> <li>(14) <b>Cattery</b></li> <li>(15) <b>Cemetery</b></li> <li>(16) <b>Child Care Centre</b></li> <li>(17) <b>Commercial Services</b></li> <li>(18) <b>Community Facilities</b></li> </ol>	<p><b>PS 2</b> No solutions provided.</p>





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

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(69) <b>Stock Sales Yard</b> (70) <b>Tourist Cabins</b> (71) <b>Vehicle Sales</b> (72) <b>Veterinary Clinic</b> (73) <b>Veterinary Hospital</b> (74) <b>Warehouse</b>	
<b>Site Cover</b>	
<b>SO 3</b> Maximum <b>site coverage</b> is 50%.	<b>PS 3</b> Maximum <b>site coverage</b> is 50%.
<b>Built Form</b>	
<b>SO 4</b> 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.	<b>PS 4</b> No solution provided.
<b>Streetscape</b>	
<b>SO 5</b> 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.	<b>PS 5</b> No solution provided.
<b>Traffic, Access and Car Parking</b>	
<b>SO 6</b> Traffic generated by the use of the <b>site</b> and access to the <b>site</b> does not adversely affect existing traffic patterns, safety or residential amenity.	<b>PS 6</b> No solution provided.
<b>SO 7</b> Car parking facilities do not dominate the development or street frontage.	<b>PS 7</b> No solution provided.
<b>SO 8</b> Development does not result in on-street parking congestion.	<b>PS 8</b> No solution provided.
<b>Building Setback</b>	
<b>SO 9</b> 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.	<b>PS 9</b> No solution provided.
<b>Amenity</b>	
<b>SO 10</b> 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.	<b>PS 10</b> No solution provided.
<b>SO 11</b> The adverse effects of development are contained within <b>sites</b> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	<b>PS 11</b> No solution provided.
<b>Advertising Signage</b>	
<b>SO 12</b> The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	<b>PS 12</b> No solution provided.

<b>RESIDENTIAL A ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT</b>	
<b>Nature of Non-Residential Development</b>	
<b>SO 13</b> Non-residential development is compatible with the residential nature and character of the area and enhances the streetscape character of Dohles Rocks Village.	<b>PS 13</b> No solution provided.
<b>Preferred Location of Non-Residential Development</b>	
<b>SO 14</b> 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.	<b>PS 14</b> Non-residential development is generally located on a road that functions as at least a trunk collector street <sup>3</sup> within the road network.
<b>Height of Non-Residential Buildings</b>	
<b>SO 15</b> 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.	<b>PS 15</b> Non-residential buildings do not exceed more than one <b>storey</b> above ground level.
<b>Intensity of Non-Residential Uses</b>	
<b>SO 16</b> 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.	<b>PS 16</b> No solution provided.
<b>Operating Hours of Non-Residential Uses</b>	
<b>SO 17</b> The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	<b>PS 17</b> Non-residential uses do not operate after 10pm or before 7am on the following day.
<b>Noise from Non-Residential Development</b>	
<b>SO 18</b> Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding <b>sites</b> in terms of noise generation.	<b>PS 18</b> Noise created from the non-residential use does not exceed the background noise level at the boundaries of the <b>site</b> between the hours of 10pm and 7am.
<b>Buffers and Screening for Non-Residential Developments</b>	
<b>SO 19</b> 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.	<b>PS 19</b> Where a <b>site</b> adjoins land <b>zoned</b> for residential purposes:- (1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary. <b>AND</b> (2) a 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the <b>site</b> that adjoin land <b>zoned</b> for residential purposes. <b>AND</b> (3) fencing is constructed of materials such as colour bond, brick or timber.
<b>Frontage Landscaped Buffers for Non-Residential Developments</b>	
<b>SO 20</b> Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<b>PS 20.1</b> (1) If the <b>site</b> is located opposite land <b>zoned</b> for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the <b>site</b> ; <b>OR</b> (2) If the <b>site</b> is not located opposite land <b>zoned</b> for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the <b>site</b> .

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<b>AND</b>
	<b>PS 20.2</b> If a screen fence is provided along the front boundary, the landscaping is located within the <b>site</b> and in front of the fence so as to be visible from the road.
Impact of Non-Residential Development on Amenity	
<b>SO 21</b> Buildings, <b>structures</b> , <b>car parks</b> , service and loading vehicle facilities, lighting, <b>site</b> 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><b>PS 21.1</b> Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential <b>zoned</b> land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 21.2</b> Walls facing land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 21.3</b> Non-residential buildings that can be seen from a boundary of the <b>site</b> adjoining land <b>zoned</b> for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 21.4</b> 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 <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 21.5</b> Where a non-residential use adjoins land <b>zoned</b> 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 Probable Solutions for the Special Residential Zone**
**5.1 Assessment Criteria for Assessable Development in the Special Residential Zone**

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Consistent and Inconsistent Uses</b>	
<p><b>SO 1</b> The following uses are consistent uses if complying with the applicable codes and are located in the Special Residential zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Associated Unit</b> - if maximum <b>GFA</b> is 60m<sup>2</sup> (excluding roofed verandahs)</li> <li>(2) <b>Bed and Breakfast Accommodation</b> - if maximum of 1 bedroom</li> <li>(3) <b>Detached House</b> – if maximum of 1 <b>detached house</b> on a lot</li> <li>(4) <b>Display Home</b></li> <li>(5) <b>Environmental Park</b></li> <li>(6) <b>Estate Sales Office</b></li> <li>(7) <b>Home Business</b> - if maximum area<sup>2</sup> is 30m<sup>2</sup> and is fully enclosed in a building and excluding the hire of a tennis court</li> <li>(8) <b>Local Utilities</b></li> <li>(9) <b>Park</b></li> </ol>	<p><b>PS 1</b> No solution provided.</p>
<p><b>SO 2</b> The following uses are inconsistent uses and are not located in the Special Residential zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Accommodation Units</b></li> <li>(2) <b>Adult Product Shop</b></li> <li>(3) <b>Agriculture</b></li> <li>(4) <b>Airstrip</b></li> <li>(5) <b>Animal Accommodation</b></li> <li>(6) <b>Aquaculture</b></li> <li>(7) <b>Associated Unit</b> – if <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(8) <b>Bulk Garden Supplies</b></li> <li>(9) <b>Camping Grounds</b></li> <li>(10) <b>Car Depot</b></li> <li>(11) <b>Car Park</b></li> <li>(12) <b>Caravan/Transportable Home Park</b></li> <li>(13) <b>Cattery</b></li> <li>(14) <b>Cemetery</b></li> <li>(15) <b>Child Care Centre</b></li> <li>(16) <b>Commercial Services</b></li> <li>(17) <b>Community Facilities</b></li> <li>(18) <b>Concrete Batching Plant</b></li> <li>(19) <b>Contractor's Depot</b></li> <li>(20) <b>Crematorium</b></li> <li>(21) <b>Dairy</b></li> <li>(22) <b>Detached House</b> – if more than 1 <b>detached house</b> on a lot</li> <li>(23) <b>Domestic Storage</b></li> <li>(24) <b>Duplex Dwelling</b></li> <li>(25) <b>Educational Establishment</b></li> <li>(26) <b>Extractive Industry</b></li> <li>(27) <b>Farm Forestry</b></li> <li>(28) <b>Fast Food Delivery Service</b></li> <li>(29) <b>Funeral Parlour</b></li> </ol>	<p><b>PS 2</b> No solution provided.</p>



SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(30) <b>General Industry</b> (31) <b>Hardware Shop</b> (32) <b>Hazardous and Offensive Industry</b> (33) <b>High Density Multiple Dwelling Units</b> (34) <b>Hospital</b> (35) <b>Hotel</b> (36) <b>Indoor Entertainment and Sport</b> (37) <b>Infill Housing</b> (38) <b>Institution</b> (39) <b>Intensive Animal Husbandry</b> (40) <b>Kennels</b> (41) <b>Low Density Multiple Dwelling Units</b> (42) <b>Major Telecommunication Facility</b> (43) <b>Market</b> (44) <b>Medium Density Multiple Dwelling Units</b> (45) <b>Motel</b> (46) <b>Motor Sport</b> (47) <b>Night Club</b> (48) <b>Non-Intensive Animal Husbandry</b> (49) <b>Office</b> (50) <b>Outdoor Recreation</b> (51) <b>Outdoor Sales</b> (52) <b>Passenger Terminal</b> (53) <b>Pensioner Units</b> (54) <b>Place of Worship</b> (55) <b>Radio Station</b> (56) <b>Recycling Depot</b> (57) <b>Retail Nursery</b> (58) <b>Retirement Village</b> (59) <b>Rural Industry</b> (60) <b>Salvage Yard</b> (61) <b>Service Industry</b> (62) <b>Service Station</b> (63) <b>Shooting</b> (64) <b>Shop</b> – if GFA exceeds 200m <sup>2</sup> (65) <b>Showroom</b> (66) <b>Simulated Conflict</b> (67) <b>Special Use</b> (68) <b>Stock Sales Yard</b> (69) <b>Tourist Cabins</b> (70) <b>Vehicle Sales</b> (71) <b>Veterinary Clinic</b> (72) <b>Veterinary Hospital</b> (73) <b>Warehouse</b>	
<b>Reconfiguring of Lots</b>	
<b>SO 3</b> Reconfiguring of lots does not increase the number or density of lots other than in accordance with the approved <i>plan of development</i> .	<b>PS 3</b> No solution provided.

<b>SPECIAL RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Effects of Land Use and Development</b>	
<p><b>SO 4</b> The form, nature, design and location of development:-</p> <ul style="list-style-type: none"> <li>(1) protects the amenity of surrounding residential areas;</li> <li>(2) protects the conservation values of the <i>site</i>;</li> <li>(3) recognises the valuable features and constraints of the <i>site</i> such as vegetated ridge lines and corridors, water courses, significant vegetation, visual prominence, landscape character, slope steepness and stability and distinctive topographic features; and</li> <li>(4) complements the peaceful acreage lifestyle and relatively low density built character of the surrounding area.</li> </ul>	<p><b>PS 4</b> No solution provided.</p>
<b>Built Form</b>	
<p><b>SO 5</b> Building height, length and location:-</p> <ul style="list-style-type: none"> <li>(1) are compatible with the low scale residential nature of the area;</li> <li>(2) minimises overlooking and overshadowing;</li> <li>(3) maintains privacy; and</li> <li>(4) does not cause significant loss of amenity to neighbouring residents.</li> </ul>	<p><b>PS 5</b> No solution provided.</p>
<b>Streetscape</b>	
<p><b>SO 6</b> The density, design, scale and visual appearance of buildings:-</p> <ul style="list-style-type: none"> <li>(1) is compatible with and enhances the existing streetscape; and</li> <li>(2) does not compromise the predominantly detached housing character of the area.</li> </ul>	<p><b>PS 6</b> No solution provided.</p>
<b>Traffic, Access and Car Parking</b>	
<p><b>SO 7</b> 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><b>PS 7</b> No solution provided.</p>
<p><b>SO 8</b> Car parking facilities do not dominate the development or street frontage.</p>	<p><b>PS 8</b> No solution provided.</p>
<p><b>SO 9</b> Development does not result in on-street parking congestion.</p>	<p><b>PS 9</b> No solution provided.</p>
<b>Building Setback</b>	
<p><b>SO 10</b> Building setbacks:-</p> <ul style="list-style-type: none"> <li>(1) are consistent with the building line for residential development on adjoining land;</li> <li>(2) are compatible with the existing streetscape; and</li> <li>(3) do not compromise the amenity of the surrounding residential lots.</li> </ul>	<p><b>PS 10</b> No solution provided.</p>
<b>Amenity</b>	
<p><b>SO 11</b> 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><b>PS 11</b> No solution provided.</p>
<p><b>SO 12</b> 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><b>PS 12</b> No solution provided.</p>
<b>Advertising Signage</b>	
<p><b>SO 13</b> The proposed height, area and number of signs is appropriate to the size, nature and location of the development.</p>	<p><b>PS 13</b> No solution provided.</p>

<b>SPECIAL RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT</b>	
<b>Nature of Non-Residential Development</b>	
<b>SO 14</b> Non-residential development is compatible with the residential nature and character of the area and enhances the streetscape character of Dohles Rocks Village.	<b>PS 14</b> No solution provided.
<b>Preferred Location of Non-Residential Development</b>	
<b>SO 15</b> 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.	<b>PS 15</b> Non-residential development is generally located on a road that functions as at least a trunk collector street <sup>3</sup> within the road network.
<b>Height of Non-Residential Buildings</b>	
<b>SO 16</b> 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.	<b>PS 16</b> Non-residential buildings do not exceed more than one <b>storey</b> above ground level.
<b>Intensity of Non-Residential Uses</b>	
<b>SO 17</b> 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.	<b>PS 17</b> No solution provided.
<b>Operating Hours of Non-Residential Uses</b>	
<b>SO 18</b> The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	<b>PS 18</b> Non-residential uses do not operate after 10pm or before 7am on the following day.
<b>Noise from Non-Residential Development</b>	
<b>SO 19</b> Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding <b>sites</b> in terms of noise generation.	<b>PS 19</b> Noise created from the non-residential use does not exceed the background noise level at the boundaries of the <b>site</b> between the hours of 10pm and 7am.
<b>Buffers and Screening for Non-Residential Developments</b>	
<b>SO 20</b> 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.	<b>PS 20</b> Where a <b>site</b> adjoins land <b>zoned</b> for residential purposes:- (1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary; <b>AND</b> (2) a 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the <b>site</b> that adjoin land <b>zoned</b> for residential purposes; <b>AND</b> (3) fencing is constructed of materials such as colourbond, brick or timber.



SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Frontage Landscaped Buffers for Non-Residential Developments</b>	
<p><b>SO 21</b> Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.</p>	<p><b>PS 21.1</b> (1) If the <b>site</b> is located opposite land <b>zoned</b> for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the <b>site</b>.</p> <p><b>OR</b></p> <p>(2) If the <b>site</b> is not located opposite land <b>zoned</b> for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the <b>site</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 21.2</b> If a screen fence is provided along the front boundary, the landscaping is located within the <b>site</b> and in front of the fence so as to be visible from the road.</p>
<b>Impact of Non-Residential Development on Amenity</b>	
<p><b>SO 22</b> Buildings, <b>structures</b>, <b>car parks</b>, service and loading vehicle facilities, lighting, <b>site</b> 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><b>PS 22.1</b> Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential <b>zoned</b> land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 22.2</b> Walls facing land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 22.3</b> Non-residential buildings that can be seen from a boundary of the <b>site</b> adjoining land <b>zoned</b> for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 22.4</b> 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 <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 22.5</b> Where a non-residential use adjoins land <b>zoned</b> 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 Rural Residential Zone**

**6.1 Assessment Criteria for Assessable Development in the Rural Residential Zone**

<b>RURAL RESIDENTIAL ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<b>Consistent and Inconsistent Uses</b>	
<p><b>SO 1</b> The following uses are consistent uses if complying with the applicable codes and are located in the Rural Residential zone:-</p> <ul style="list-style-type: none"> <li>(1) <b>Agriculture</b></li> <li>(2) <b>Animal Accommodation</b> – if maximum of 4 stalls</li> <li>(3) <b>Associated Unit</b> – if maximum <b>GFA</b> is 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(4) <b>Bed and Breakfast Accommodation</b> – if maximum of 2 bedrooms</li> <li>(5) <b>Detached House</b> – if maximum of 1 <b>detached house</b> on a lot</li> <li>(6) <b>Display Home</b></li> <li>(7) <b>Domestic Storage</b> – if maximum <b>GFA</b> is 150m<sup>2</sup></li> <li>(8) <b>Environmental Park</b></li> <li>(9) <b>Estate Sales Office</b></li> <li>(10) <b>Farm Forestry</b></li> <li>(11) <b>Home Business</b> – if maximum area<sup>2</sup> 100m<sup>2</sup> and fully enclosed within a building and excluding the hire of more than 1 tennis court</li> <li>(12) <b>Local Utilities</b></li> <li>(13) <b>Park</b></li> </ul>	<p><b>PS 1</b> No solution provided.</p>
<p><b>SO 2</b> The following uses are inconsistent uses and are not located in the Rural Residential zone:-</p> <ul style="list-style-type: none"> <li>(1) <b>Accommodation Units</b></li> <li>(2) <b>Adult Product Shop</b></li> <li>(3) <b>Airstrip</b></li> <li>(4) <b>Aquaculture</b></li> <li>(5) <b>Associated Unit</b> – if maximum <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(6) <b>Bulk Garden Supplies</b></li> <li>(7) <b>Camping Grounds</b></li> <li>(8) <b>Car Depot</b></li> <li>(9) <b>Car Park</b></li> <li>(10) <b>Caravan/Transportable Home Park</b></li> <li>(11) <b>Cattery</b></li> <li>(12) <b>Cemetery</b></li> <li>(13) <b>Commercial Services</b></li> <li>(14) <b>Community Facilities</b></li> <li>(15) <b>Concrete Batching Plant</b></li> <li>(16) <b>Contractor's Depot</b></li> <li>(17) <b>Crematorium</b></li> <li>(18) <b>Dairy</b></li> <li>(19) <b>Detached House</b> – if more than 1 <b>detached house</b> on a lot</li> <li>(20) <b>Educational Establishment</b></li> <li>(21) <b>Extractive Industry</b></li> <li>(22) <b>Fast Food Delivery Service</b></li> <li>(23) <b>Food Outlet</b></li> <li>(24) <b>Funeral Parlour</b></li> </ul>	<p><b>PS 2</b> No solution provided.</p>

<b>RURAL RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(25) <b>General Industry</b></p> <p>(26) <b>Hardware Shop</b></p> <p>(27) <b>Hazardous and Offensive Industry</b></p> <p>(28) <b>High Density Multiple Dwelling Units</b></p> <p>(29) <b>Hospital</b></p> <p>(30) <b>Hotel</b></p> <p>(31) <b>Indoor Entertainment and Sport</b></p> <p>(32) <b>Infill Housing</b></p> <p>(33) <b>Institution</b></p> <p>(34) <b>Intensive Animal Husbandry</b></p> <p>(35) <b>Kennels</b></p> <p>(36) <b>Low Density Multiple Dwelling Units</b></p> <p>(37) <b>Market</b></p> <p>(38) <b>Medium Density Dwelling Units</b></p> <p>(39) <b>Motel</b></p> <p>(40) <b>Motor Sport</b></p> <p>(41) <b>Night Club</b></p> <p>(42) <b>Office</b></p> <p>(43) <b>Outdoor Recreation</b></p> <p>(44) <b>Outdoor Sales</b></p> <p>(45) <b>Passenger Terminal</b></p> <p>(46) <b>Pensioner Units</b></p> <p>(47) <b>Place of Worship</b></p> <p>(48) <b>Radio Station</b></p> <p>(49) <b>Retirement Village</b></p> <p>(50) <b>Rural Industry</b></p> <p>(51) <b>Salvage Yard</b></p> <p>(52) <b>Service Industry</b></p> <p>(53) <b>Service Station</b></p> <p>(54) <b>Shooting</b></p> <p>(55) <b>Shop</b></p> <p>(56) <b>Showroom</b></p> <p>(57) <b>Simulated Conflict</b></p> <p>(58) <b>Special Use</b></p> <p>(59) <b>Stock Sales Yard</b></p> <p>(60) <b>Tourist Cabins</b></p> <p>(61) <b>Vehicle Sales</b></p> <p>(62) <b>Veterinary Clinic</b></p> <p>(63) <b>Veterinary Hospital</b></p> <p>(64) <b>Warehouse</b></p>	
<b>Reconfiguring of Lots</b>	
<p><b>SO 3</b> Reconfiguring to create additional lots occurs at a maximum density of 0.5 lots per hectare.</p>	<p><b>PS 3</b> No solution provided.</p>
<p><b>SO 4</b> Reconfiguring to create additional lots may occur at a lot size less than that stated in <i>PS 1</i> of the <i>Rural Residential Subdivision Design Code</i> (Ch. 6, Part 2, Div. 4) if:-</p> <p>(1) the minimum lot area is 1ha;</p> <p>(2) the <b>site</b> contains:-</p> <p>(a) significant vegetation; or</p> <p>(b) significant habitat; or</p> <p>(c) desired environmental corridors; and</p>	<p><b>PS 4</b> No solution provided.</p>

<b>RURAL RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(3) the maximum density is 0.5 lots per hectare; and</p> <p>(4) 50% of the <b>site</b> is transferred to <b>Council</b> for environmental purposes.</p>	
<b>Incompatible Development</b>	
<p><b>SO 5</b> Commercial, industrial and intensive rural activities that are not allied to and compatible with the semi-rural lifestyle are not located in the Rural Residential zone.</p>	<p><b>PS 5</b> No solution provided.</p>
<b>Built Form</b>	
<p><b>SO 6</b> Building height, length and location:-</p> <p>(1) are compatible with the low scale residential nature of the area;</p> <p>(2) minimises overlooking and overshadowing;</p> <p>(3) maintains privacy; and</p> <p>(4) does not cause significant loss of amenity to neighbouring residents.</p>	<p><b>PS 6</b> No solution provided.</p>
<b>Streetscape</b>	
<p><b>SO 7</b> 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 character of the area.</p>	<p><b>PS 7</b> No solution provided.</p>
<b>Traffic, Access and Car Parking</b>	
<p><b>SO 8</b> Traffic generated by the use of the <b>site</b> and access to the <b>site</b> does not adversely affect existing traffic patterns, safety or residential amenity.</p>	<p><b>PS 8</b> No solution provided.</p>
<p><b>SO 9</b> Car parking facilities do not dominate the development or street frontage.</p>	<p><b>PS 9</b> No solution provided.</p>
<p><b>SO 10</b> Development does not result in on-street parking congestion.</p>	<p><b>PS 10</b> No solution provided.</p>
<b>Building Setback</b>	
<p><b>SO 11</b> 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><b>PS 11</b> No solution provided.</p>
<b>Amenity</b>	
<p><b>SO 12</b> 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><b>PS 12</b> No solution provided.</p>
<p><b>SO 13</b> The adverse effects of development are contained within <b>sites</b> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p><b>PS 13</b> No solution provided.</p>
<b>Advertising Signage</b>	
<p><b>SO 14</b> The proposed height, area and number of signs is appropriate to the size, nature and location of the development.</p>	<p><b>PS 14</b> No solution provided.</p>
<b>ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT</b>	
<b>Nature of Non-Residential Development</b>	
<p><b>SO 15</b> Non-residential development is compatible with the residential nature and character of the area.</p>	<p><b>PS 15</b> No solution provided.</p>

<b>RURAL RESIDENTIAL ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<b>Preferred Location of Non-Residential Development</b>	
<b>SO 16</b> 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.	<b>PS 16</b> No solution provided.
<b>Height of Non-Residential Buildings</b>	
<b>SO 17</b> 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.	<b>PS 17</b> Non-residential buildings do not exceed more than one <b>storey</b> above ground level.
<b>Intensity of Non-Residential Uses</b>	
<b>SO 18</b> 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.	<b>PS 18</b> No solution provided.
<b>Operating Hours of Non-Residential Uses</b>	
<b>SO 19</b> The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	<b>PS 19</b> Non-residential uses do not operate after 10pm or before 7am on the following day.
<b>Noise from Non-Residential Development</b>	
<b>SO 20</b> Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding <b>sites</b> in terms of noise generation.	<b>PS 20</b> Noise created from the non-residential use does not exceed the background noise level at the boundaries of the <b>site</b> between the hours of 10pm and 7am.
<b>Buffers and Screening for Non-Residential Developments</b>	
<b>SO 21</b> 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.	<b>PS 21</b> No solution provided.
<b>Frontage Landscaped Buffers for Non-Residential Developments</b>	
<b>SO 22</b> Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<b>PS 22</b> No solution provided.
<b>Impact of Non-Residential Development on Amenity</b>	
<b>SO 23</b> Buildings, <b>structures</b> , <b>car parks</b> , service and loading vehicle facilities, lighting, <b>site</b> 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><b>PS 23.1</b> Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential <b>zoned</b> land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 23.2</b> Walls facing land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 23.3</b> Non-residential buildings that can be seen from a boundary of the <b>site</b> adjoining land <b>zoned</b> for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;"><b>AND</b></p>



RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p><b>PS 23.4</b> 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 <b>zoned</b> for residential purposes.</p> <p><b>AND</b></p> <p><b>PS 23.5</b> Where a non-residential use adjoins land <b>zoned</b> 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>

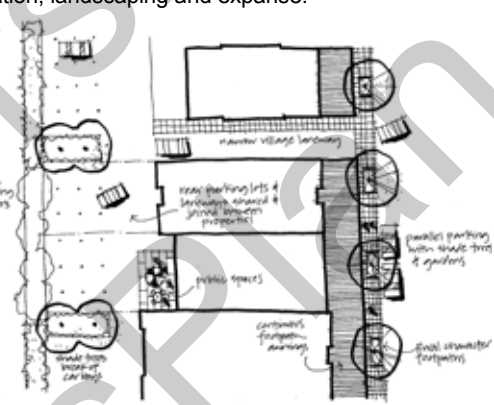
**Division 7 Specific Outcomes and Probable Solutions for the Local Business Zone**
**7.1 Assessment Criteria for Assessable Development in the Local Business Zone**

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

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(33) <b>High Density Multiple Dwelling Units</b></p> <p>(34) <b>Home Business</b> – if requires construction of a new <b>detached house</b> or other <b>structure</b></p> <p>(35) <b>Hospital</b></p> <p>(36) <b>Hotel</b></p> <p>(37) <b>Indoor Entertainment and Sport</b></p> <p>(38) <b>Infill Housing</b></p> <p>(39) <b>Institution</b></p> <p>(40) <b>Intensive Animal Husbandry</b></p> <p>(41) <b>Kennels</b></p> <p>(42) <b>Low Density Multiple Dwelling Units</b></p> <p>(43) <b>Major Telecommunication Facility</b></p> <p>(44) <b>Medium Density Multiple Dwelling Units</b></p> <p>(45) <b>Motel</b></p> <p>(46) <b>Motor Sport</b></p> <p>(47) <b>Night Club</b></p> <p>(48) <b>Non-Intensive Animal Husbandry</b></p> <p>(49) <b>Outdoor Recreation</b></p> <p>(50) <b>Outdoor Sales</b></p> <p>(51) <b>Passenger Terminal</b></p> <p>(52) <b>Pensioner Units</b></p> <p>(53) <b>Place of Worship</b></p> <p>(54) <b>Radio Station</b></p> <p>(55) <b>Retirement Village</b></p> <p>(56) <b>Rural Industry</b></p> <p>(57) <b>Salvage Yard</b></p> <p>(58) <b>Service Industry</b></p> <p>(59) <b>Service Station</b></p> <p>(60) <b>Shooting</b></p> <p>(61) <b>Showroom</b></p> <p>(62) <b>Simulated Conflict</b></p> <p>(63) <b>Special Use</b></p> <p>(64) <b>Stock Sales Yard</b></p> <p>(65) <b>Tourist Cabins</b></p> <p>(66) <b>Vehicle Sales</b></p> <p>(67) <b>Veterinary Clinic</b></p> <p>(68) <b>Veterinary Hospital</b></p> <p>(69) <b>Warehouse</b></p>	
<b>Building Height</b>	
<b>SO 3</b> Maximum height of buildings is 2 <b>storeys</b> .	<b>PS 3</b> Maximum height of buildings is 2 <b>storeys</b> .
<b>Building Design</b>	
<b>SO 4</b> Building scale complements the predominant scale of buildings in the Dohles Rocks Village area, with the mass of buildings visually reduced by incorporating variations in building form, materials and elevations.	<b>PS 4</b> No solution provided.
<p><b>SO 5</b> Buildings are designed to reinforce the low key tourist and fishing village character of the Dohles Rocks Village and provide interest to the streetscape.</p> <p>Design principles include:-</p> <p>(1) roofs with simple forms and rooflines;</p> <p>(2) roofs with pitches, gables and overhangs;</p> <p>(3) roof materials that are predominantly non-tile;</p>	<p><b>PS 5.1</b> Roofs incorporate simple forms and lines and include pitches, gables and overhangs.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.2</b> Facades:-</p> <p>(1) have depth;</p> <p>(2) incorporate recesses;</p> <p>(3) have patterning;</p>



<b>LOCAL BUSINESS ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<p>(4) facades with depth, recesses, patterning and parapets; and</p> <p>(5) facades that incorporate variations in materials, colours and textures.</p>	<p>(4) have parapets; and</p> <p>(5) incorporate variations in materials, colours and textures.</p>
<p><b>SO 6</b> Buildings are designed and orientated on the <i>site</i> in a manner which:-</p> <p>(1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building;</p> <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>	<p><b>PS 6</b> No solution provided.</p>
<b>Awnings</b>	
<p><b>SO 7</b> The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.</p>	<p><b>PS 7</b> 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><b>SO 8</b> Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.</p>	<p><b>PS 8</b> No solution provided.</p>
<b>Energy Efficiency</b>	
<p><b>SO 9</b> 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><b>PS 9</b> No solution provided.</p>
<b>Landscaping</b>	
<p><b>SO 10</b> 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><b>PS 10.1</b> 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 4m<sup>2</sup> at 4m spacings.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 10.2</b> 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><b>OR</b></p> <p><b>PS 10.3</b> 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;"><b>AND</b></p> <p><b>PS 10.4</b> Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>

<b>LOCAL BUSINESS ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Car Parking</b>	
<p><b>SO 11</b> Car parking is designed and located so that:-</p> <ol style="list-style-type: none"> <li>(1) it does not dominate or break up the street frontage;</li> <li>(2) the traditional pattern of <b>shop</b> fronts and streetscapes is retained;</li> <li>(3) car parking areas and driveways are shared and linked with adjoining properties where possible;</li> <li>(4) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and</li> <li>(5) it is convenient and adequate for the demands of customers and visitors.</li> </ol>	<p><b>PS 11.1</b> Car parking areas are located behind buildings built to the front boundary.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.2</b> Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between <b>sites</b> via internal service roads.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.3</b> Car parking is designed generally in accordance with the following illustrations in terms of location, landscaping and expanse:-</p>  <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.4</b> Areas of hard pavement are broken into sections not more than 210m<sup>2</sup>, or clusters of maximum 12 cars, with landscaping.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 11.5</b> 2m wide irrigated landscaped beds are provided along any boundaries of car parks that adjoin public walk ways or <b>parks</b>, where the car park contains 20 or more car parking spaces.</p>
<p><b>SO 12</b> Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the <b>site</b>.</p>	<p><b>PS 12</b> No solution provided.</p>
<b>Impact on the Amenity and Character of the Surrounding Area</b>	
<p><b>SO 13</b> All buildings, other <b>structures</b>, on-site parking facilities and service vehicle standing and manoeuvring areas are located and are buffered from adjacent <b>sensitive land uses</b>, in a manner which:-</p> <ol style="list-style-type: none"> <li>(1) does not adversely impact on the traditional pattern of shop fronts and streetscapes;</li> <li>(2) is in keeping with the desired or established character of the area;</li> <li>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the <b>site</b>, having regard to:-                     <ol style="list-style-type: none"> <li>(a) overshadowing;</li> <li>(b) privacy and overlooking;</li> <li>(c) natural light and ventilation; and</li> </ol> </li> <li>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</li> </ol>	<p><b>PS 13.1</b> Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining land <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.2</b> Walls facing land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 13.3</b> Where any building is can be seen from the common boundary of the <b>site</b> adjoining land <b>zoned</b> for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.4</b> Where the <b>site</b> adjoins and has frontage to land <b>zoned</b> for residential purposes, the building is set back from the road boundary</p> <ol style="list-style-type: none"> <li>(1) the same distance as the existing residential buildings on the adjoining land; or</li> </ol>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>(2) 6m where there is no existing building on the adjoining land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.5</b> 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 <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.6</b> Fencing is constructed of timber, brick or colourbond.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.7</b> Where retail or commercial development adjoins land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 13.8</b> Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the <b>site</b> are screened from the direct view of a person:-</p> <p>(1) in a road or other public place; or</p> <p>(2) from the common boundary of the <b>site</b> adjoining land <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.9</b> Unless more extensive buffering is required by another applicable code<sup>4</sup>, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.10</b> Where the <b>site</b> is on the opposite side of a frontage road to land <b>zoned</b> for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on <b>site</b> for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.11</b> No buildings, other <b>structures</b>, 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 13.9</i> and <i>PS 13.10</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 13.12</b> Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
<p><b>SO 14</b> Building work on a <b>site</b> which is in close proximity to land <b>zoned</b> 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><b>PS 14.1</b> Where the <b>site</b> either adjoins or is on the opposite side of a frontage road to land which is <b>zoned</b> for residential purposes, all buildings and other <b>structures</b> on the <b>site</b> have an overall height above finished ground level of no more than two <b>storeys</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 14.2</b> Service <b>structures</b>, and mechanical plant can not be seen from the boundary of the <b>site</b> adjoining any road or land <b>zoned</b> for residential purposes.</p>
<p><b>SO 15</b> Traffic generated by the use of the <b>site</b> and access to the <b>site</b> does not adversely affect existing traffic patterns, safety or amenity.</p>	<p><b>PS 15</b> No solution provided.</p>
<p><b>SO 16</b> Development does not result in on-street parking congestion.</p>	<p><b>PS 16</b> No solution provided.</p>
<p><b>SO 17</b> 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><b>PS 17</b> No solution provided.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p><b>SO 18</b> The adverse effects of development are contained within <b>sites</b> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p><b>PS 18</b> No solution provided.</p>
<p><b>SO 19</b> The operating hours of development are appropriate and minimise the impact on amenity.</p>	<p><b>PS 19</b> No solution provided.</p>
<p><b>SO 20</b> Uses are operated in a manner that does not detrimentally impact the amenity of surrounding <b>sites</b> in terms of noise generation.</p>	<p><b>PS 20</b> No solution provided.</p>
Pedestrian Access Ways	
<p><b>SO 21</b> 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><b>PS 21.1</b> 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"> <li>(1) the paved pedestrian pathway within the frontage road reserve to the <b>site</b>;</li> <li>(2) designated passenger pick-up and set-down points on the <b>site</b>;</li> <li>(3) car parking facilities provided at the rear of the <b>site</b>; and</li> <li>(4) on-site car parking facilities set aside for use by physically disabled people.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 21.2</b> The pedestrian access ways prescribed under <i>PS 21.1</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;"><b>AND</b></p> <p><b>PS 21.3</b> Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 21.4</b> Changes of levels around buildings are only provided where necessary and unavoidable due to <b>site</b> topography.</p>
Driveways	
<p><b>SO 22</b> Driveways to rear car parking areas are designed to:-</p> <ol style="list-style-type: none"> <li>(1) retain the scale and continuity of the streetscape;</li> <li>(2) provide safe and convenient access ways;</li> <li>(3) allow for sharing or co-location; and</li> <li>(4) provide adequate and safe sight distances.</li> </ol>	<p><b>PS 22.1</b> Driveways are located adjacent to side boundaries.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 22.2</b> Driveways provide for visual surveillance and visual connection to the frontage road from the car parking area.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 22.3</b> Driveways are located to allow for sharing and/or co-location.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 22.4</b> Driveways are a minimum of 3.5m wide.</p>
Artificial Lighting	
<p><b>SO 23</b> An adequate level of illumination is provided at all times at the pedestrian access point to the <b>site</b> and within those areas of the <b>site</b> which would ordinarily be used during hours of twilight and darkness.</p>	<p><b>PS 23</b> The pedestrian entry point to the land and all designated pedestrian pathways on the <b>site</b> 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>

<b>LOCAL BUSINESS ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<p><b>SO 24</b> Artificial lighting necessarily associated with the use of the <b>site</b> 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 <b>site</b>.</p>	<p><b>PS 24</b> Artificial lighting within the overall <b>site</b> 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>
<b>Signage</b>	
<p><b>SO 25</b> Signage is designed and located to complement and reinforce the Dohles Rocks Village character through:-</p> <ol style="list-style-type: none"> <li>(1) being in scale with the building, landscape and adjacent signs;</li> <li>(2) not dominating building facades and streetscapes; and</li> <li>(3) being integrated into the design and elevation of the building.</li> </ol>	<p><b>PS 25.1</b> Signage is integrated into the design and elevation of the building by utilising the buildings architectural features rather than additional projecting <b>structures</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.2</b> Signage:-</p> <ol style="list-style-type: none"> <li>(1) is provided at a maximum of 1 internal illuminated sign of a maximum size of 2m x 0.3m (horizontal faces) and 1 other external sign per tenancy;</li> <li>(2) is located on parapets or fascias;</li> <li>(3) is not attached to or positioned above the roof;</li> <li>(4) does not block display windows;</li> <li>(5) is not a free standing pylon sign;</li> <li>(6) is not located above the parapet; and</li> <li>(7) does not involve bunting or incorporate flashing or revolving components.</li> </ol>
<b>Street Furniture</b>	
<p><b>SO 26</b> Street furniture and <b>structures</b> complement the Dohles Rocks Village character and:-</p> <ol style="list-style-type: none"> <li>(1) consist predominantly of timber and metal materials;</li> <li>(2) incorporate predominantly traditional heritage colours such as cream, white, dark green, navy, burgundy, timber tones and terracotta;</li> <li>(3) are functional;</li> <li>(4) are low maintenance; and</li> <li>(5) are robust and durable.</li> </ol>	<p><b>PS 26.1</b> Street furniture and <b>structures</b> are provided in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 26.2</b> Street furniture and <b>structures</b> align with the adopted colour theme for the area.</p>
<b>Disabled Access to Outdoor Areas</b>	
<p><b>SO 27</b> Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the <b>site</b>.</p>	<p><b>PS 27.1</b> Access for physically disabled persons is provided to, and within, those outdoor areas of the <b>site</b>, other than service areas, that are normally accessible to people without disabilities.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 27.2</b> The disabled access required under <i>PS 27.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
<b>On-Site Waste Storage, Recycling and Disposal Facilities</b>	
<p><b>SO 28</b> Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> <li>(1) are appropriately screened from internal thoroughfares, public areas of the <b>site</b> and adjacent land;</li> <li>(2) do not have a significant adverse effect on the amenity of the users of the <b>site</b> or the occupants of adjacent land; and</li> <li>(3) are readily accessible by waste collection vehicles.</li> </ol>	<p><b>PS 28.1</b> A bin washout facility of a size adequate to accommodate the largest portable waste storage container<sup>5</sup> used on the <b>site</b> 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;"><b>AND</b></p> <p><b>PS 28.2</b> Every waste storage container which is:-</p> <ol style="list-style-type: none"> <li>(1) stored external to a building; or</li> </ol>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>(2) stored on a surface which is crossed by stormwater overland flow; or</p> <p>(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> <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;"><b>AND</b></p> <p><b>PS 28.3</b> The waste storage and bin washout facilities provided on the <b>site</b> are located:-</p> <p>(1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable<sup>4</sup> to the development; and</p> <p>(2) within part of an on-site service area<sup>6</sup> can be serviced by an industrial refuse collection vehicle<sup>7</sup>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 28.4</b> Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the <b>site</b> and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>



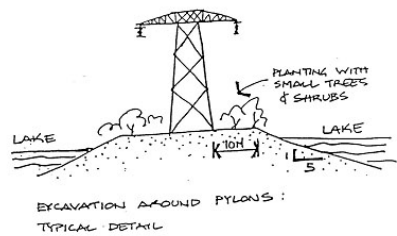
## Division 8 Specific Outcomes and Probable Solutions for the Extractive Industry Zone



### 8.1 Assessment Criteria for Assessable Development in the Extractive Industry Zone

EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Consistent and Inconsistent Uses</b>	
<p><b>SO 1</b> The following uses are consistent uses if complying with the applicable codes and are located in the Extractive Industry zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Agriculture</b></li> <li>(2) <b>Animal Accommodation</b></li> <li>(3) <b>Caretaker's Residence</b></li> <li>(4) <b>Concrete Batching Plant</b></li> <li>(5) <b>Extractive Industry</b></li> <li>(6) <b>Environmental Park</b></li> <li>(7) <b>Local Utilities</b></li> <li>(8) <b>Non-Intensive Animal Husbandry</b></li> <li>(9) <b>Park</b></li> </ol> <p>The following uses (including but not limited to those listed) may be consistent uses on post extraction rehabilitated land in:</p> <ol style="list-style-type: none"> <li>(1) <b>Sub-Precinct EI-1</b> <ol style="list-style-type: none"> <li>(a) sport and recreational and related uses, both land and water based;</li> <li>(b) theme parks and tourist oriented uses;</li> <li>(c) special purposes, <b>indoor entertainment and sport</b> and <b>food outlet</b>; and</li> <li>(d) under certain circumstances - <b>child care centre, market, motor sport</b> and <b>shooting</b>.</li> </ol> <p>where the amenity of existing and future residential areas to the north of the North Pine River is not adversely impacted; or</p> </li> <li>(2) <b>Sub-Precinct EI-2</b> <ol style="list-style-type: none"> <li>(a) passive and informal recreational use;</li> <li>(b) where in the northern part of the <b>Sub-Precinct</b> in areas remote from residential areas and compatible with the character and nature of surrounding land, uses more active and intensive recreational uses; and</li> <li>(c) under certain circumstances - <b>aquaculture, special purposes, indoor entertainment and sport</b> and <b>food outlet</b>; or</li> </ol> </li> <li>(3) <b>Sub-Precinct EI-3</b> <ol style="list-style-type: none"> <li>(a) <b>park</b> purposes with very low intensity recreational uses; and</li> <li>(b) <b>aquaculture</b> and <b>educational establishment</b> uses may be favourably considered once rezoned into Park and Open Space; or</li> </ol> </li> <li>(4) <b>Sub-Precinct EI-4</b> <ol style="list-style-type: none"> <li>(a) intensive sport and recreational purposes in the north-eastern part of the <b>Sub-Precinct</b>;</li> <li>(b) passive, informal recreation in the remaining parts closer to the South Pine River and residential areas in Albany Creek;</li> <li>(c) <b>food outlet</b>; and</li> <li>(d) under certain circumstances - <b>aquaculture, child care centre, special purposes, indoor entertainment and sport</b> and <b>recycling depot</b>.</li> </ol> </li> </ol>	<p><b>PS 1</b> No solution provided.</p>

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



EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(51) <b>Radio Station</b>            (52) <b>Retail Nursery</b>            (53) <b>Retirement Village</b>            (54) <b>Rural Industry</b>            (55) <b>Salvage Yard</b>            (56) <b>Service Industry</b>            (57) <b>Service Station</b>            (58) <b>Shooting</b>            (59) <b>Shop</b>            (60) <b>Showroom</b>            (61) <b>Simulated Conflict</b>            (62) <b>Special Use</b>            (63) <b>Stock Sales Yard</b>            (64) <b>Tourist Cabins</b>            (65) <b>Vehicle Sales</b>            (66) <b>Veterinary Clinic</b>            (67) <b>Veterinary Hospital</b>            (68) <b>Warehouse</b></p>	
<b>Haulage of Materials</b>	
<p><b>SO 3</b> Haulage of materials associated with <b>extractive industry</b> operations minimises impact on the local road network, residential areas and other <b>sensitive land uses</b>.            Haulage trucks from <b>extractive industry</b> operations utilise the following routes:-</p> <p>(1) <b>Sub-Precincts</b> EI-1 and EI-2 – Lawnton Pocket Road, not Bells Pocket Road and State-controlled roads;            (2) <b>Sub-Precinct</b> EI-3 – east through land in Brisbane City, not Grahams Road and State-controlled roads, or utilise Lawnton Pocket Road in conjunction with <b>Sub-Precincts</b> EI-1 and EI-2; and            (3) <b>Sub-Precinct</b> EI-4 – Johnstone Road, South Pine Road or a Nolan Road/Millar Road connection not Leitchs Crossing or Davis Lane and State-controlled roads.</p>	<p><b>PS 3</b> No solution provided.</p>
<b>Extraction</b>	
<p><b>SO 4</b> <b>Extractive industry</b> is undertaken in a manner which does not compromise the stability, safety or operation of infrastructure.</p>	<p><b>PS 4</b> Extraction does not occur within:-</p> <p>(1) 10m of any electricity transmission tower pylon (or such other distance as may be required by the infrastructure provider) and excavation around pylons should create islands or peninsulas as shown below:-</p> <div style="text-align: center;">  <p>EXCAVATION AROUND PYLONS : TYPICAL DETAIL</p> </div> <p>(2) 15m of water supply and sewerage main pipelines; and            (3) 150m downstream of any bridge pier abutment unless adequate measures are taken to protect such <b>structure</b> from erosion.</p>

EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Lakes</b>	
<p><b>SO 5</b> Lakes are located, maintained and extracted to a size which efficiently utilises the known sand and gravel resources while protecting the integrity of bunds and hydrological regimes of the rivers and flood plains.</p>	<p><b>PS 5.1</b> Lakes are:-</p> <p>(1) established generally as shown in <i>Figures 5.1 and 5.2</i>.</p> <div style="text-align: center;">  <p>FIGURE 5.3.1. Preferred Indicative Lake Development Precincts E1, E2 &amp; E3</p> </div> <p style="text-align: center;"><b>Figure 5.1</b></p> <div style="text-align: center;">  <p>Preferred Indicative Lake Development Precinct E4</p> </div> <p style="text-align: center;"><b>Figure 5.2</b></p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 5.2</b> Lakes are:-</p> <p>(1) provided with hydraulic drop <b>structures</b> and/or other forms of scour protection where necessary to control erosion; and</p> <p>(2) provided with peninsulas and/or islands generally where fetches are longer than 0.5km in order to reduce wave erosion.</p>

<b>EXTRACTIVE INDUSTRY ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Site Rehabilitation</b>	
<p><b>SO 6</b> <i>Sites</i> are rehabilitated having regard to:-</p> <ol style="list-style-type: none"> <li>(1) staged rehabilitation;</li> <li>(2) landscaping;</li> <li>(3) water quality;</li> <li>(4) <i>site</i> runoff;</li> <li>(5) any other relevant environmental consideration;</li> <li>(6) erosion</li> <li>(7) contamination and clean up works;</li> <li>(8) filling of the land; and</li> <li>(9) end land use options.</li> </ol>	<p><b>PS 6.1</b> 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;"><b>AND</b></p> <p><b>PS 6.2</b> 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;"><b>AND</b></p> <p><b>PS 6.3</b> Rehabilitation is carried out to provide water quality of a standard which can support aquatic vertebrates and invertebrates.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 6.4</b> Fringes of water bodies are planted with wetland species such that a sustainable aquatic plant community is established.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 6.5</b> Unstable slopes and erosion prone areas are stabilised and revegetated.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 6.6</b> Lake areas are maintained, areas adjoining the lakes and below the Q100 are restored to a maximum level not exceeding their former natural surface and areas formally above Q100 level are restored to at or above Q100 level.</p>
<p><b>SO 7</b> After extraction and rehabilitation is complete the inundated land and riparian areas are made available for public purposes.</p>	<p><b>PS 7</b> After extraction and rehabilitation is complete, the inundated land and immediate surrounds, including a 50m wide buffer, and riparian areas are vested in the <b>Council</b> for public purposes.</p>
<p><b>SO 8</b> The ultimate use of land after extraction and rehabilitation occurs in accordance with the character, amenity of the surrounding area and the <i>site</i> conditions after rehabilitation having regard to:-</p> <ol style="list-style-type: none"> <li>(1) access;</li> <li>(2) environmental values;</li> <li>(3) existing and proposed development on adjacent land;</li> <li>(4) flooding;</li> <li>(5) availability of infrastructure;</li> <li>(6) public safety hazards and risks associated with abandoned quarry operations;</li> <li>(7) <i>site</i> contamination;</li> <li>(8) visual amenity;</li> <li>(9) waste materials; and</li> <li>(10) water quality.</li> </ol>	<p><b>PS 8</b> The ultimate use of land after extraction and rehabilitation occurs in accordance with a <i>site</i> master plan.</p>
<b>Post Extraction Rehabilitation and Use in Sub-precincts EI-1, EI-2, EI-3 and EI-4</b>	
<p><b>SO 9</b> Appropriate uses where the amenity of existing and future residential areas to the north of the North Pine River are not adversely impacted are established on rehabilitated land in <b>Sub-Precinct</b> EI-1.</p>	<p><b>PS 9</b> Appropriate uses where the amenity of existing and future residential areas to the north of the North Pine River are not adversely impacted include:-</p> <ol style="list-style-type: none"> <li>(1) sport and recreational and related uses, both land and water based;</li> <li>(2) theme parks and tourist oriented uses;</li> <li>(3) special purposes, <b>indoor entertainment and sport</b> and <b>food outlet</b>; and</li> <li>(4) under certain circumstances - <b>child care centre, market, motor sport</b> and <b>shooting</b>.</li> </ol>

EXTRACTIVE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p><b>SO 10</b> Appropriate uses are established on rehabilitated land in <b>Sub-Precinct</b> EI-2.</p>	<p><b>PS 10</b> Appropriate uses include:-</p> <ol style="list-style-type: none"> <li>(1) passive and informal recreational use;</li> <li>(2) where in the northern part of the <b>Sub-Precinct</b> in areas remote from residential areas and compatible with the character and nature of surrounding land, uses more active and intensive recreational uses; and</li> <li>(3) under certain circumstances - <b>aquaculture, special purposes, indoor entertainment and sport</b> and <b>food outlet</b>.</li> </ol>
<p><b>SO 11</b> Appropriate uses are established on rehabilitated land in <b>Sub-Precinct</b> EI-3.</p>	<p><b>PS 11</b> Appropriate uses include:-</p> <ol style="list-style-type: none"> <li>(1) <b>park</b> purposes with very low intensity recreational uses; and</li> <li>(2) <b>aquaculture</b> and <b>educational establishment</b> uses may be favourably considered once rezoned into Park and Open Space.</li> </ol>
<p><b>SO 12</b> Appropriate uses are established on rehabilitated land in <b>Sub-Precinct</b> EI-4.</p>	<p><b>PS 12</b> Appropriate uses include:-</p> <ol style="list-style-type: none"> <li>(1) intensive sport and recreational purposes in the north-eastern part of the <b>Sub-Precinct</b>;</li> <li>(2) passive, informal recreation in the remaining parts closer to the South Pine River and residential areas in Albany Creek;</li> <li>(3) food outlet; and</li> <li>(4) under certain circumstances - <b>aquaculture, child care centre, special purposes, indoor entertainment and sport</b> and <b>recycling depot</b>.</li> </ol>

**Division 9 Specific Outcomes and Probable Solutions for the Rural Zone**
**9.1 Assessment Criteria for Assessable Development in the Rural Zone**

<b>RURAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Consistent and Inconsistent Uses - RURAL ZONED LAND EXCEPT SUB-PRECINCTS RU-3 TO RU-7</b>	
<p><b>SO 1</b> The following uses are consistent uses if complying with the applicable codes and are located on Rural zoned land outside rural <b>Sub-Precincts</b> RU-3 to RU-7:-</p> <ol style="list-style-type: none"> <li>(1) <b>Agriculture</b></li> <li>(2) <b>Animal Accommodation</b> – if maximum of 6 stalls</li> <li>(3) <b>Associated Unit</b> – if maximum <b>GFA</b> is 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(4) <b>Bed and Breakfast Accommodation</b> – if maximum of 4 bedrooms and minimum lot size of 16ha or maximum of 2 bedrooms and lot size less than 16 ha</li> <li>(5) <b>Detached House</b> – if maximum of 2 <b>detached houses</b> on a lot</li> <li>(6) <b>Display Home</b></li> <li>(7) <b>Domestic Storage</b> – if maximum <b>GFA</b> is 150m<sup>2</sup></li> <li>(8) <b>Environmental Park</b></li> <li>(9) <b>Estate Sales Office</b></li> <li>(10) <b>Extractive Industry</b> - where located within a Key Resource Area</li> <li>(11) <b>Farm Forestry</b></li> <li>(12) <b>Food Outlet</b> – if maximum of 40 seat capacity and in association with a <b>shop</b> retailing antiques, arts, crafts, handmade items or tourist novelties and excluding a drive through facility</li> <li>(13) <b>Home Business</b>– if maximum area<sup>2</sup> is 100m<sup>2</sup> and excluding the hire of more than 1 tennis court</li> <li>(14) <b>Local Utilities</b></li> <li>(15) <b>Major Telecommunication Facility</b></li> <li>(16) <b>Non-Intensive Animal Husbandry</b></li> <li>(17) <b>Park</b></li> <li>(18) <b>Retail Nursery</b></li> <li>(19) <b>Rural Industry</b></li> <li>(20) <b>Shop</b> – if retailing antiques, arts, crafts, handmade items or tourist novelties</li> <li>(21) <b>Tourist Cabins</b> – if minimum lot size of 16 ha and maximum of 1 cabin</li> <li>(22) <b>Veterinary Clinic</b></li> </ol>	<p><b>PS 1</b> No solution provided.</p>
<p><b>SO 2</b> The following uses are inconsistent uses and are not located on Rural zoned land outside <b>Sub-Precincts</b> RU-3 to RU-7:-</p> <ol style="list-style-type: none"> <li>(1) <b>Accommodation Units</b></li> <li>(2) <b>Adult Product Shop</b></li> <li>(3) <b>Aquaculture</b></li> <li>(4) <b>Associated Unit</b> – if <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(5) <b>Bed and Breakfast Accommodation</b> – if more than 4 bedrooms and minimum lot size of 16ha or more than 2 bedrooms and lot size less than 16ha</li> <li>(6) <b>Car Depot</b></li> <li>(7) <b>Car Park</b></li> <li>(8) <b>Caravan/Transportable Home Park</b></li> <li>(9) <b>Cemetery</b></li> <li>(10) <b>Commercial Services</b></li> </ol>	<p><b>PS 2</b> No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(11) <b>Concrete Batching Plant</b> (12) <b>Crematorium</b> (13) <b>Dairy</b> (14) <b>Detached House</b> – if more than 2 <b>detached houses</b> on a lot (15) <b>Extractive Industry</b> - where not located in a Key Resource Area (16) <b>Fast Food Delivery Service</b> (17) <b>Food Outlet</b> - if maximum 40 seat capacity and in association with a <b>shop</b> retailing antiques, arts, craft, handmade items or tourist novelties and including a drive through facility (18) <b>Funeral Parlour</b> (19) <b>General Industry</b> (20) <b>Hardware Shop</b> (21) <b>Hazardous and Offensive Industry</b> (22) <b>High Density Multiple Dwelling Units</b> (23) <b>Hospital</b> (24) <b>Hotel</b> (25) <b>Infill Housing</b> (26) <b>Institution</b> (27) <b>Intensive Animal Husbandry</b> (28) <b>Low Density Multiple Dwelling Units</b> (29) <b>Medium Density Multiple Dwelling Units</b> (30) <b>Motel</b> (31) <b>Motor Sport</b> (32) <b>Night Club</b> (33) <b>Office</b> (34) <b>Outdoor Sales</b> (35) <b>Passenger Terminal</b> (36) <b>Pensioner Units</b> (37) <b>Retirement Village</b> (38) <b>Salvage Yard</b> (39) <b>Service Station</b> (40) <b>Shooting</b> (41) <b>Showroom</b> (42) <b>Simulated Conflict</b> (43) <b>Special Use</b> (44) <b>Stock Sales Yard</b> (45) <b>Vehicle Sales</b> (46) <b>Veterinary Hospital</b>	
Consistent and Inconsistent Uses – RURAL SUB-PRECINCT RU-3	
<b>SO 3</b> The following uses are consistent uses if complying with the applicable codes and are located in <b>Sub-Precinct RU-3</b> of the Rural zone:- (1) <b>Agriculture</b> – if excluding turf farming (2) <b>Animal Accommodation</b> – if maximum of 6 stalls (3) <b>Associated Unit</b> – if maximum <b>GFA</b> is 60m <sup>2</sup> (excluding roofed verandah) (4) <b>Bed and Breakfast Accommodation</b> – if maximum of 4 bedrooms and minimum lot size of 16ha or maximum of 2 bedrooms and lot size less than 16ha (5) <b>Community Facilities</b> – if a show ground (6) <b>Detached House</b> – if maximum of 2 <b>detached houses</b> on a lot	<b>PS 3</b> No solution provided.

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<ul style="list-style-type: none"> <li>(7) <b>Display Home</b></li> <li>(8) <b>Domestic Storage</b> – if maximum <b>GFA</b> is 150m<sup>2</sup></li> <li>(9) <b>Environmental Park</b></li> <li>(10) <b>Estate Sales Office</b></li> <li>(11) <b>Extractive Industry</b> - where located within a Key Resource Area</li> <li>(12) <b>Farm Forestry</b></li> <li>(13) <b>Food Outlet</b> – if maximum of 40 seat capacity and in association with a <b>shop</b> retailing antiques, arts, crafts, handmade items or tourist novelties and excluding a drive through facility</li> <li>(14) <b>Home Business</b> – if maximum area<sup>2</sup> is 100m<sup>2</sup> and excluding the hire of more than 1 tennis court</li> <li>(15) <b>Indoor Entertainment and Sport</b> – if sport uses only</li> <li>(16) <b>Local Utilities</b></li> <li>(17) <b>Major Telecommunication Facility</b></li> <li>(18) <b>Non-Intensive Animal Husbandry</b></li> <li>(19) <b>Outdoor Recreation</b></li> <li>(20) <b>Park</b></li> <li>(21) <b>Retail Nursery</b></li> <li>(22) <b>Rural Industry</b></li> <li>(23) <b>Shop</b> – if retailing antiques, arts, crafts, handmade items or tourist novelties</li> <li>(24) <b>Tourist Cabins</b> – if minimum lot size of 16ha and maximum of 1 cabin</li> <li>(25) <b>Veterinary Clinic</b></li> </ul>	
<p><b>SO 4</b> The following uses are inconsistent uses and are not located in <b>Sub-Precinct</b> RU-3 of the Rural zone:-</p> <ul style="list-style-type: none"> <li>(1) <b>Accommodation Units</b></li> <li>(2) <b>Adult Product Shop</b></li> <li>(3) <b>Airstrip</b></li> <li>(4) <b>Aquaculture</b></li> <li>(5) <b>Associated Unit</b> – if <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(6) <b>Bed and Breakfast Accommodation</b> – if more than 4 bedrooms and minimum lot size 16ha or more than 2 bedrooms and lot size less than 16ha</li> <li>(7) <b>Bulk Garden Supplies</b></li> <li>(8) <b>Camping Grounds</b></li> <li>(9) <b>Car Depot</b></li> <li>(10) <b>Car Park</b></li> <li>(11) <b>Caretaker's Residence</b></li> <li>(12) <b>Cemetery</b></li> <li>(13) <b>Commercial Services</b></li> <li>(14) <b>Community Facilities</b> – if not a show ground</li> <li>(15) <b>Concrete Batching Plant</b></li> <li>(16) <b>Contractor's Depot</b></li> <li>(17) <b>Crematorium</b></li> <li>(18) <b>Detached House</b> – if more than 2 <b>detached houses</b> on a lot</li> <li>(19) <b>Duplex Dwelling</b></li> <li>(20) <b>Educational Establishment</b></li> <li>(21) <b>Extractive Industry</b> - where not located in a Key Resource Area</li> <li>(22) <b>Fast Food Delivery Service</b></li> </ul>	<p><b>PS 4</b> No solutions provided.</p>



RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(23) <b>Food Outlet</b> - if maximum 40 seat capacity and in association with a shop retailing antiques, arts, crafts, handmade items or tourist novelties and including a drive through facility</p> <p>(24) <b>Funeral Parlour</b></p> <p>(25) <b>General Industry</b></p> <p>(26) <b>Hardware Shop</b></p> <p>(27) <b>Hazardous and Offensive Industry</b></p> <p>(28) <b>High Density Multiple Dwelling Units</b></p> <p>(29) <b>Hospital</b></p> <p>(30) <b>Hotel</b></p> <p>(31) <b>Infill Housing</b></p> <p>(32) <b>Institution</b></p> <p>(33) <b>Intensive Animal Husbandry</b></p> <p>(34) <b>Kennels</b></p> <p>(35) <b>Low Density Multiple Dwelling Units</b></p> <p>(36) <b>Market</b></p> <p>(37) <b>Medium Density Multiple Dwelling Units</b></p> <p>(38) <b>Motel</b></p> <p>(39) <b>Motor Sport</b></p> <p>(40) <b>Night Club</b></p> <p>(41) <b>Office</b></p> <p>(42) <b>Outdoor Sales</b></p> <p>(43) <b>Passenger Terminal</b></p> <p>(44) <b>Pensioner Units</b></p> <p>(45) <b>Radio Station</b></p> <p>(46) <b>Recycling Depot</b></p> <p>(47) <b>Retirement Village</b></p> <p>(48) <b>Salvage Yard</b></p> <p>(49) <b>Service Industry</b></p> <p>(50) <b>Service Station</b></p> <p>(51) <b>Shooting</b></p> <p>(52) <b>Shop</b> – if retailing other than antiques, arts, crafts, handmade items or tourist novelties</p> <p>(53) <b>Showroom</b></p> <p>(54) <b>Simulated Conflict</b></p> <p>(55) <b>Special Use</b></p> <p>(56) <b>Stock Sales Yard</b></p> <p>(57) <b>Vehicle Sales</b></p> <p>(58) <b>Veterinary Hospital</b></p> <p>(59) <b>Warehouse</b></p>	
Consistent and Inconsistent Uses – RURAL SUB-PRECINCT RU-4	
<p><b>SO 5</b> The following uses are consistent uses if complying with the applicable codes and are located in <b>Sub-Precinct RU-4</b> of the Rural zone:-</p> <p>(1) <b>Agriculture</b></p> <p>(2) <b>Animal Accommodation</b> – if maximum of 6 stalls</p> <p>(3) <b>Environmental Park</b></p> <p>(4) <b>Extractive Industry</b> – where located within a Key Resource Area</p> <p>(5) <b>Farm Forestry</b></p> <p>(6) <b>Indoor Entertainment and Sport</b> – if no new buildings</p> <p>(7) <b>Local Utilities</b></p>	<p><b>PS 5</b> No solutions provided.</p>



RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(8) <b>Major Telecommunication Facility</b> (9) <b>Non-Intensive Animal Husbandry</b> (10) <b>Outdoor Recreation</b> (11) <b>Park</b> (12) <b>Rural Industry</b>	
<b>SO 6</b> The following uses are inconsistent uses and are not located in <b>Sub-Precinct</b> RU-4 of the Rural zone:- (1) <b>Accommodation Units</b> (2) <b>Adult Product Shop</b> (3) <b>Airstrip</b> (4) <b>Associated Unit</b> (5) <b>Bed and Breakfast Accommodation</b> (6) <b>Bulk Garden Supplies</b> (7) <b>Camping Grounds</b> (8) <b>Car Depot</b> (9) <b>Car Park</b> (10) <b>Caravan/Transportable Home Park</b> (11) <b>Caretaker's Residence</b> (12) <b>Cattery</b> (13) <b>Cemetery</b> (14) <b>Child Care Centre</b> (15) <b>Commercial Services</b> (16) <b>Community Facilities</b> (17) <b>Concrete Batching Plant</b> (18) <b>Contractor's Depot</b> (19) <b>Crematorium</b> (20) <b>Dairy</b> (21) <b>Detached House</b> (22) <b>Display Home</b> (23) <b>Domestic Storage</b> (24) <b>Duplex Dwelling</b> (25) <b>Educational Establishment</b> (26) <b>Estate Sales Office</b> (27) <b>Extractive Industry</b> - where not located in a Key Resource Area (28) <b>Fast Food Delivery Service</b> (29) <b>Food Outlet</b> (30) <b>Funeral Parlour</b> (31) <b>General Industry</b> (32) <b>Hardware Shop</b> (33) <b>Hazardous and Offensive Industry</b> (34) <b>High Density Multiple Dwelling Units</b> (35) <b>Home Business</b> (36) <b>Hospital</b> (37) <b>Hotel</b> (38) <b>Infill Housing</b> (39) <b>Institution</b> (40) <b>Intensive Animal Husbandry</b> (41) <b>Kennels</b> (42) <b>Low Density Multiple Dwelling Units</b> (43) <b>Market</b>	<b>PS 6</b> No solutions provided.

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(44) <b>Medium Density Multiple Dwelling Units</b> (45) <b>Motel</b> (46) <b>Motor Sport</b> (47) <b>Night Club</b> (48) <b>Office</b> (49) <b>Outdoor Sales</b> (50) <b>Passenger Terminal</b> (51) <b>Pensioner Units</b> (52) <b>Place of Worship</b> (53) <b>Radio Station</b> (54) <b>Recycling Depot</b> (55) <b>Retail Nursery</b> (56) <b>Retirement Village</b> (57) <b>Salvage Yard</b> (58) <b>Service Industry</b> (59) <b>Service Station</b> (60) <b>Shooting</b> (61) <b>Shop</b> (62) <b>Showroom</b> (63) <b>Simulated Conflict</b> (64) <b>Special Use</b> (65) <b>Stock Sales Yard</b> (66) <b>Tourist Cabins</b> (67) <b>Vehicle Sales</b> (68) <b>Veterinary Clinic</b> (69) <b>Veterinary Hospital</b> (70) <b>Warehouse</b>	
Consistent and Inconsistent Uses – RURAL SUB-PRECINCT RU-5	
<b>SO 7</b> The following uses are consistent uses if complying with the applicable codes and are located in the <b>Sub-Precinct</b> RU-5 of the Rural zone:- (1) <b>Agriculture</b> (2) <b>Animal Accommodation</b> – if maximum of 6 stalls (3) <b>Environmental Park</b> (4) <b>Extractive Industry</b> - where located within a Key Resource Area (5) <b>Farm Forestry</b> (6) <b>Indoor Entertainment and Sport</b> – if sport uses only (7) <b>Local Utilities</b> (8) <b>Major Telecommunication Facility</b> (9) <b>Non-Intensive Animal Husbandry</b> (10) <b>Outdoor Recreation</b> (11) <b>Park</b> (12) <b>Rural Industry</b>	<b>PS 7</b> No solutions provided.
<b>SO 8</b> The following uses are inconsistent uses and are not located in <b>Sub-Precinct</b> RU-5 of the Rural zone:- (1) <b>Accommodation Units</b> (2) <b>Adult Product Shop</b> (3) <b>Airstrip</b> (4) <b>Aquaculture</b> (5) <b>Associated Unit</b> (6) <b>Bed and Breakfast Accommodation</b>	<b>PS 8</b> No solutions provided.

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(7) <b>Camping Grounds</b>	
(8) <b>Car Depot</b>	
(9) <b>Car Park</b>	
(10) <b>Caravan/Transportable Home Park</b>	
(11) <b>Caretaker's Residence</b>	
(12) <b>Cattery</b>	
(13) <b>Cemetery</b>	
(14) <b>Child Care Centre</b>	
(15) <b>Commercial Services</b>	
(16) <b>Community Facilities</b>	
(17) <b>Concrete Batching Plant</b>	
(18) <b>Contractor's Depot</b>	
(19) <b>Crematorium</b>	
(20) <b>Dairy</b>	
(21) <b>Detached House</b>	
(22) <b>Display Home</b>	
(23) <b>Domestic Storage</b>	
(24) <b>Duplex Dwelling</b>	
(25) <b>Educational Establishment</b>	
(26) <b>Estate Sales Office</b>	
(27) <b>Extractive Industry</b> - where not located in a Key Resource Area	
(28) <b>Fast Food Delivery Service</b>	
(29) <b>Food Outlet</b>	
(30) <b>Funeral Parlour</b>	
(31) <b>General Industry</b>	
(32) <b>Hardware Shop</b>	
(33) <b>Hazardous and Offensive Industry</b>	
(34) <b>High Density Multiple Dwelling Units</b>	
(35) <b>Home Business</b>	
(36) <b>Hospital</b>	
(37) <b>Hotel</b>	
(38) <b>Infill Housing</b>	
(39) <b>Institution</b>	
(40) <b>Intensive Animal Husbandry</b>	
(41) <b>Kennels</b>	
(42) <b>Low Density Multiple Dwelling Units</b>	
(43) <b>Medium Density Multiple Dwelling Units</b>	
(44) <b>Motel</b>	
(45) <b>Motor Sport</b>	
(46) <b>Night Club</b>	
(47) <b>Office</b>	
(48) <b>Outdoor Sales</b>	
(49) <b>Passenger Terminal</b>	
(50) <b>Pensioner Units</b>	
(51) <b>Place of Worship</b>	
(52) <b>Radio Station</b>	
(53) <b>Retail Nursery</b>	
(54) <b>Retirement Village</b>	
(55) <b>Salvage Yard</b>	
(56) <b>Service Industry</b>	
(57) <b>Service Station</b>	

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(58) <b>Shooting</b> (59) <b>Shop</b> (60) <b>Showroom</b> (61) <b>Simulated Conflict</b> (62) <b>Special Use</b> (63) <b>Stock Sales Yard</b> (64) <b>Tourist Cabins</b> (65) <b>Vehicle Sales</b> (66) <b>Veterinary Clinic</b> (67) <b>Veterinary Hospital</b> (68) <b>Warehouse</b>	
Consistent and Inconsistent Uses - RURAL SUB-PRECINCT RU-6	
<b>SO 9</b> The following uses are consistent uses if complying with the applicable codes and are located in <b>Sub-Precinct</b> RU-6 of the Rural zone:- (1) <b>Agriculture</b> (2) <b>Animal Accommodation</b> – if maximum of 6 stalls (3) <b>Associated Unit</b> – if maximum <b>GFA</b> is 60m <sup>2</sup> (excluding roofed verandah) (4) <b>Bed and Breakfast Accommodation</b> – if maximum of 4 bedrooms and minimum lot size of 16ha or maximum of 2 bedrooms and lot size less than 16ha (5) <b>Detached House</b> – if maximum of 2 <b>detached houses</b> on a lot (6) <b>Display Home</b> (7) <b>Domestic Storage</b> – if maximum <b>GFA</b> is 150m <sup>2</sup> (8) <b>Environmental Park</b> (9) <b>Estate Sales Office</b> (10) <b>Extractive Industry</b> - where located within a Key Resource Area (11) <b>Farm Forestry</b> (12) <b>Food Outlet</b> – if maximum of 40 seat capacity and in association with a <b>shop</b> retailing antiques, arts, crafts, handmade items or tourist novelties and excluding a drive through facility (13) <b>Home Business</b> – if maximum area <sup>2</sup> is 100m <sup>2</sup> and excluding the hire of more than 1 tennis court (14) <b>Indoor Entertainment and Sport</b> – if sport uses only (15) <b>Local Utilities</b> (16) <b>Major Telecommunication Facility</b> (17) <b>Non-Intensive Animal Husbandry</b> (18) <b>Outdoor Recreation</b> (19) <b>Park</b> (20) <b>Retail Nursery</b> (21) <b>Rural Industry</b> (22) <b>Shop</b> – if retailing antiques, arts, crafts, handmade items or tourist novelties (23) <b>Tourist Cabins</b> – if minimum lot size of 16ha and maximum of 1 cabin (24) <b>Veterinary Clinic</b>	<b>PS 9</b> No solution provided.
<b>SO 10</b> The following uses are inconsistent uses and are not located in <b>Sub-Precinct</b> RU-6 of the Rural zone:- (1) <b>Accommodation Units</b> (2) <b>Adult Product Shop</b> (3) <b>Airstrip</b> (4) <b>Animal Accommodation</b> – if more than 6 stalls	<b>PS 10</b> No solution provided.

<b>RURAL ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<p>(5) <b>Aquaculture</b></p> <p>(6) <b>Associated Unit</b> – if <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</p> <p>(7) <b>Bed and Breakfast Accommodation</b> – if more than 4 bedrooms and minimum lot size of 16ha or more than 2 bedrooms and lot size less than 16ha</p> <p>(8) <b>Camping Grounds</b></p> <p>(9) <b>Car Depot</b></p> <p>(10) <b>Car Park</b></p> <p>(11) <b>Caravan/Transportable Home Park</b></p> <p>(12) <b>Caretaker's Residence</b></p> <p>(13) <b>Cattery</b></p> <p>(14) <b>Cemetery</b></p> <p>(15) <b>Concrete Batching Plant</b></p> <p>(16) <b>Contractor's Depot</b></p> <p>(17) <b>Crematorium</b></p> <p>(18) <b>Dairy</b></p> <p>(19) <b>Detached House</b> – if more than 2 <b>detached houses</b> on a lot</p> <p>(20) <b>Domestic Storage</b> – if the <b>GFA</b> exceeds 150m<sup>2</sup></p> <p>(21) <b>Duplex Dwelling</b></p> <p>(22) <b>Educational Establishment</b></p> <p>(23) <b>Extractive Industry</b> - where not located in a Key Resource Area</p> <p>(24) <b>Fast Food Delivery Service</b></p> <p>(25) <b>Food Outlet</b> – if seat capacity exceeds 40 or in association with a <b>shop</b> retailing other than antiques, arts, crafts, handmade items or tourist novelties or includes a drive through facility</p> <p>(26) <b>Funeral Parlour</b></p> <p>(27) <b>General Industry</b></p> <p>(28) <b>Hardware Shop</b></p> <p>(29) <b>Hazardous and Offensive Industry</b></p> <p>(30) <b>High Density Multiple Dwelling Units</b></p> <p>(31) <b>Home Business</b> – if area<sup>2</sup> exceeds 100m<sup>2</sup> or including the hire of more than one tennis court</p> <p>(32) <b>Hospital</b></p> <p>(33) <b>Hotel</b></p> <p>(34) <b>Indoor Entertainment and Sport</b> – if entertainment uses</p> <p>(35) <b>Infill Housing</b></p> <p>(36) <b>Institution</b></p> <p>(37) <b>Intensive Animal Husbandry</b></p> <p>(38) <b>Kennels</b></p> <p>(39) <b>Low Density Multiple Dwelling Units</b></p> <p>(40) <b>Market</b></p> <p>(41) <b>Medium Density Multiple Dwelling Units</b></p> <p>(42) <b>Motel</b></p> <p>(43) <b>Motor Sport</b></p> <p>(44) <b>Night Club</b></p> <p>(45) <b>Office</b></p> <p>(46) <b>Outdoor Sales</b></p> <p>(47) <b>Passenger Terminal</b></p> <p>(48) <b>Pensioner Units</b></p> <p>(49) <b>Radio Station</b></p>	

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(50) <b>Retirement Village</b> (51) <b>Salvage Yard</b> (52) <b>Service Industry</b> (53) <b>Service Station</b> (54) <b>Shooting</b> (55) <b>Shop</b> – if retailing other than antiques, arts, crafts, handmade items or tourist novelties (56) <b>Showroom</b> (57) <b>Simulated Conflict</b> (58) <b>Special Use</b> (59) <b>Stock Sales Yard</b> (60) <b>Tourist Cabins</b> – if lot size is less than 16ha or more than 1 cabin (61) <b>Vehicle Sales</b> (62) <b>Veterinary Hospital</b> (63) <b>Warehouse</b>	
Consistent and Inconsistent Uses – RURAL SUB-PRECINCT RU-7	
<b>SO 11</b> The following uses are consistent uses if complying with the applicable codes and are located in <b>Sub-Precinct RU-7</b> of the Rural zone:- (1) <b>Agriculture</b> – if excluding turf farming (2) <b>Animal Accommodation</b> – if maximum of 6 stalls (3) <b>Environmental Park</b> (4) <b>Extractive Industry</b> - where located within a Key Resource Area (5) <b>Farm Forestry</b> (6) <b>Indoor Entertainment and Sport</b> – if sport uses only (7) <b>Local Utilities</b> (8) <b>Major Telecommunication Facility</b> (9) <b>Non-Intensive Animal Husbandry</b> (10) <b>Outdoor Recreation</b> (11) <b>Park</b> (12) <b>Retail Nursery</b> – if wholesaling only (13) <b>Rural Industry</b>	<b>PS 11</b> No solutions provided.
<b>SO 12</b> The following uses are inconsistent uses and are not located in <b>Sub-Precinct RU-7</b> of the Rural zone:- (1) <b>Accommodation Units</b> (2) <b>Adult Product Shop</b> (3) <b>Agriculture</b> – if turf farming (4) <b>Airstrip</b> (5) <b>Animal Accommodation</b> – if more than 6 stalls (6) <b>Aquaculture</b> (7) <b>Associated Unit</b> (8) <b>Bed and Breakfast Accommodation</b> (9) <b>Camping Grounds</b> (10) <b>Car Depot</b> (11) <b>Car Park</b> (12) <b>Caravan/Transportable Home Park</b> (13) <b>Caretaker's Residence</b> (14) <b>Cattery</b> (15) <b>Cemetery</b> (16) <b>Child Care Centre</b> (17) <b>Commercial Services</b> (18) <b>Concrete Batching Plant</b>	<b>PS 12</b> No solutions provided.

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(19) <b>Contractor's Depot</b>	
(20) <b>Crematorium</b>	
(21) <b>Dairy</b>	
(22) <b>Detached House</b>	
(23) <b>Display Home</b>	
(24) <b>Domestic Storage</b>	
(25) <b>Duplex Dwelling</b>	
(26) <b>Educational Establishment</b>	
(27) <b>Estate Sales Office</b>	
(28) <b>Extractive Industry</b> - where not located in a Key Resource Area	
(29) <b>Fast Food Delivery Service</b>	
(30) <b>Food Outlet</b>	
(31) <b>Funeral Parlour</b>	
(32) <b>General Industry</b>	
(33) <b>Hardware Shop</b>	
(34) <b>Hazardous and Offensive Industry</b>	
(35) <b>High Density Multiple Dwelling Units</b>	
(36) <b>Home Business</b>	
(37) <b>Hospital</b>	
(38) <b>Hotel</b>	
(39) <b>Infill Housing</b>	
(40) <b>Institution</b>	
(41) <b>Intensive Animal Husbandry</b>	
(42) <b>Kennels</b>	
(43) <b>Low Density Multiple Dwelling Units</b>	
(44) <b>Market</b>	
(45) <b>Medium Density Multiple Dwelling Units</b>	
(46) <b>Motel</b>	
(47) <b>Motor Sport</b>	
(48) <b>Night Club</b>	
(49) <b>Office</b>	
(50) <b>Outdoor Sales</b>	
(51) <b>Passenger Terminal</b>	
(52) <b>Pensioner Units</b>	
(53) <b>Place of Worship</b>	
(54) <b>Radio Station</b>	
(55) <b>Recycling Depot</b>	
(56) <b>Retirement Village</b>	
(57) <b>Salvage Yard</b>	
(58) <b>Service Industry</b>	
(59) <b>Service Station</b>	
(60) <b>Shooting</b>	
(61) <b>Shop</b>	
(62) <b>Showroom</b>	
(63) <b>Simulated Conflict</b>	
(64) <b>Stock Sales Yard</b>	
(65) <b>Tourist Cabins</b>	
(66) <b>Vehicle Sales</b>	
(67) <b>Veterinary Clinic</b>	
(68) <b>Veterinary Hospital</b>	
(69) <b>Warehouse</b>	

<b>RURAL ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<b>Specific Outcomes Relating to All Rural Zoned Land</b>	
<b>Effects of Land Use and Development</b>	
<b>SO 13</b> The application of chemicals, including fertilisers, pesticides and herbicides, is avoided and where the application of such chemicals is unavoidable the use is designed and operated in a manner that does not permit the run of such chemicals into creeks and rivers.	<b>PS 13</b> No solution provided.
<b>Rural Land Adjacent to Pine Rivers Park</b>	
<b>SO 14</b> New development in proximity to Pine Rivers Park (Lot 2 SL 9083), <b>Council's</b> civic, cultural, entertainment and recreational facility at Gympie Road, Strathpine is compatible with the role, activities and use of the facility.	<b>PS 14</b> No solution provided.
<b>Rural Land Adjacent to the Fish Habitat Reserve (see Outcome Map 3.5.9)</b>	
<b>SO 15</b> Development on land adjacent to the Fish Habitat Reserve <sup>8</sup> is compatible with the protection of the conservation values of the reserve.	<b>PS 15</b> No solution provided.
<b>Rural Land Adjacent to the Urban Locality</b>	
<b>SO 16</b> Land use and development does not unduly impact on the amenity of urban residential living within the adjacent Urban Locality.	<b>PS 16</b> No solution provided.
<b>Urban Residential Development Excluded</b>	
<b>SO 17</b> Urban residential development, including reconfiguring a lot development, does not occur on Rural zoned land.	<b>PS 17</b> No solution provided.
<b>Form and Nature of Development</b>	
<b>SO 18</b> The form and nature of development is compatible with and reflects the physical characteristics and valuable features such as slope steepness and stability, vegetation, visual prominence, landscape character and water courses.	<b>PS 18</b> No solution provided.
<b>Reconfiguration of Lots</b>	
<b>SO 19</b> Reconfiguration to create additional lots occurs at a maximum density of 0.0625 lots per hectare with lots not less than 16ha in size.	<b>PS 19</b> Minimum lot size is 16ha.
<b>Estuarine Flood Plain Land</b>	
<b>SO 20</b> Land use and development of estuarine floodplain land:- (1) does not involve significant changes to landform or vegetation by way of filling, excavating or clearing; (2) does not require high levels of flood immunity; (3) is effectively managed to avoid significant adverse impacts on hydrological conditions (both upstream and downstream) or water quality; and (4) is of a scale and character that maintains natural conditions and does not have adverse visual impacts.	<b>PS 20</b> No solution provided.
<b>Built Form</b>	
<b>SO 21</b> Building height, length and location:- (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.	<b>PS 21</b> No solution provided.



<b>RURAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Streetscape</b>	
<b>SO 22</b> 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 and rural character of the area.	<b>PS 22</b> No solution provided.
<b>Traffic, Access and Car Parking</b>	
<b>SO 23</b> 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.	<b>PS 23</b> No solution provided.
<b>SO 24</b> Car parking facilities do not dominate the development or street frontage.	<b>PS 24</b> No solution provided.
<b>SO 25</b> Development does not result in on-street parking congestion.	<b>PS 25</b> No solution provided.
<b>Building Setback</b>	
<b>SO 26</b> 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.	<b>PS 26</b> No solution provided.
<b>Amenity</b>	
<b>SO 27</b> 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.	<b>PS 27</b> No solution provided.
<b>SO 28</b> 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.	<b>PS 28</b> No solution provided.
<b>Advertising Signage</b>	
<b>SO 29</b> The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	<b>PS 29</b> No solution provided.
<b>Additional Outcomes For Non-Residential Development</b>	
<b>Nature of Non-Residential Development</b>	
<b>SO 30</b> Non-residential development is compatible with the rural nature and character of the area.	<b>PS 30</b> No solution provided.
<b>Preferred Location of Non-Residential Development</b>	
<b>SO 31</b> 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.	<b>PS 31</b> No solution provided.
<b>Height of Non-Residential Buildings</b>	
<b>SO 32</b> 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 rural area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	<b>PS 32</b> Non-residential buildings do not exceed more than one <b>storey</b> above ground level.

<b>RURAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Intensity of Non-Residential Uses</b>	
<b>SO 33</b> 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.	<b>PS 33</b> No solution provided.
<b>Operating Hours of Non-Residential Uses</b>	
<b>SO 34</b> The operating hours of non-residential development are appropriate and minimise the impact on rural amenity.	<b>PS 34</b> Non-residential uses do not operate after 10pm or before 7am on the following day.
<b>Noise from Non-Residential Development</b>	
<b>SO 35</b> Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding <b>sites</b> in terms of noise generation.	<b>PS 35</b> Noise created from the non-residential use does not exceed the background noise level at the boundaries of the <b>site</b> between the hours of 10pm and 7am.
<b>Buffers and Screening for Non-Residential Developments</b>	
<b>SO 36</b> 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.	<b>PS 36</b> No solution provided.
<b>Frontage Landscaped Buffers for Non-Residential Developments</b>	
<b>SO 37</b> Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<b>PS 37</b> No solution provided.
<b>Impact of Non-Residential Development on Amenity</b>	
<b>SO 38</b> Buildings, <b>structures</b> , <b>car parks</b> , service and loading vehicle facilities, lighting, <b>site</b> 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><b>PS 38.1</b> Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential <b>zoned</b> land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 38.2</b> Walls facing land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 38.3</b> Non-residential buildings that can be seen from a boundary of the <b>site</b> adjoining land <b>zoned</b> for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 38.4</b> 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 <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 38.5</b> Where a non-residential use adjoins land <b>zoned</b> 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 10 Specific Outcomes and Probable Solutions for the Conservation Zone**
**10.1 Assessment Criteria for Assessable Development in the Conservation Zone**

<b>CONSERVATION ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<b>Consistent and Inconsistent Uses</b>	
<p><b>SO 1</b> The following uses are consistent uses if complying with the applicable codes and are located in the Conservation zone:-</p> <p>(1) <b>Environmental Park</b></p> <p>(2) <b>Local Utilities</b></p>	<p><b>PS 1</b> No solution provided.</p>
<p><b>SO 2</b> The following uses are inconsistent uses and are not located in the Conservation zone:-</p> <p>(1) <b>Accommodation Units</b></p> <p>(2) <b>Adult Product Shop</b></p> <p>(3) <b>Agriculture</b></p> <p>(4) <b>Airstrip</b></p> <p>(5) <b>Animal Accommodation</b></p> <p>(6) <b>Aquaculture</b></p> <p>(7) <b>Associated Unit</b></p> <p>(8) <b>Bed and Breakfast Accommodation</b></p> <p>(9) <b>Bulk Garden Supplies</b></p> <p>(10) <b>Camping Grounds</b></p> <p>(11) <b>Car Depot</b></p> <p>(12) <b>Car Park</b></p> <p>(13) <b>Caravan/Transportable Home Park</b></p> <p>(14) <b>Cattery</b></p> <p>(15) <b>Cemetery</b></p> <p>(16) <b>Child Care Centre</b></p> <p>(17) <b>Commercial Services</b></p> <p>(18) <b>Concrete Batching Plant</b></p> <p>(19) <b>Contractor's Depot</b></p> <p>(20) <b>Crematorium</b></p> <p>(21) <b>Dairy</b></p> <p>(22) <b>Detached House</b></p> <p>(23) <b>Domestic Storage</b></p> <p>(24) <b>Display Home</b></p> <p>(25) <b>Duplex Dwelling</b></p> <p>(26) <b>Estate Sales Office</b></p> <p>(27) <b>Extractive Industry</b></p> <p>(28) <b>Farm Forestry</b></p> <p>(29) <b>Fast Food Delivery Service</b></p> <p>(30) <b>Funeral Parlour</b></p> <p>(31) <b>General Industry</b></p> <p>(32) <b>Hardware Shop</b></p> <p>(33) <b>Hazardous and Offensive Industry</b></p> <p>(34) <b>High Density Multiple Dwelling Units</b></p> <p>(35) <b>Home Business</b></p> <p>(36) <b>Hospital</b></p> <p>(37) <b>Hotel</b></p> <p>(38) <b>Indoor Entertainment and Sport</b></p> <p>(39) <b>Infill Housing</b></p> <p>(40) <b>Institution</b></p> <p>(41) <b>Intensive Animal Husbandry</b></p> <p>(42) <b>Kennels</b></p>	<p><b>PS 2</b> No solution provided.</p>

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(43) <b>Low Density Multiple Dwelling Units</b></p> <p>(44) <b>Major Telecommunication Facility</b></p> <p>(45) <b>Market</b></p> <p>(46) <b>Medium Density Multiple Dwelling Units</b></p> <p>(47) <b>Motel</b></p> <p>(48) <b>Motor Sport</b></p> <p>(49) <b>Night Club</b></p> <p>(50) <b>Non-Intensive Animal Husbandry</b></p> <p>(51) <b>Office</b></p> <p>(52) <b>Outdoor Recreation</b></p> <p>(53) <b>Outdoor Sales</b></p> <p>(54) <b>Passenger Terminal</b></p> <p>(55) <b>Pensioner Units</b></p> <p>(56) <b>Place of Worship</b></p> <p>(57) <b>Radio Station</b></p> <p>(58) <b>Recycling Depot</b></p> <p>(59) <b>Retail Nursery</b></p> <p>(60) <b>Retirement Village</b></p> <p>(61) <b>Rural Industry</b></p> <p>(62) <b>Salvage Yard</b></p> <p>(63) <b>Service Industry</b></p> <p>(64) <b>Service Station</b></p> <p>(65) <b>Shooting</b></p> <p>(66) <b>Showroom</b></p> <p>(67) <b>Simulated Conflict</b></p> <p>(68) <b>Special Use</b></p> <p>(69) <b>Stock Sales Yard</b></p> <p>(70) <b>Tourist Cabins</b></p> <p>(71) <b>Vehicle Sales</b></p> <p>(72) <b>Veterinary Clinic</b></p> <p>(73) <b>Veterinary Hospital</b></p> <p>(74) <b>Warehouse</b></p>	
<b>Reconfiguration of Lots</b>	
<p><b>SO 3</b> Conservation zoned land is not further fragmented through the reconfiguring of lots.</p>	<p><b>PS 3.1</b> Reconfiguring of lots, other than for amalgamation, access easements or boundary relocations, does not occur.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 3.2</b> The total area of land <b>zoned</b> for conservation purposes is not diminished through reconfiguring of lots.</p>
<b>Effects of Land Use and Development</b>	
<p><b>SO 4</b> The natural values of Conservation zoned land are protected from the effects of development that may significantly reduce those values, in terms of:-</p> <p>(1) physical change;</p> <p>(2) damage or removal;</p> <p>(3) visibility;</p> <p>(4) accessibility;</p> <p>(5) visual detracting;</p> <p>(6) fragmentation;</p> <p>(7) degradation;</p> <p>(8) erosion;</p> <p>(9) weed infestation;</p>	<p><b>PS 4</b> No solution provided.</p>

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(10) water quality; (11) lighting; and (12) habitat.	
<b>Form and Nature of Development</b>	
<b>SO 5</b> The form and nature of development is low key, low intensity and compatible with the physical characteristics and valuable features of the <b>site</b> such as slope steepness and stability, visual prominence, views, landscape character, water courses, flooding, bush fire risk, soil type, existing vegetation and surrounding land uses.	<b>PS 5</b> No solution provided.
<b>SO 6</b> New development is designed, located and managed to reduce bush fire risk and facilitate fire fighting activities.	<b>PS 6</b> No solution provided.
<b>SO 7</b> Development is limited to nature based recreational and educational facilities in appropriate locations that are allied to and compatible with the significant conservation or scenic values of the area.	<b>PS 7</b> No solution provided.
<b>Built Form</b>	
<b>SO 8</b> Buildings are only established in limited circumstances where the conservation values of the <b>site</b> are preserved. Any buildings that are constructed have a height, length and location that:- (1) are compatible with the conservation values of the <b>site</b> and surrounding area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents or conservation values.	<b>PS 8</b> No solution provided.
<b>Streetscape</b>	
<b>SO 9</b> The location, density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing vegetated, non-built streetscape; and (2) does not compromise the predominantly undeveloped character of the area.	<b>PS 9</b> No solution provided.
<b>Traffic, Access and Car Parking</b>	
<b>SO 10</b> Traffic generated by the use of the <b>site</b> and access to the <b>site</b> does not adversely affect existing traffic patterns, safety or residential amenity.	<b>PS 10</b> No solution provided.
<b>SO 11</b> Car parking facilities do not dominate the development or street frontage.	<b>PS 11</b> No solution provided.
<b>SO 12</b> Development does not result in on-street parking congestion.	<b>PS 12</b> No solution provided.
<b>Amenity</b>	
<b>SO 13</b> 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.	<b>PS 13</b> No solution provided.
<b>SO 14</b> The adverse effects of development are contained within <b>sites</b> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	<b>PS 14</b> No solution provided.
<b>Advertising Signage</b>	
<b>SO 15</b> The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	<b>PS 15</b> No solution provided.
<b>Operating Hours</b>	
<b>SO 16</b> The operating hours of uses are appropriate and minimise the impact on residential amenity.	<b>PS 16</b> No solution provided.

<b>CONSERVATION ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Noise</b>	
<b>SO 17</b> Uses are operated in a manner that does not detrimentally impact the amenity of surrounding <b>sites</b> in terms of noise generation.	<b>PS 17</b> No solution provided.
<b>Buildings and Structures</b>	
<b>SO 18</b> Development is landscaped to minimise the impact of the development on the residential streetscape.	<p><b>PS 18.1</b> (1) If the <b>site</b> is located opposite land <b>zoned</b> for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the <b>site</b>.</p> <p><b>OR</b></p> <p>(2) if the <b>site</b> is not located opposite land <b>zoned</b> for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the <b>site</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 18.2</b> If a screen fence is provided along the front boundary, the landscaping is located within the <b>site</b> and in front of the fence so as to be visible from the road.</p>
<b>SO 19</b> Buildings, <b>structures</b> , <b>car parks</b> , service and loading vehicle facilities, lighting and <b>site</b> access are designed, located, screened and operated to protect conservation values of the land and the amenity of surrounding residential areas and the streetscape.	<p><b>PS 19.1</b> Development is designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential <b>zoned</b> land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 19.2.</b> Walls facing land <b>zoned</b> for residential purposes contain no openings other than solid doors.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 19.3</b> Buildings that can be seen from a boundary of the <b>site</b> adjoining land <b>zoned</b> for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 19.4</b> 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 <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 19.5</b> Where the <b>site</b> adjoins land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 19.6</b> Where a <b>site</b> adjoins land <b>zoned</b> for residential purposes a 5m wide buffer strip is maintained along the common boundary.</p>
<b>Bell's Vine Scrub</b>	
<b>SO 20</b> The small area of significant vegetation at the end of Barbours Road (part of Lot 19 M3154) is not compromised by any development of the adjacent the Extractive Industry zoned land.	<b>PS 20</b> No solution provided.
<b>Estuarine Flood Plain Land</b>	
<b>SO 21</b> Land use and development of estuarine floodplain land:- (1) does not involve significant changes to landform or vegetation by way of filling, excavating or clearing; (2) does not require high levels of flood immunity; (3) is effectively managed to avoid significant adverse impacts on hydrological conditions (both upstream and downstream) or water quality; and (4) is of a scale and character that maintains natural conditions and does not have adverse visual impacts.	<b>PS 21</b> No solution provided.

## Division 11 Specific Outcomes and Acceptable/Probable Solutions for the Park and Open Space Zone

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

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

Acceptable Solutions for Self Assessable Development – Park and Open Space Zone	
<b>Drainage/Water Management</b>	
<p><b>AS 3.1</b> Site planning, layout and design:-</p> <ol style="list-style-type: none"> <li>(1) allows stormwater to be appropriately drained;</li> <li>(2) incorporates vegetation features to reduce stormwater flow and assist in infiltration;</li> <li>(3) avoids adversely impacting on adjoining premises; and</li> <li>(4) do not include stormwater features as part of the land.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 3.2</b> The useability of the land and its environmental, visual or landscape values are not diminished by flooding.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 3.3</b> Land to be set aside for buildings and facilities that are prone to flood damage is at or above Q100.</p>	
<b>Access, Circulation and Parking</b>	
<p><b>AS 4.1</b> Local parks are within 0.4km easy safe walking distance (ride or walk to the area in 5 minutes).</p> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 4.2</b> Neighbourhood parks are within 0.7km easy safe walking distance (ride or walk to the area in 5-7 minutes).</p> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 4.3</b> District parks:-</p> <ol style="list-style-type: none"> <li>(1) are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes);</li> <li>(2) should be accessible by public transport;</li> <li>(3) should link to other open space areas (bikeways and <b>community facilities</b>); and</li> <li>(4) have well defined internal pedestrian and access accessible by people with mobility problems.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 4.4</b> Regional parks:-</p> <ol style="list-style-type: none"> <li>(1) are within 10km radius (drive to or use public transport 20-30 minutes); and</li> <li>(2) should be accessible by public transport and major transport corridors.</li> </ol>	
<b>Safety and Security</b>	
<p><b>AS 5.1</b> Siting, design and layout of park and open space and community purpose land has regard to:-</p> <ol style="list-style-type: none"> <li>(1) safety from potentially dangerous features and environmental hazards; and</li> <li>(2) CPTED design principles to facilitate community surveillance of the area to ensure personal safety, reduce fear and anxiety and maximise visibility.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 5.2</b> Vegetation and physical features do not block views to the main area of the <b>park</b>, in particular playgrounds, or provide opportunities for concealment alongside major pathways.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 5.3</b> Lighting is appropriately provided throughout park and open space areas and installed in accordance with relevant Australian Standards.</p>	
<b>Infrastructure and Facilities</b>	
<p><b>AS 6</b> Base level facilities are provided in <b>parks</b> in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>	

### 11.2 Assessment Criteria for Assessable development in the Park and Open Space Zone

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Consistent and Inconsistent Uses</b>	
<p><b>SO 1</b> The following uses are consistent uses if complying with the applicable codes and are located in the Park and Open Space zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Agriculture</b></li> <li>(2) <b>Environmental Park</b></li> <li>(3) <b>Local Utilities</b></li> <li>(4) <b>Market</b></li> <li>(5) <b>Non-Intensive Animal Husbandry</b></li> <li>(6) <b>Park</b></li> </ol>	<p><b>PS 1</b> No solution provided.</p>



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

<b>PARK AND OPEN SPACE ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
(51) <b>Outdoor Recreation</b> (52) <b>Outdoor Sales</b> (53) <b>Passenger Terminal</b> (54) <b>Pensioner Units</b> (55) <b>Place of Worship</b> (56) <b>Radio Station</b> (57) <b>Retail Nursery</b> (58) <b>Retirement Village</b> (59) <b>Rural Industry</b> (60) <b>Salvage Yard</b> (61) <b>Service Industry</b> (62) <b>Service Station</b> (63) <b>Shooting</b> (64) <b>Shop</b> (65) <b>Showroom</b> (66) <b>Simulated Conflict</b> (67) <b>Special Use</b> (68) <b>Stock Sales Yard</b> (69) <b>Tourist Cabins</b> (70) <b>Vehicle Sales</b> (71) <b>Veterinary Clinic</b> (72) <b>Veterinary Hospital</b> (73) <b>Warehouse</b>	
<b>Use of Parks</b>	
<b>SO 3</b> Use of park areas is primarily for informal recreation with some use:- (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.	<b>PS 3</b> No solution provided.
<b>Amenity</b>	
<b>SO 4</b> 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.	<b>PS 4</b> No solution provided.
<b>SO 5</b> Development is compatible with the nature and character of the area.	<b>PS 5</b> No solution provided.
<b>SO 6</b> Buildings and <b>structures</b> 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.	<b>PS 6</b> No solution provided.
<b>SO 7</b> The height of buildings and <b>structures</b> :- (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.	<b>PS 7</b> Buildings do not exceed more than one <b>storey</b> above ground level.
<b>Traffic, Access and Car Parking</b>	
<b>SO 8</b> Traffic generated by the use of the <b>site</b> and access to the <b>site</b> does not adversely affect existing traffic patterns, safety or residential amenity.	<b>PS 8</b> No solution provided.

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

<b>PARK AND OPEN SPACE ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
	<p><b>PS 15.6</b> For regional park:-</p> <ol style="list-style-type: none"> <li>(1) the <b>site</b> has at least 30% road frontage;</li> <li>(2) minimum size is 10ha;</li> <li>(3) the <b>site</b> is able to accommodate formal recreational pursuits that have minimal impact on residential amenity;</li> <li>(4) the <b>site</b> is reasonably flat;</li> <li>(5) constrained open space is not acceptable in this category; and</li> <li>(6) the <b>site</b> has a square or circular shape.</li> </ol>
<b>Landscape Character and Design</b>	
<p><b>SO 16</b> Landscape and design of the <b>site</b> and the associated provision of infrastructure maintains or enhances the character and amenity of the local area.</p>	<p><b>PS 16.1</b> Landscape and design of park and open space and community purpose land complements and protects:-</p> <ol style="list-style-type: none"> <li>(1) significant landmarks;</li> <li>(2) identified heritage values;</li> <li>(3) environmental values; and</li> <li>(4) the area's natural features.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 16.2</b> Landscape and design of park and open space and community purpose land:-</p> <ol style="list-style-type: none"> <li>(1) is attractive and functional;</li> <li>(2) enhances the residential environment; and</li> <li>(3) reflects existing and intended character and function of the <b>park</b> and level of management.</li> </ol>
<b>Drainage/Water Management</b>	
<p><b>SO 17</b> The designated function and values of park and open space and community purpose land are not diminished by stormwater run-off and flooding.</p>	<p><b>PS 17.1</b> <b>Site</b> planning, layout and design:-</p> <ol style="list-style-type: none"> <li>(1) allows stormwater to be appropriately drained;</li> <li>(2) incorporates vegetation features to reduce stormwater flow and assist in infiltration;</li> <li>(3) avoids adversely impacting on adjoining premises; and</li> <li>(4) do not include stormwater features as part of the land.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 17.2</b> The useability of the land and its environmental, visual or landscape values are not diminished by flooding.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 17.3</b> Land to be set aside for buildings and facilities that are prone to flood damage is at or above Q100.</p>
<b>Access, Circulation and Parking</b>	
<p><b>SO 18</b> 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 <b>park</b>.</p> <p><b>Note:</b> <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></p>	<p><b>PS 18.1</b> Local parks are within 0.4km easy safe walking distance (ride or walk to the area in 5 minutes).</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 18.2</b> Neighbourhood parks are within 0.7km easy safe walking distance (ride or walk to the area in 5-7 minutes).</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 18.3</b> District parks:-</p> <ol style="list-style-type: none"> <li>(1) are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes);</li> <li>(2) should be accessible by public transport;</li> <li>(3) should link to other open space areas (bikeways and <b>community facilities</b>); and</li> </ol>

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

## Division 12 Specific Outcomes and Probable Solutions for the Sports and Recreation Zone

### 12.1 Assessment Criteria for Assessable Development in the Sports and Recreation Zone

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

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(36) <i>Institution</i> (37) <i>Intensive Animal Husbandry</i> (38) <i>Kennels</i> (39) <i>Low Density Multiple Dwelling Units</i> (40) <i>Market</i> (41) <i>Medium Density Multiple Dwelling Units</i> (42) <i>Motel</i> (43) <i>Motor Sport</i> (44) <i>Night Club</i> (45) <i>Office</i> (46) <i>Outdoor Sales</i> (47) <i>Passenger Terminal</i> (48) <i>Pensioner Units</i> (49) <i>Place of Worship</i> (50) <i>Radio Station</i> (51) <i>Retail Nursery</i> (52) <i>Retirement Village</i> (53) <i>Rural Industry</i> (54) <i>Salvage Yard</i> (55) <i>Service Industry</i> (56) <i>Service Station</i> (57) <i>Shooting</i> (58) <i>Shop</i> (59) <i>Showroom</i> (60) <i>Simulated Conflict</i> (61) <i>Special Use</i> (62) <i>Stock Sales Yard</i> (63) <i>Tourist Cabins</i> (64) <i>Vehicle Sales</i> (65) <i>Veterinary Clinic</i> (66) <i>Veterinary Hospital</i> (67) <i>Warehouse</i>	
<b>Site Cover</b>	
<b>SO 3</b> Maximum <i>site coverage</i> is 40%.	<b>PS 3</b> Maximum <i>site coverage</i> is 40%.
<b>Landscaping</b>	
<b>SO 4</b> Adequate landscaping is provided on <i>site</i> to reduce the impact of the sport and recreation activities on the surrounding uses.	<b>PS 4</b> A minimum of 20% of the <i>site</i> is set aside for landscaping.
<b>Building Form</b>	
<b>SO 5</b> 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.	<b>PS 5</b> The maximum height of any <i>structure</i> or building is 10m.
<b>Artificial Lighting</b>	
<b>SO 6</b> 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 <i>site</i> .	<b>PS 6</b> Lighting within the <i>site</i> 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.



<b>SPORTS AND RECREATION ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<p><b>SO 7</b> Lighting is provided on <b>site</b> at all times that the <b>site</b> is in use after sunset, particularly to:-</p> <ol style="list-style-type: none"> <li>(1) vehicular entry points;</li> <li>(2) internal roadways; and</li> <li>(3) pedestrian access pathways.</li> </ol>	<p><b>PS 7.1</b> Lighting of:-</p> <ol style="list-style-type: none"> <li>(1) vehicular entry points;</li> <li>(2) all internal roadways; and</li> <li>(3) all designated pedestrian access pathways</li> </ol> <p>is provided after sunset for the hours that the on-site facilities are in use.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.2</b> 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>
<b>Pedestrian Access</b>	
<p><b>SO 8</b> Convenient, safe and clearly visible pedestrian access paths are provided where required on the <b>site</b> and to a standard which promotes their use by pedestrians in preference to the use of those areas normally traversed by vehicles.</p>	<p><b>PS 8.1</b> 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;"><b>AND</b></p> <p><b>PS 8.2</b> 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"> <li>(1) the frontage to the <b>site</b>;</li> <li>(2) designated passenger pick-up and set-down points on the <b>site</b>; and</li> <li>(3) on-site car parking facilities set aside for use by physically disabled people.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 8.3</b> 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>
<b>Disabled Access</b>	
<p><b>SO 9</b> Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate areas of the <b>site</b>.</p>	<p><b>PS 9.1</b> Access for physically disabled persons is provided to, and within, all areas of the <b>site</b>, 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;"><b>AND</b></p> <p><b>PS 9.2</b> 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>
<b>Screening and Buffers</b>	
<p><b>SO 10</b> Buildings, <b>structures</b>, <b>car parks</b>, service and loading vehicle facilities, lighting, <b>site</b> 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><b>PS 10.1</b> Where the <b>site</b> is on the opposite land <b>zoned</b> for residential purposes, a 6m wide landscaped buffer is provided and maintained on <b>site</b> for the full length of that road frontage.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 10.2</b> A 5m wide landscaped buffer strip is provided and maintained along all boundaries that adjoin land <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 10.3</b> A 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the <b>site</b> that adjoin land <b>zoned</b> for residential purposes.</p> <p style="text-align: center;"><b>AND</b></p>



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

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

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



SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(34) <i>Funeral Parlour</i>	
(35) <i>General Industry</i>	
(36) <i>Hardware Shop</i>	
(37) <i>Hazardous and Offensive Industry</i>	
(38) <i>High Density Multiple Dwelling Units</i>	
(39) <i>Home Business</i>	
(40) <i>Hospital</i>	
(41) <i>Hotel</i>	
(42) <i>Indoor Entertainment and Sport</i>	
(43) <i>Infill Housing</i>	
(44) <i>Institution</i>	
(45) <i>Intensive Animal Husbandry</i>	
(46) <i>Kennels</i>	
(47) <i>Low Density Multiple Dwelling Units</i>	
(48) <i>Major Telecommunication Facility</i>	
(49) <i>Market</i>	
(50) <i>Medium Density Multiple Dwelling Units</i>	
(51) <i>Motel</i>	
(52) <i>Motor Sport</i>	
(53) <i>Night Club</i>	
(54) <i>Non-Intensive Animal Husbandry</i>	
(55) <i>Office</i>	
(56) <i>Outdoor Recreation</i>	
(57) <i>Outdoor Sales</i>	
(58) <i>Passenger Terminal</i>	
(59) <i>Pensioner Units</i>	
(60) <i>Place of Worship</i>	
(61) <i>Radio Station</i>	
(62) <i>Recycling Depot</i>	
(63) <i>Retail Nursery</i>	
(64) <i>Retirement Village</i>	
(65) <i>Rural Industry</i>	
(66) <i>Salvage Yard</i>	
(67) <i>Service Industry</i>	
(68) <i>Service Station</i>	
(69) <i>Shooting</i>	
(70) <i>Shop</i>	
(71) <i>Showroom</i>	
(72) <i>Simulated Conflict</i>	
(73) <i>Special Use</i>	
(74) <i>Stock Sales Yard</i>	
(75) <i>Tourist Cabins</i>	
(76) <i>Vehicle Sales</i>	
(77) <i>Veterinary Clinic</i>	
(78) <i>Veterinary Hospital</i>	
(79) <i>Warehouse</i>	
(80) Any use which is not allied to and compatible with the uses indicated by the number on the <b>zone maps</b>	
(81) Uses indicated by the number on the <b>zone maps</b> and if a <b>plan of development</b> exists for the <b>site</b> and development is not generally in accordance with that plan.	

<b>SPECIAL FACILITIES ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Character and Amenity</b>	
<b>SO 3</b> An effective screen/buffer is provided and maintained to minimise the impact of development on surrounding areas.	<b>PS 3</b> No solution provided.
<b>SO 4</b> Development is landscaped to minimise the impact of the development on the streetscape.	<b>PS 4</b> No solution provided.
<b>SO 5</b> 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.	<b>PS 5</b> No solution provided.
<b>SO 6</b> The adverse effects of development are contained within <b>sites</b> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	<b>PS 6</b> No solution provided.
<b>SO 7</b> Buildings, <b>structures, car parks</b> , service and loading vehicle facilities, lighting, <b>site</b> access and other activities associated with development are designed, located, screened and operated to protect the amenity of surrounding areas and the streetscape.	<p><b>PS 7.1</b> Development is orientated away from adjoining residential lots with service areas and driveways not located on boundaries adjoining residential <b>zoned</b> land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.2</b> 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;"><b>AND</b></p> <p><b>PS 7.3</b> Walls facing land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 7.4</b> 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;"><b>AND</b></p> <p><b>PS 7.5</b> Where development adjoins land <b>zoned</b> 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>
<b>Building Setback</b>	
<b>SO 8</b> Building setbacks:- (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.	<b>PS 8</b> No solution provided.
<b>Built Form</b>	
<b>SO 9</b> Building height, length and location:- (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.	<b>PS 9</b> No solution provided.
<b>Streetscape</b>	
<b>SO 10</b> The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the character of the area.	<b>PS 10</b> No solution provided.

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Intensity of Use</b>	
<b>SO 11</b> The intensity of the use in terms of the number of staff and clients is appropriate and minimises the impact on amenity.	<b>PS 11</b> No solution provided.
<b>Operating Hours</b>	
<b>SO 12</b> The operating hours of development are appropriate and minimise the impact on amenity.	<b>PS 12</b> No solution provided.
<b>Noise</b>	
<b>SO 13</b> Uses are operated in a manner that does not detrimentally impact the amenity of surrounding <b>sites</b> in terms of noise generation.	<b>PS 13</b> No solution provided.
<b>Advertising Signage</b>	
<b>SO 14</b> The proposed height, area and number of signs are appropriate to the size, nature and location of the development.	<b>PS 14</b> No solution provided.
<b>Traffic, Access and Car Parking</b>	
<b>SO 15</b> Traffic generated by the use of the <b>site</b> and access to the <b>site</b> does not adversely affect existing traffic patterns, safety or residential amenity.	<b>PS 15</b> No solution provided.
<b>SO 16</b> Car parking facilities do not dominate the development or street frontage.	<b>PS 16</b> No solution provided.
<b>SO 17</b> Development does not result in on-street parking congestion.	<b>PS 17</b> No solution provided.
<b>Plan of Development</b>	
<b>SO 18</b> Development is undertaken generally in accordance with any <b>plan of development</b> .	<b>PS 18</b> No solution provided.

**Division 14 Specific Outcomes and Probable Solutions for the Special Purposes Zone**
**14.1 Assessment Criteria for Assessable Development in the Special Purposes Zone**

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

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



<b>SPECIAL PURPOSES ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<p><b>SO 6</b> The adverse effects of development are contained within <b>sites</b> to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p><b>PS 6</b> No solution provided.</p>
<p><b>SO 7</b> Buildings, <b>structures, car parks</b>, service and loading vehicle facilities, lighting, <b>site</b> 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><b>PS 7.1</b> Development is orientated away from adjoining residential lots with service areas and driveways not located on boundaries adjoining residential <b>zoned</b> land.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 7.2</b> 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;"><b>AND</b></p> <p><b>PS 7.3</b> Walls facing land <b>zoned</b> 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;"><b>AND</b></p> <p><b>PS 7.4</b> 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;"><b>AND</b></p> <p><b>PS 7.5</b> Where development adjoins land <b>zoned</b> 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>
<b>Building Setback</b>	
<p><b>SO 8</b> Building setbacks:-</p> <ol style="list-style-type: none"> <li>(1) are consistent with the building line for development on adjoining land;</li> <li>(2) are compatible with the existing streetscape; and</li> <li>(3) do not compromise the amenity of the surrounding lots.</li> </ol>	<p><b>PS 8</b> No solution provided.</p>
<b>Built Form</b>	
<p><b>SO 9</b> Building height, length and location:-</p> <ol style="list-style-type: none"> <li>(1) is consistent with the prevailing building scale and bulk in the surrounding area;</li> <li>(2) does not have a detrimental impact on the character of the area;</li> <li>(3) minimises overlooking and overshadowing;</li> <li>(4) maintains privacy; and</li> <li>(5) does not cause significant loss of amenity to neighbouring residents.</li> </ol>	<p><b>PS 9</b> No solution provided.</p>
<b>Streetscape</b>	
<p><b>SO 10</b> The density, design, scale and visual appearance of buildings:-</p> <ol style="list-style-type: none"> <li>(1) is compatible with and enhances the existing streetscape; and</li> <li>(2) does not compromise the character of the area.</li> </ol>	<p><b>PS 10</b> No solution provided.</p>
<b>Intensity of Use</b>	
<p><b>SO 11</b> The intensity of the use in terms of the number of staff and clients is appropriate and minimises the impact on amenity.</p>	<p><b>PS 11</b> No solution provided.</p>
<b>Operating Hours</b>	
<p><b>SO 12</b> The operating hours of development are appropriate and minimise the impact on amenity.</p>	<p><b>PS 12</b> No solution provided.</p>



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

<sup>1</sup> Dohles Rocks Village is located on Outcome Map 3.5.3 Dohles Rocks Village.

<sup>2</sup> Area of the **site** being used for the **home business**, excluding external car parking and access areas.

<sup>3</sup> See Chapter 6 Part 2 – Road Networks.

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

<sup>5</sup> A waste storage container in this context includes a storage facility for recyclables.

<sup>6</sup> The meaning of each of these terms is given in the Access and Parking Code.

<sup>7</sup> Service vehicle facilities are addressed in the Access and Parking Code.

<sup>8</sup> See Outcome Map 3.5.9 – Fish Habitat Reserve.