

## 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 6 CATCHMENT LOCALITY

#### Division 1 General Provisions for the Catchment Locality

##### 1.1 Catchment Locality Code

The following provisions comprise the Catchment Locality Code:-

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

##### 1.2 Compliance with the Catchment Locality Code

Development that is consistent with the following complies with the Catchment 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 Catchment Locality

### 2.1 The Overall Outcomes are the Purpose of the Catchment Locality Code.

### 2.2 Overall Outcomes Sought for the Catchment Locality

The overall outcomes for the Catchment Locality are the following:-

- (1) Uses within the Catchment Locality are predominantly rural in nature and include agricultural and horticultural activities, small scale, sustainable tourism and recreational uses and in appropriate locations, semi-rural residential development;
- (2) **Extractive industry** operations and extractive resources are protected from encroachment;
- (3) Development does not compromise the potable water supply catchment and storage areas or water offtake area and these areas are maintained in a fit state for safe and economically efficient potable water storage or water harvesting purposes;
- (4) Water quality of the rivers and streams in the **locality** is maintained or enhanced;
- (5) The form and nature of development is compatible with and recognises the key characteristics of the **locality** including:-
  - (a) its function as a potable water supply catchment;
  - (b) its ability to accommodate rural activities;
  - (c) the conservation values;
  - (d) the physical characteristics;
  - (e) the peaceful country lifestyle; and
  - (f) the scenic qualities and visual appearance;
- (6) Urban and semi-urban residential development does not occur in the **locality**;
- (7) The predominant rural land uses and Conservation zoned land are protected from encroachment by incompatible land uses, including semi-rural residential development; and
- (8) Development achieves a high standard of amenity for residents and neighbours and maintains or enhances the rural farmland, water catchment and low intensity built character of the **locality**.

### 2.3 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 use performed is allied to and compatible with the residential area and the uses do not undermine the viability of retail centres in Dayboro and Samford;
- (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;
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development; and
- (5) High density forms of residential development do not occur in this **zone**.

### 2.4 Overall Outcomes Sought for the Park Residential Zone

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

- (1) Detached dwellings on large lots catering for semi-urban lifestyles with a high standard of amenity is the predominant form of development;
- (2) Non-residential uses that are allied to and compatible with the local area are established where residential character and amenity will not be detrimentally affected;
- (3) Intensive rural pursuits, commercial and industrial uses are incompatible with the amenity and character of the Park Residential zone and are not located in the **zone**;
- (4) Urban residential development is not located in the Park Residential zone; and
- (5) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development.

## 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; and
- (3) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development.

## 2.6 Overall Outcomes Sought for the Extractive Industry Zone

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

- (3) Important economic resources undergoing extraction are protected from encroachment and utilised for **extractive industry** purposes;
- (4) The environmental impacts of **extractive industry** operations are within acceptable limits; and
- (5) 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.

## 2.7 Overall Outcomes Sought for the Rural Zone

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

- (1) The predominant form of development is large parcels of land with detached dwellings and agricultural, horticultural and animal husbandry activities;
- (2) Existing and future rural uses are not constrained by encroachment from incompatible uses;
- (3) Rural zoned land is retained for land extensive rural activities or, in certain circumstances, for non-intensive active or passive recreational pursuits, educational or tourism purposes, where compatible with the character and amenity of the area;
- (4) Development is consistent with the non-intensive rural character of the **zone** and does not negatively impact upon the character or amenity;
- (5) Further fragmentation of rural land holdings at densities greater than specified does not occur; and
- (6) Land use and development is compatible with and retains the scenic values of the **zone**.

## 2.8 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.

## 2.9 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.

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

### 2.11 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.

### 2.12 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 Catchment Locality**
**3.1 Assessment Criteria for Assessable Development in the Catchment Locality**

<b>CATCHMENT LOCALITY</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<b>Relationship Between Land Uses Within the Locality and With Other Localities</b>	
<b>SO 1</b> Protected areas <sup>1</sup> provide an economic base for tourist style facilities in the <i>locality</i> .	<b>PS 1</b> No solution provided.
<b>SO 2</b> <i>Extractive industry</i> activities only occur on land included within areas shown as Key Extractive Resources.	<b>PS 2</b> No solution provided.
<b>SO 3</b> New development in the vicinity of Extractive Industry zoned land is compatible with and does not compromise the extraction activities.	<b>PS 3</b> No solution provided.
<b>SO 4</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 4</b> No solution provided.
<b>SO 5</b> Urban residential development does not occur outside the Village or Urban Localities.	<b>PS 5</b> No solution provided.
<b>SO 6</b> Semi-urban residential development does not occur outside the Semi-Urban or Village Localities or outside areas already zoned for Park Residential development in the <i>locality</i> .	<b>PS 6</b> No solution provided.
<b>Function of Major Use Areas</b>	
<b>SO 7</b> Lake Samsonvale and Lake Kurwongbah continue to be a viable and safe source of potable water.	<b>PS 7</b> No solution provided.
<b>SO 8</b> Rural residential style development only occurs on land zoned Rural Residential.	<b>PS 8</b> No solution provided.
<b>SO 9</b> Rural areas are retained for rural purposes, including non-intensive rural uses, and some small scale sustainable recreation and tourism uses in keeping with the intent of the <i>locality</i> for water supply purposes.	<b>PS 9</b> No solution provided.
<b>SO 10</b> Protected areas and Conservation zoned areas are retained for scientific, conservation and recreational purposes.	<b>PS 10</b> No solution provided.
<b>Effects of Uses and Development</b>	
<b>SO 11</b> Rural land uses are designed, located and managed to minimise their impact on the physical features of the <i>site</i> , vegetation and <i>waterways</i> .	<b>PS 11</b> No solution provided.
<b>SO 12</b> The ability of rural lands to accommodate rural activities is not compromised by surrounding land uses.	<b>PS 12</b> No solution provided.
<b>Character and Amenity</b>	
<b>SO 13</b> Development is located, designed and sited and of a scale and character that:- (1) maintains the natural conditions and features; (2) maintains the rural setting; (3) has no adverse visual impacts; (4) requires minimal filling or excavating; (5) is nestled into the landscape; (6) does not occupy prominent ridgelines or high points; (7) maintains the low density and intensity of development; (8) is of a compatible scale to existing development; (9) maintains the rural form of buildings; (10) reinforces rural character; (11) uses natural and non-reflective materials similar to rural buildings; (12) maintains good access to sunlight, breezes, safety and air quality; and (13) avoids adverse impacts from stormwater runoff, erosion and sedimentation.	<b>PS 13</b> No solution provided.

CATCHMENT LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
<b>SO 14</b> The scale, density and character of development are 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 14</b> No solution provided.
<b>SO 15</b> Incompatible development within the <i>locality</i> provides adequate setbacks, buffering and landscaping to minimise the impact of development and loss of residential amenity.	<b>PS 15</b> No solution provided.
<b>SO 16</b> Development achieves a high level of visual amenity at the interface between the residential areas in the Urban Locality, the park residential areas in the Semi-Urban Locality and the Village Locality and activities in the Catchment Locality.	<b>PS 16</b> No solution provided.
<b>SO 17</b> The hours of operation of non-residential activities have minimal impact on rural amenity.	<b>PS 17</b> No solution provided.
<b>Water Quality</b>	
<b>SO 18</b> Development does not compromise the health of <b>waterways</b> or the safe and economically efficient storage and provision of potable water.	<b>PS 18</b> No solution provided.
<b>SO 19</b> Development demonstrates a high standard of water quality at the boundaries of the <i>site</i> , such that water quality from non-point sources does not exceed the maximum value of the following components:- (a) Total nitrogen 0.44mg/L (median value); (b) Total phosphorus 0.05mg/L (median value); and (c) Total suspended solids 100mg/L (90th percentile).	<b>PS 19</b> No solution provided.
<b>SO 20</b> Solid and liquid animal waste generated by the use is dealt with in a manner that does not result in any on-site or offsite contamination of soil and ground or surface waters or any nuisance or annoyance to the users of adjacent land.	<b>PS 20</b> On-site disposal of animal waste occurs on slopes less than 10% before earthworks and all liquid wastes are treated to a secondary level or greater.
<b>Buffer to Lake Samsonvale and Lake Kurwongbah<sup>2</sup> (See Outcome Map 3.6.3)</b>	
<b>SO 21</b> Uses and any associated effluent and waste disposal areas are set back at least 400m from the:- (1) FSL <sup>3</sup> (RL 39.63 AHD) of Lake Samsonvale; or (2) FSL (RL 21 AHD) of Lake Kurwongbah.	<b>PS 21</b> No solution provided.

**Division 4 Specific Outcomes and Probable Solutions for the Special Residential Zone**
**4.1 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 verandah)</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>4</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 solutions 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>Airstrip</b></li> <li>(4) <b>Animal Accommodation</b></li> <li>(5) <b>Aquaculture</b></li> <li>(6) <b>Associated Unit</b> – if <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</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>Caravan/Transportable Home Park</b></li> <li>(12) <b>Cattery</b></li> <li>(13) <b>Cemetery</b></li> <li>(14) <b>Commercial Services</b></li> <li>(15) <b>Community Facilities</b></li> <li>(16) <b>Concrete Batching Plant</b></li> <li>(17) <b>Contractor's Depot</b></li> <li>(18) <b>Crematorium</b></li> <li>(19) <b>Dairy</b></li> <li>(20) <b>Detached House</b> – if more than 1 <b>detached house</b> on a lot</li> <li>(21) <b>Domestic Storage</b></li> <li>(22) <b>Educational Establishment</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> </ol>	<p><b>PS 2</b> No solutions provided.</p>

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<ul style="list-style-type: none"> <li>(31) <b>High Density Multiple Dwelling Units</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 Recreation</b></li> <li>(48) <b>Outdoor Sales</b></li> <li>(49) <b>Passenger Terminal</b></li> <li>(50) <b>Pensioner Units</b></li> <li>(51) <b>Place of Worship</b></li> <li>(52) <b>Radio Station</b></li> <li>(53) <b>Recycling Depot</b></li> <li>(54) <b>Retirement Village</b></li> <li>(55) <b>Rural Industry</b></li> <li>(56) <b>Salvage Yard</b></li> <li>(57) <b>Service Industry</b></li> <li>(58) <b>Service Station</b></li> <li>(59) <b>Shooting</b></li> <li>(60) <b>Shop</b> – If GFA exceeds 200m<sup>2</sup></li> <li>(61) <b>Showroom</b></li> <li>(62) <b>Simulated Conflict</b></li> <li>(63) <b>Special Use</b></li> <li>(64) <b>Stock Sales Yard</b></li> <li>(65) <b>Tourist Cabins</b></li> <li>(66) <b>Vehicle Sales</b></li> <li>(67) <b>Veterinary Clinic</b></li> <li>(68) <b>Veterinary Hospital</b></li> <li>(69) <b>Warehouse</b></li> </ul>	
<b>Reconfiguring of Lots</b>	
<p><b>SO 3</b> Reconfiguring of lots does not increase the number or density of lots other than in accordance with the approved <b>plan of development</b>.</p>	<p><b>PS 3</b> No solution provided.</p>
<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 <b>site</b>;</li> <li>(3) recognises the valuable features and constraints of the <b>site</b> 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 is provided.</p>

<b>SPECIAL RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Built Form</b>	
<p><b>SO 5</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 5</b> No solution provided.</p>
<b>Streetscape</b>	
<p><b>SO 6</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 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> <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 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>ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT</b>	
<b>Nature of Non-Residential Development</b>	
<p><b>SO 14</b> Non-residential development is compatible with the residential nature and character of the area.</p>	<p><b>PS 14</b> No solution provided.</p>
<b>Preferred Location of Non-Residential Development</b>	
<p><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.</p>	<p><b>PS 15</b> No solution provided.</p>

<b>SPECIAL RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Height of Non-Residential Buildings</b>	
<p><b>SO 16</b> The height of non-residential buildings:-</p> <ol style="list-style-type: none"> <li>(1) is consistent with the prevailing residential building scale and bulk in the surrounding area;</li> <li>(2) does not have a detrimental impact on the character of the residential area;</li> <li>(3) does not overshadow surrounding residential lots;</li> <li>(4) minimises the potential for overlooking; and</li> <li>(5) maintains privacy of surrounding lots.</li> </ol>	<p><b>PS 16</b> Non-residential buildings do not exceed more than one <b>storey</b> above ground level.</p>
<b>Intensity of Non-Residential Uses</b>	
<p><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.</p>	<p><b>PS 17</b> No solution provided.</p>
<b>Operating Hours of Non-Residential Uses</b>	
<p><b>SO 18</b> The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.</p>	<p><b>PS 18</b> Non-residential uses do not operate after 10pm or before 7am on the following day.</p>
<b>Noise from Non-Residential Development</b>	
<p><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.</p>	<p><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.</p>
<b>Buffers and Screening for Non-Residential Developments</b>	
<p><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.</p>	<p><b>PS 20</b> Where a <b>site</b> adjoins land <b>zoned</b> for residential purposes:-</p> <ol style="list-style-type: none"> <li>(1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>(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;</li> </ol> <p style="text-align: center;"><b>AND</b></p> <ol style="list-style-type: none"> <li>(3) fencing is constructed of materials such as colourbond, brick or timber.</li> </ol>
<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 style="text-align: center;"><b>OR</b></p> <ol style="list-style-type: none"> <li>(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>.</li> </ol> <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>

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<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 5 Specific Outcomes and Probable Solutions for the Park Residential Zone**

**5.1 Assessment Criteria for Assessable Development in the Park Residential Zone**

PARK 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 Park Residential zone:-</p> <ul style="list-style-type: none"> <li>(1) <b>Animal Accommodation</b> – if maximum of 2 stalls</li> <li>(2) <b>Associated Unit</b> – if maximum <b>GFA</b> is 60m<sup>2</sup> (excluding roofed verandah)</li> <li>(3) <b>Bed and Breakfast Accommodation</b> – if maximum of 1 bedroom</li> <li>(4) <b>Detached House</b> – if maximum of 1 <b>detached house</b> on a lot</li> <li>(5) <b>Display Home</b></li> <li>(6) <b>Domestic Storage</b> – if maximum <b>GFA</b> is 150m<sup>2</sup></li> <li>(7) <b>Environmental Park</b></li> <li>(8) <b>Estate Sales Office</b></li> <li>(9) <b>Home Business</b> – if maximum area<sup>4</sup> is 30m<sup>2</sup> and fully enclosed within a building and excluding the hire of a tennis court</li> <li>(10) <b>Local Utilities</b></li> <li>(11) <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 Park 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>Agriculture</b></li> <li>(4) <b>Airstrip</b></li> <li>(5) <b>Aquaculture</b></li> <li>(6) <b>Associated Unit</b> – if maximum <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</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>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> – if more than 1 <b>detached house</b> on a lot</li> <li>(23) <b>Duplex Dwelling</b></li> <li>(24) <b>Educational Establishment</b></li> <li>(25) <b>Extractive Industry</b></li> <li>(26) <b>Farm Forestry</b></li> </ul>	<p><b>PS 2</b> No solution provided.</p>

PARK RESIDENTIAL ZONE		
Specific Outcomes for Assessable Development	Probable Solutions	
(27) <b>Fast Food Delivery Service</b>	Historic Version Pine Rivers Plan	
(28) <b>Food Outlet</b>		
(29) <b>Funeral Parlour</b>		
(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>		
(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 to create additional lots occurs at a maximum density of 1.25 lots per hectare.		<b>PS 3</b> No solution provided.

<b>PARK RESIDENTIAL ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<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>Park Residential Subdivision Design Code</i> (Ch. 6, Part 2, Div. 3) if:-</p> <ol style="list-style-type: none"> <li>(1) the minimum lot area is 4000m<sup>2</sup>; and</li> <li>(2) the <b>site</b> contains:-               <ol style="list-style-type: none"> <li>(a) significant vegetation; or</li> <li>(b) significant habitat; or</li> <li>(c) desired environmental corridors; and</li> </ol> </li> <li>(3) the maximum density is 1.25 lots per hectare; and</li> <li>(4) 50% of the <b>site</b> is transferred to <b>Council</b> for environmental purposes.</li> </ol>	<p><b>PS 4</b> No solution provided.</p>
<b>Incompatible Development</b>	
<p><b>SO 5</b> Industrial and commercial activities and intensive rural pursuits are incompatible with the amenity and character of park residential areas and are not located in the Park 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> <ol 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> </ol>	<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> <ol 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> </ol>	<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> <ol 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> </ol>	<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>PARK RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<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>ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT</b>	
<b>Nature of Non-Residential Development</b>	
<b>SO 15</b> Non-residential development is compatible with the residential nature and character of the area.	<b>PS 15</b> No solution provided.
<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>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<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 <i>site</i> 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 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 style="text-align: center;"><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 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>	
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 Rural Residential zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Agriculture</b></li> <li>(2) <b>Animal Accommodation</b> – if maximum 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>4</sup> of 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> </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 Rural 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>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>Caretaker's Residence</b></li> <li>(12) <b>Cattery</b></li> <li>(13) <b>Cemetery</b></li> <li>(14) <b>Child Care Centre</b></li> <li>(15) <b>Commercial Services</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> – if more than 1 <b>detached house</b> on a lot</li> <li>(22) <b>Duplex Dwelling</b></li> <li>(23) <b>Educational Establishment</b></li> <li>(24) <b>Extractive Industry</b></li> <li>(25) <b>Fast Food Delivery Service</b></li> <li>(26) <b>Food Outlet</b></li> </ol>	<p><b>PS 2</b> No solution provided.</p>

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(27) <b>Funeral Parlour</b> (28) <b>General Industry</b> (29) <b>Hardware Shop</b> (30) <b>Hazardous and Offensive Industry</b> (31) <b>High Density Multiple Dwelling Units</b> (32) <b>Hospital</b> (33) <b>Hotel</b> (34) <b>Indoor Entertainment and Sport</b> (35) <b>Infill Housing</b> (36) <b>Institution</b> (37) <b>Intensive Animal Husbandry</b> (38) <b>Kennels</b> (39) <b>Low Density Multiple Dwelling Units</b> (40) <b>Market</b> (41) <b>Medium Density Multiple Dwelling Units</b> (42) <b>Motel</b> (43) <b>Motor Sport</b> (44) <b>Night Club</b> (45) <b>Office</b> (46) <b>Outdoor Recreation</b> (47) <b>Outdoor Sales</b> (48) <b>Passenger Terminal</b> (49) <b>Pensioner Units</b> (50) <b>Place of Worship</b> (51) <b>Radio Station</b> (52) <b>Recycling Depot</b> (53) <b>Retail Nursery</b> (54) <b>Retirement Village</b> (55) <b>Rural Industry</b> (56) <b>Salvage Yard</b> (57) <b>Service Industry</b> (58) <b>Service Station</b> (59) <b>Shooting</b> (60) <b>Shop</b> (61) <b>Showroom</b> (62) <b>Simulated Conflict</b> (63) <b>Special Use</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>Reconfiguring of Lots</b>	
<b>SO 3</b> Reconfiguring to create additional lots occurs at a maximum density of 0.5 lots per hectare.	<b>PS 3</b> No solution provided.
<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:- (1) the minimum lot area is 1ha; and (2) the <i>site</i> contains:- (a) significant vegetation; or	<b>PS 4</b> No solution provided.

<b>RURAL RESIDENTIAL ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
(b) significant habitat; or (c) desired environmental corridors; and (3) the maximum density is 0.5 lots per hectare; and (4) 50% of the <b>site</b> is transferred to <b>Council</b> for environmental purposes.	
<b>Incompatible Development</b>	
<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.	<b>PS 5</b> No solution provided.
<b>Buffers to Existing Rural Uses</b>	
<b>SO 6</b> New rural residential development incorporates in its design and layout appropriate buffers, as described in <i>Planning Guidelines: Separating Agricultural and Residential Land Uses</i> <sup>5</sup> to separate existing rural activities from any new development.	<b>PS 6</b> No solution provided.
<b>Built Form</b>	
<b>SO 7</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 7</b> No solution provided.
<b>Streetscape</b>	
<b>SO 8</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 8</b> No solution provided.
<b>Traffic, Access and Car Parking</b>	
<b>SO 9</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 9</b> No solution provided.
<b>SO 10</b> Car parking facilities do not dominate the development or street frontage.	<b>PS 10</b> No solution provided.
<b>SO 11</b> Development does not result in on-street parking congestion.	<b>PS 11</b> No solution provided.
<b>Building Setback</b>	
<b>SO 12</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 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>RURAL RESIDENTIAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<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>ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT</b>	
<b>Nature of Non-Residential Development</b>	
<b>SO 16</b> Non-residential development is compatible with the residential nature and character of the area.	<b>PS 16</b> No solution provided.
<b>Preferred Location of Non-Residential Development</b>	
<b>SO 17</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 17</b> No solution provided.
<b>Height of Non-Residential Buildings</b>	
<b>SO 18</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 18</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 19</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 19</b> No solution provided.
<b>Operating Hours of Non-Residential Uses</b>	
<b>SO 20</b> The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	<b>PS 20</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 21</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 21</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 22</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 22</b> No solution provided.
<b>Frontage Landscaped Buffers for Non-Residential Developments</b>	
<b>SO 23</b> Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<b>PS 23</b> No solution provided.
<b>Impact of Non-Residential Development on Amenity</b>	
<b>SO 24</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 24.1</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 24.2</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>

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p style="text-align: center;"><b>AND</b></p> <p><b>PS 24.3</b> Non-residential buildings that can be seen from a boundary of the <i>site</i> 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 24.4</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 24.5</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 Extractive Industry Zone**

**7.1 Assessment Criteria for Assessable Development in the Extractive Industry Zone**

<b>EXTRACTIVE INDUSTRY 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 Extractive Industry zone:-</p> <ul 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>Environmental Park</b></li> <li>(6) <b>Extractive Industry</b></li> <li>(7) <b>Local Utilities</b></li> <li>(8) <b>Non-Intensive Animal Husbandry</b></li> <li>(9) <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 Extractive Industry 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>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> </ul>	<p><b>PS 2</b> No solution provided.</p>

<b>EXTRACTIVE INDUSTRY ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<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>Major Telecommunication Facility</b></p> <p>(41) <b>Market</b></p> <p>(42) <b>Medium Density Multiple Dwelling Units</b></p> <p>(43) <b>Motel</b></p> <p>(44) <b>Motor Sport</b></p> <p>(45) <b>Night Club</b></p> <p>(46) <b>Office</b></p> <p>(47) <b>Outdoor Sales</b></p> <p>(48) <b>Passenger Terminal</b></p> <p>(49) <b>Pensioner Units</b></p> <p>(50) <b>Place of Worship</b></p> <p>(51) <b>Radio Station</b></p> <p>(52) <b>Retail Nursery</b></p> <p>(53) <b>Retirement Village</b></p> <p>(54) <b>Rural Industry</b></p> <p>(55) <b>Salvage Yard</b></p> <p>(56) <b>Service Industry</b></p> <p>(57) <b>Service Station</b></p> <p>(58) <b>Shooting</b></p> <p>(59) <b>Shop</b></p> <p>(60) <b>Showroom</b></p> <p>(61) <b>Simulated Conflict</b></p> <p>(62) <b>Special Use</b></p> <p>(63) <b>Stock Sales Yard</b></p> <p>(64) <b>Tourist Cabins</b></p> <p>(65) <b>Vehicle Sales</b></p> <p>(66) <b>Veterinary Clinic</b></p> <p>(67) <b>Veterinary Hospital</b></p> <p>(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>.</p>	<p><b>PS 3</b> Whiteside quarries for hard rock haulage purposes utilise part of Dunlop Lane and state controlled roads.</p>
<b>Site Rehabilitation</b>	
<p><b>SO 4</b> The ultimate use of land after extraction and rehabilitation occurs is compatible with the character, amenity of the surrounding area and the <b>site</b> 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) <b>site</b> contamination;</li> <li>(8) visual amenity ;</li> <li>(9) waste materials; and</li> <li>(10) water quality.</li> </ol>	<p><b>PS 4</b> The ultimate use of land after extraction and rehabilitation occurs in accordance with a <b>site</b> master plan.</p>

**Division 8 Specific Outcomes and Acceptable/Probable Solutions for the Rural Zone**
**8.1 Assessment Criteria for Self Assessable Development in the Rural Zone**

Acceptable Solutions for Self Assessable Development – Rural Zone	
<b>Buffer to Lake Samsonvale and Lake Kurwongbah<sup>2</sup> (See Outcome Map 3.6.3)</b>	
<b>AS 1</b>	Uses and associated effluent and waste disposal areas are set back at least 400m from the:-
(1)	FSL <sup>3</sup> (RL 39.63 AHD) of Lake Samsonvale; or
(2)	FSL (RL 21 AHD) of Lake Kurwongbah.

**8.2 Assessment Criteria for Assessable Development in the Rural Zone**

RURAL 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 Rural zone:-</p> <ol style="list-style-type: none"> <li>(1) <b>Agriculture</b></li> <li>(2) <b>Animal Accommodation</b> – if maximum 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 &amp; 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>Car Depot</b></li> <li>(6) <b>Detached House</b> – if maximum of 2 <b>detached houses</b> on a lot</li> <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> - when 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>4</sup> is 100m<sup>2</sup> and excluding the hire of more than 1 tennis court</li> <li>(15) <b>Local Utilities</b></li> <li>(16) <b>Major Telecommunication Facility</b></li> <li>(17) <b>Non-Intensive Animal Husbandry</b></li> <li>(18) <b>Park</b></li> <li>(19) <b>Retail Nursery</b></li> <li>(20) <b>Rural Industry</b></li> <li>(21) <b>Shop</b> – if retailing antiques, arts, crafts, handmade items or tourist novelties</li> <li>(22) <b>Tourist Cabins</b> – if minimum lot size of 16ha and a maximum of 1 cabin</li> <li>(23) <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 in the Rural 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> </ol>	<p><b>PS 2</b> No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(4) <b>Aquaculture</b></p> <p>(5) <b>Associated Unit</b> – if <b>GFA</b> exceeds 60m<sup>2</sup> (excluding roofed verandah)</p> <p>(6) <b>Bulk Garden Supplies</b></p> <p>(7) <b>Camping Grounds</b></p> <p>(8) <b>Car Park</b></p> <p>(9) <b>Caravan/Transportable Home Park</b></p> <p>(10) <b>Cattery</b></p> <p>(11) <b>Cemetery</b></p> <p>(12) <b>Child Care Centre</b></p> <p>(13) <b>Commercial Services</b></p> <p>(14) <b>Concrete Batching Plant</b></p> <p>(15) <b>Contractor's Depot</b></p> <p>(16) <b>Crematorium</b></p> <p>(17) <b>Dairy</b></p> <p>(18) <b>Detached House</b> – if more than 2 <b>detached houses</b> on a lot</p> <p>(19) <b>Extractive Industry</b> - where not located in a Key Resource Area</p> <p>(20) <b>Fast Food Delivery Service</b></p> <p>(21) <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 including a drive through facility</p> <p>(22) <b>Funeral Parlour</b></p> <p>(23) <b>General Industry</b></p> <p>(24) <b>Hardware Shop</b></p> <p>(25) <b>Hazardous and Offensive Industry</b></p> <p>(26) <b>High Density Multiple Dwelling Units</b></p> <p>(27) <b>Hospital</b></p> <p>(28) <b>Hotel</b></p> <p>(29) <b>Indoor Entertainment and Sport</b></p> <p>(30) <b>Infill Housing</b></p> <p>(31) <b>Institution</b></p> <p>(32) <b>Intensive Animal Husbandry</b></p> <p>(33) <b>Kennels</b></p> <p>(34) <b>Low Density Multiple Dwelling Units</b></p> <p>(35) <b>Market</b></p> <p>(36) <b>Medium Density Multiple Dwelling Units</b></p> <p>(37) <b>Motel</b></p> <p>(38) <b>Motor Sport</b> – if not associated with the existing activity</p> <p>(39) <b>Night Club</b></p> <p>(40) <b>Office</b></p> <p>(41) <b>Outdoor Sales</b></p> <p>(42) <b>Passenger Terminal</b></p> <p>(43) <b>Pensioner Units</b></p> <p>(44) <b>Place of Worship</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>	

<b>RURAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<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>	
<b>Reconfiguring of Lots</b>	
<p><b>SO 3</b> Reconfiguring to create additional lots occurs at a maximum density of 0.0625 lots per hectare with lots not less than 16ha in size.</p>	<p><b>PS 3</b> The minimum area of a lot is 16ha.</p>
<p><b>SO 4</b> Reconfiguration to create additional lots may occur at a lot size less than that specified in SO 3, if:-</p> <p>(1) the <b>site</b> contains:-</p> <p style="margin-left: 20px;">(a) significant vegetation; or</p> <p style="margin-left: 20px;">(b) significant habitat; or</p> <p style="margin-left: 20px;">(c) desired environmental corridors; and</p> <p>(2) the maximum density is 0.0625 lots per hectare; and</p> <p>(3) 50% of the <b>site</b> is transferred to <b>Council</b> for environmental purposes.</p>	<p><b>PS 4</b> No solution provided.</p>
<b>Reconfiguring of Lots Adjacent to Lake Kurwongbah</b>	
<p><b>SO 5</b> Proposed lots adjacent to Lake Kurwongbah protect the water quality of the lake by each new lot having:-</p> <p>(1) a building area and on-site waste disposal areas at least 400m from the full supply level (RL 21m AHD) of Lake Kurwongbah;</p> <p>(2) an on-site waste disposal area that has a maximum slope of 20% prior to earthworks;</p> <p>(3) suitable soil to a minimum depth of 1.2m overlaying bedrock or groundwater; and</p> <p>(4) one portion of land with a minimum of 2ha, all of which is at least 400m from the full supply level (RL 21m AHD) of Lake Kurwongbah.</p>	<p><b>PS 5</b> No solution provided.</p>
<b>Buffer to Lake Samsonvale and Lake Kurwongbah<sup>2</sup> (See Outcome Map 3.6.3)</b>	
<p><b>SO 6</b> Uses and associated effluent and waste disposal areas are set back 400m from the:-</p> <p>(1) FSL<sup>3</sup> (RL 39.63 AHD) of Lake Samsonvale; or</p> <p>(2) FSL (RL 21 AHD) of Lake Kurwongbah.</p>	<p><b>PS 6</b> Uses and associated effluent and waste disposal areas are set back 400m from the:-</p> <p>(1) FSL<sup>3</sup> (RL 39.63 AHD) of Lake Samsonvale; or</p> <p>(2) FSL (RL 21 AHD) of Lake Kurwongbah.</p>
<b>Built Form</b>	
<p><b>SO 7</b> Building height, length and location:-</p> <p>(1) are compatible with the low scale rural 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 7</b> No solution provided.</p>

<b>RURAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Streetscape</b>	
<p><b>SO 8</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 and rural character of the area.</p>	<p><b>PS 8</b> No solution provided.</p>
<b>Traffic, Access and Car Parking</b>	
<p><b>SO 9</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 9</b> No solution provided.</p>
<p><b>SO 10</b> Car parking facilities do not dominate the development or street frontage.</p>	<p><b>PS 10</b> No solution provided.</p>
<p><b>SO 11</b> Development does not result in on-street parking congestion.</p>	<p><b>PS 11</b> No solution provided.</p>
<b>Building Setback</b>	
<p><b>SO 12</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 12</b> No solution provided.</p>
<b>Amenity</b>	
<p><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.</p>	<p><b>PS 13</b> No solution provided.</p>
<p><b>SO 14</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 14</b> No solution provided.</p>
<b>Advertising Signage</b>	
<p><b>SO 15</b> The proposed height, area and number of signs is appropriate to the size, nature and location of the development.</p>	<p><b>PS 15</b> No solution provided.</p>
<b>ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT</b>	
<b>Nature of Non-Residential Development</b>	
<p><b>SO 16</b> Non-residential development is compatible with the rural nature and character of the area.</p>	<p><b>PS 16</b> No solution provided.</p>
<b>Preferred Location of Non-Residential Development</b>	
<p><b>SO 17</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.</p>	<p><b>PS 17</b> No solution provided.</p>
<b>Height of Non-Residential Buildings</b>	
<p><b>SO 18</b> The height of non-residential buildings:-</p> <p>(1) is consistent with the prevailing residential building scale and bulk in the surrounding area;</p> <p>(2) does not have a detrimental impact on the character of the rural area;</p> <p>(3) does not overshadow surrounding residential lots;</p> <p>(4) minimises the potential for overlooking; and</p> <p>(5) maintains privacy of surrounding lots.</p>	<p><b>PS 18</b> Non-residential buildings do not exceed more than one <b>storey</b> above ground level.</p>

<b>RURAL ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Intensity of Non-Residential Uses</b>	
<b>SO 19</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 19</b> No solution provided.
<b>Operating Hours of Non-Residential Uses</b>	
<b>SO 20</b> The operating hours of non-residential development are appropriate and minimise the impact on rural amenity.	<b>PS 20</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 21</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 21</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 22</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 22</b> No solution provided.
<b>Frontage Landscaped Buffers for Non-Residential Developments</b>	
<b>SO 23</b> Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<b>PS 23</b> No solution provided.
<b>Impact of Non-Residential Development on Amenity</b>	
<b>SO 24</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 24.1</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 24.2</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 24.3</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 24.4</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 24.5</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>
<b>Rural Sub-Precinct RU-1 – Gateway Entry Point</b>	
<p><b>SO 25</b> Development of land in <b>Sub-Precinct</b> RU-1 achieves a high standard of appearance and does not detract from the role of the land as a gateway entry point in to the Catchment Locality by:-</p> <ol style="list-style-type: none"> <li>(1) providing well landscaped and clearly defined entry statements;</li> <li>(2) establishing high standards of siting, design and finish of buildings, <b>structures</b> and open spaces; and</li> <li>(3) enhancing the environmental values and visual amenity of the land.</li> </ol>	<p><b>PS 25.1</b> Only signage of an essential nature is erected on land in <b>Sub-Precinct</b> RU-1.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.2</b> Landscaping is provided and maintained for a minimum width and depth of 15m along the road boundary of the <b>site</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.3</b> Fences are a maximum of 1m in height.</p> <p style="text-align: center;"><b>AND</b></p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p><b>PS 25.4</b> (1) If noise attenuation is required, earth mounds and setbacks are used rather than fences; or</p> <p>(2) If noise attenuation fencing is proposed, a 2m wide landscaped buffer is provided and maintained between the fence and the road reserve.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.5</b> Car parking areas are located a minimum of 20m from a road.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.6</b> Car parking areas that can be seen from a road have landscaping, to a depth specified in <i>PS 25.2</i>, provided and maintained between the car park and the road boundary.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.7</b> Shade trees are provided in car parking areas at the rate of 1 per 4m<sup>2</sup> of car park area at 4m spacings.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.8</b> Plant or service equipment that can be seen from a road are screened by façade treatments or landscaping.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.9</b> Service areas, blank walls and rear building walls:-</p> <ol style="list-style-type: none"> <li>(1) do not front roads; or</li> <li>(2) are screened by landscaping; or</li> <li>(3) are screened by attractive building elements.</li> </ol> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 25.10</b> Entry statements consist of dense plantings and maximise the use of natural elements for landscaping and any <b>structures</b>.</p>

**Division 9 Specific Outcomes and Probable Solutions for the Conservation Zone**
**9.1 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>Display Home</b></p> <p>(24) <b>Domestic Storage</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><b>PS 2</b> No solution provided.</p>

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<ul style="list-style-type: none"> <li>(42) <b>Kennels</b></li> <li>(43) <b>Low Density Multiple Dwelling Units</b></li> <li>(44) <b>Major Telecommunication Facility</b></li> <li>(45) <b>Market</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>Non-Intensive Animal Husbandry</b></li> <li>(51) <b>Office</b></li> <li>(52) <b>Outdoor Recreation</b></li> <li>(53) <b>Outdoor Sales</b></li> <li>(54) <b>Passenger Terminal</b></li> <li>(55) <b>Pensioner Units</b></li> <li>(56) <b>Place of Worship</b></li> <li>(57) <b>Radio Station</b></li> <li>(58) <b>Recycling Depot</b></li> <li>(59) <b>Retail Nursery</b></li> <li>(60) <b>Retirement Village</b></li> <li>(61) <b>Rural Industry</b></li> <li>(62) <b>Salvage Yard</b></li> <li>(63) <b>Service Industry</b></li> <li>(64) <b>Service Station</b></li> <li>(65) <b>Shooting</b></li> <li>(66) <b>Showroom</b></li> <li>(67) <b>Simulated Conflict</b></li> <li>(68) <b>Special Use</b></li> <li>(69) <b>Stock Sales Yard</b></li> <li>(70) <b>Tourist Cabins</b></li> <li>(71) <b>Vehicle Sales</b></li> <li>(72) <b>Veterinary Clinic</b></li> <li>(73) <b>Veterinary Hospital</b></li> <li>(74) <b>Warehouse</b></li> </ul>	
<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> <ul style="list-style-type: none"> <li>(1) physical change;</li> <li>(2) damage or removal;</li> <li>(3) visibility;</li> <li>(4) accessibility;</li> <li>(5) visual detracton;</li> <li>(6) fragmentation;</li> <li>(7) degradation;</li> <li>(8) erosion;</li> </ul>	<p><b>PS 4</b> No solution provided.</p>

<b>CONSERVATION ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
(9) weed infestation; (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 <i>site</i> 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 <i>site</i> are preserved. Any buildings that are constructed have a height, length and location that:-  (1) are compatible with the conservation values of the <i>site</i> 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 <i>site</i> and access to the <i>site</i> 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 <i>sites</i> 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.

CONSERVATION ZONE	
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> 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 18.1</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 18.2.</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 18.3</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 18.4</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 18.5</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 18.6</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>Infrastructure</b>	
<b>SO 19</b> Infrastructure including <b>public utilities</b> and <b>major telecommunication facilities</b> , is designed and located to avoid detrimental impacts on the visual quality and environmental values of Conservation zoned land.	<b>PS 19</b> No solution provided.

## Division 10 Specific Outcomes and Acceptable/Probable Solutions for the Park and Open Space Zone

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

Acceptable Solutions for Self Assessable Development – Park and Open Space Zone
<p><b>Site Layout</b></p> <p><b>AS 1.1</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 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> <p style="text-align: center;"><b>AND</b></p> <p><b>AS 1.2</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>AS 1.3</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>AS 1.4</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>AS 1.5</b> For district parks:-</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> <p><b>AS 1.6</b> For regional parks:-</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>
<p><b>Landscape Character and Design</b></p> <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> <p style="text-align: center;"><b>AND</b></p> <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 <b>park</b> and level of management.</li> </ol>

<b>Acceptable Solutions for Self Assessable Development – Park and Open Space Zone</b>	
<b>Drainage/Water Management</b>	
<p><b>AS 3.1</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>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>	

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

<b>PARK AND OPEN SPACE ZONE</b>	
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.

<b>PARK AND OPEN SPACE ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
<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</b> , <b>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; and</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; and</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> </ol>

<b>PARK AND OPEN SPACE ZONE</b>	
<b>Specific Outcomes for Assessable Development</b>	<b>Probable Solutions</b>
	(3) should link to other open space areas (bikeways and <b>community facilities</b> ); and (4) have well defined internal pedestrian and access accessible by people with mobility problems. <b>AND</b> <b>PS 18.4</b> Regional parks:- (1) are within 10km radius (drive to or use public transport 20-30 minutes); and (2) should be accessible by public transport and major transport corridors.
<b>Safety and Security</b>	
<b>SO 19</b> The safety of users is protected by minimising risk through design.	<b>PS 19.1</b> Siting, design and layout of park and open space and community purpose land has regard to:- (1) safety from potentially dangerous features and environmental hazards; and (2) CPTED design principles to facilitate community surveillance of the area to ensure personal safety, reduce fear and anxiety and maximise visibility. <b>AND</b> <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. <b>AND</b> <b>PS 19.3</b> Lighting is appropriately provided throughout park and open space areas and installed in accordance with relevant Australian Standards.
<b>Infrastructure and Facilities</b>	
<b>SO 20</b> Infrastructure and facilities are designed to an appropriate standard having regard to:- (1) the character of the surrounding area; (2) potential user groups; and (3) durability with respect to the level of use and potential vandalism.	<b>PS 20</b> Base level facilities are provided in <b>parks</b> in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .

**Division 11 Specific Outcomes and Probable Solutions for the Sports and Recreation Zone**
**11.1 Assessment Criteria for Assessable Development in the Sports and Recreation Zone**

<b>SPORTS AND RECREATION 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 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> </ul>	<p><b>PS 2</b> No solution provided.</p>

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(34) <b>Hotel</b> (35) <b>Infill Housing</b> (36) <b>Institution</b> (37) <b>Intensive Animal Husbandry</b> (38) <b>Kennels</b> (39) <b>Low Density Multiple Dwelling Units</b> (40) <b>Market</b> (41) <b>Medium Density Multiple Dwelling Units</b> (42) <b>Motel</b> (43) <b>Motor Sport</b> (44) <b>Night Club</b> (45) <b>Office</b> (46) <b>Outdoor Sales</b> (47) <b>Passenger Terminal</b> (48) <b>Pensioner Units</b> (49) <b>Place of Worship</b> (50) <b>Radio Station</b> (51) <b>Retail Nursery</b> (52) <b>Retirement Village</b> (53) <b>Rural Industry</b> (54) <b>Salvage Yard</b> (55) <b>Service Industry</b> (56) <b>Service Station</b> (57) <b>Shooting</b> (58) <b>Shop</b> (59) <b>Showroom</b> (60) <b>Simulated Conflict</b> (61) <b>Special Use</b> (62) <b>Stock Sales Yard</b> (63) <b>Tourist Cabins</b> (64) <b>Vehicle Sales</b> (65) <b>Veterinary Clinic</b> (66) <b>Veterinary Hospital</b> (67) <b>Warehouse</b>	
<b>Site Cover</b>	
<b>SO 3</b> Maximum <b>site coverage</b> is 40%.	<b>PS 3</b> Maximum <b>site coverage</b> is 40%.
<b>Landscaping</b>	
<b>SO 4</b> Adequate landscaping is provided on <b>site</b> to reduce the impact of the sport and recreation activities on the surrounding uses.	<b>PS 4</b> A minimum of 20% of the <b>site</b> 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 <b>structure</b> or building is 10m.

<b>SPORTS AND RECREATION ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<b>Artificial Lighting</b>	
<p><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 <b>site</b>.</p>	<p><b>PS 6</b> Lighting within the <b>site</b> 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.</p>
<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>SPORTS AND RECREATION ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<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> <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 cannot 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 <b>PS 10.1</b> and <b>PS 10.2</b>.</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, <b>car parks</b> 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 12 Specific Outcomes and Probable Solutions for the Special Facilities Zone**
**12.1 Assessment Criteria for Assessable Development in the Special Facilities Zone**

SPECIAL FACILITIES 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 Facilities zone:-</p> <ol 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:-               <ol 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> </ol> </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 Facilities 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>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> <li>(34) <b>Funeral Parlour</b></li> <li>(35) <b>General Industry</b></li> <li>(36) <b>Hardware Shop</b></li> </ol>	<p><b>PS 2</b> No solution provided.</p>

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

<b>SPECIAL FACILITIES ZONE</b>	
Specific Outcomes for Assessable Development	Probable Solutions
<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>
<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</b>, <b>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>

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<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.
<b>Lake Samsonvale and Lake Kurwongbah</b>	
<b>SO 19</b> The buffering role of Special Facilities 3 (South East Qld Water Corporation, Water Supply Purposes) and Special Facilities 1 (Pine Rivers Shire Council Water Supply Purposes) zoned lands to Lake Samsonvale and Lake Kurwongbah respectively are maintained in an open, rural and unfragmented state so that the quality of the water in the potable water storages is maintained or enhanced.	<b>PS 19</b> No solution provided.
<b>Special Facilities Sub-Precinct SF-6 – Gateway entry point</b>	
<p><b>SO 20</b> Development of land in <b>Sub-Precinct</b> SF-6 achieves a high standard of appearance and does not detract from the role of the land as a gateway entry point in to the Catchment Locality by:-</p> <ol style="list-style-type: none"> <li>(1) providing well landscaped and clearly defined entry statements;</li> <li>(2) establishing high standards of siting, design and finish of buildings, <b>structures</b> and open spaces; and</li> <li>(3) enhancing the environmental values and visual amenity of the land.</li> </ol>	<p><b>PS 20.1</b> Only signage of an essential nature is erected on land in <b>Sub-Precinct</b> SF-6.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.2</b> Landscaping is provided and maintained for a minimum width and depth of 15m along the road boundary of the <b>site</b>.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.3</b> Fences are a maximum of 1m in height.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.4</b> (1) If noise attenuation is required, earth mounds and setbacks are used rather than fences; or</p> <p>(2) If noise attenuation fencing is proposed, a 2m wide landscaped buffer is provided and maintained between the fence and the road reserve.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.5</b> Car parking areas are located a minimum of 20m from a road.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.6</b> Car parking areas that can be seen from a road have landscaping to a depth specified in <b>PS 20.2</b> provided and maintained between the car park and the road boundary.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.7</b> Shade trees are provided in car parking areas at the rate of 1 per 4m<sup>2</sup> of car park area at 4m spacings.</p>

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.8</b> Plant or service equipment that can be seen from a road are screened by façade treatments or landscaping.</p> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.9</b> Service areas, blank walls and rear building walls:-</p> <ul style="list-style-type: none"> <li>(1) do not front roads; or</li> <li>(2) are screened by landscaping; or</li> <li>(3) are screened by attractive building elements.</li> </ul> <p style="text-align: center;"><b>AND</b></p> <p><b>PS 20.10</b> Entry statements consist of dense plantings and maximise the use of natural elements for landscaping and any <b>structures</b>.</p>

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

SPECIAL PURPOSES 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 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>

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<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 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> Protected Areas are defined in the *Nature Conservation Act*.

<sup>2</sup> The buffer around Lake Samsonvale and Lake Kurwongbah is shown on Outcome Map 3.6.3. – *400m Buffer around Lake Samsonvale and Lake Kurwongbah*.

<sup>3</sup> FSL means Full Supply Level.

<sup>4</sup> Area of the **site** being used for the **home business**, excluding external car parking and access areas.

<sup>5</sup> **Planning Guidelines: Separating Agricultural and Residential Land Uses** is the guideline of that name dated August 1997 and is prepared by the Queensland Government Departments of Natural Resources and Local Government and Planning.