

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 8 RURAL LIVING LOCALITY

Division 1 General Provisions for the Rural Living Locality

1.1 Rural Living Locality Code

The following provisions comprise the Rural Living Locality Code:-

- (1) compliance with the Rural Living Locality Code (Section 1.2);
- (2) overall outcomes for the Rural Living Locality, including overall outcomes for each **zone** in the **locality** (Division 2);
- (3) specific outcomes and probable solutions for the Rural Living Locality (Division 3); and
- (4) specific outcomes and acceptable/probable solutions for each **zone** in the Rural Living Locality (Divisions 4–10).

1.2 Compliance with the Rural Living Locality Code

Development that is consistent with the following complies with the Rural Living 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 Rural Living Locality

2.1 The overall outcomes are the purpose of the Rural Living Locality Code.

2.2 Overall Outcomes Sought for the Rural Living Locality

The overall outcomes for the Rural Living Locality are the following:-

- (1) Uses within the Rural Living Locality are predominantly rural in nature and include agricultural and horticultural activities, the keeping of animals and rural and semi-rural residential development;
- (2) Small to medium scale sustainable recreation and tourism uses often mixed with more traditional rural living land uses occur in appropriate locations in the **locality**;
- (3) The extensive natural areas are maintained including the green belt to the east and the forested mountain ranges to the south and west in order to maintain the rural character and sense of community and identity;
- (4) The predominant rural land uses are protected from encroachment by incompatible and inconsistent land uses, such as urban and semi-urban residential development;
- (5) Development achieves a high standard of amenity for residents and neighbours and maintains or enhances the rural farmland with areas of retained vegetation, low intensity built character of the **locality**; and
- (6) The form and nature of development is compatible with and recognises the key characteristics of the **locality** including:-
 - (a) the physical characteristics;
 - (b) the scenic qualities and visual appearance;
 - (c) the peaceful country lifestyle;
 - (d) its ability to accommodate rural activities; and
 - (e) areas of flora and fauna habitat value.

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 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.

2.5 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 or 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**.

2.6 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.

2.7 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.

2.8 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.

2.9 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 Rural Living Locality
3.1 Assessment Criteria for Assessable Development in the Rural Living Locality

RURAL LIVING LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Relationship Between Land Uses Within Localities	
SO 1 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> .	PS 1 No solution provided.
SO 2 Land uses in the <i>locality</i> maintain or enhance the green belt to the east and the forested mountain ranges to the south and west of the <i>locality</i> .	PS 2 No solution provided.
Effects of Uses and Development	
SO 3 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> .	PS 3 No solution provided.
SO 4 The ability of rural lands to accommodate rural activities is not compromised by surrounding land uses.	PS 4 No solution provided.
SO 5 Tourism and recreation uses:- (1) are small scale; (2) are low intensity; (3) are sustainable; (4) are compatible with surrounding land uses; (5) retain vegetation; (6) retain the visual and scenic qualities of the area; (7) protect <i>waterways</i> ; and (8) minimise impacts on the physical features of the <i>site</i> .	PS 5 No solution provided.
Character and Amenity	
SO 6 Development is located, designed and sited and of a scale and character that:- (1) maintains the natural conditions; (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) uses natural and non-reflective materials similar to rural buildings; (11) maintains good access to sunlight, breezes, safety and air quality; and (12) avoids adverse impacts from stormwater runoff, erosion and sedimentation.	PS 6 No solution provided.
SO 7 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.	PS 7 No solution provided.
SO 8 Incompatible development within the <i>locality</i> provides adequate setbacks, buffering and landscaping to minimise the impact of development and loss of residential amenity.	PS 8 No solution provided.



RURAL LIVING LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
SO 9 Development achieves a high level of visual amenity at the interface between the park residential area in the Semi-Urban Locality and activities in the Rural Living Locality.	PS 9 No solution provided.
Water Quality	
SO 10 On-site waste disposal avoids any adverse impacts on the water quality of <i>waterways</i> in the <i>locality</i> .	PS 10 No solution provided.

Historic Version
PineRiversPlan

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
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Special Residential zone:-</p> <ul style="list-style-type: none"> (1) Associated Unit - if maximum GFA is 60m² (excluding roofed verandah) (2) Bed and Breakfast Accommodation - if maximum of 1 bedroom (3) Detached House – if maximum of 1 detached house on a lot (4) Display Home (5) Environmental Park (6) Estate Sales Office (7) Home Business – if maximum area¹ is 30m², and is fully enclosed in a building and excluding the hire of a tennis court (8) Local Utilities (9) Park 	<p>PS 1 No solutions provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Special Residential zone:-</p> <ul style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit – if GFA exceeds 60m² (excluding roofed verandah) (7) Bulk Garden Supplies (8) Camping Grounds (9) Car Depot (10) Car Park (11) Caravan/Transportable Home Park (12) Cattery (13) Cemetery (14) Commercial Services (15) Community Facilities (16) Concrete Batching Plant (17) Contractor’s Depot (18) Crematorium (19) Dairy (20) Detached House – if more than 1 detached house on a lot (21) Domestic Storage (22) Educational Establishment (23) Extractive Industry (24) Farm Forestry (25) Fast Food Delivery Service (26) Food Outlet (27) Funeral Parlour 	<p>PS 2 No solutions provided.</p>

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(28) General Industry (29) Hardware Shop (30) Hazardous and Offensive Industry (31) High Density Multiple Dwelling Units (32) Hospital (33) Hotel (34) Indoor Entertainment and Sport (35) Infill Housing (36) Institution (37) Intensive Animal Husbandry (38) Kennels (39) Low Density Multiple Dwelling Units (40) Major Telecommunication Facility (41) Market (42) Medium Density Multiple Dwelling Units (43) Motel (44) Motor Sport (45) Night Club (46) Office (47) Outdoor Recreation (48) Outdoor Sales (49) Passenger Terminal (50) Pensioner Units (51) Place of Worship (52) Radio Station (53) Recycling Depot (54) Retirement Village (55) Rural Industry (56) Salvage Yard (57) Service Industry (58) Service Station (59) Shooting (60) Shop – If GFA exceeds 200m ² (61) Showroom (62) Simulated Conflict (63) Special Use (64) Stock Sales Yard (65) Tourist Cabins (66) Vehicle Sales (67) Veterinary Clinic (68) Veterinary Hospital (69) Warehouse	
Reconfiguring of Lots	
SO 3 Reconfiguring of lots does not increase the number or density of lots other than in accordance with the approved plan of development .	PS 3 No solution provided.
Effects of Land Use and Development	
SO 4 The form, nature, design and location of development:- (1) protects the amenity of surrounding residential areas; (2) protects the conservation values of the site ;	PS 4 No solution is provided.

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(3) recognises the valuable features and constraints of the site such as vegetated ridge lines and corridors, water courses, significant vegetation, visual prominence, landscape character, slope steepness and stability and distinctive topographic features; and</p> <p>(4) complements the peaceful acreage lifestyle and relatively low density built character of the surrounding area.</p>	
Built Form	
<p>SO 5 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>PS 5 No solution provided.</p>
Streetscape	
<p>SO 6 The density, design, scale and visual appearance of buildings:-</p> <p>(1) is compatible with and enhances the existing streetscape; and</p> <p>(2) does not compromise the predominantly detached housing character of the area.</p>	<p>PS 6 No solution provided.</p>
Traffic, Access and Car Parking	
<p>SO 7 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.</p>	<p>PS 7 No solution provided.</p>
<p>SO 8 Car parking facilities do not dominate the development or street frontage.</p>	<p>PS 8 No solution provided.</p>
<p>SO 9 Development does not result in on-street parking congestion.</p>	<p>PS 9 No solution provided.</p>
Building Setback	
<p>SO 10 Building setbacks:-</p> <p>(1) are consistent with the building line for residential development on adjoining land;</p> <p>(2) are compatible with the existing streetscape; and</p> <p>(3) do not compromise the amenity of the surrounding residential lots.</p>	<p>PS 10 No solution provided.</p>
Amenity	
<p>SO 11 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 11 No solution provided.</p>
<p>SO 12 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 12 No solution provided.</p>
Advertising Signage	
<p>SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.</p>	<p>PS 13 No solution provided.</p>
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
<p>SO 14 Non-residential development is compatible with the residential nature and character of the area.</p>	<p>PS 14 No solution provided.</p>

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Preferred Location of Non-Residential Development	
SO 15 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 15 No solution provided.
Height of Non-Residential Buildings	
SO 16 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 16 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 17 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 17 No solution provided.
Operating Hours of Non-Residential Uses	
SO 18 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 18 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 19 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 19 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 20 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 20 Where a site adjoins land zoned for residential purposes:- (1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary. AND (2) a 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the site that adjoin land zoned for residential purposes. AND (3) fencing is constructed of materials such as colourbond, brick or timber.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 21 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 21.1 (1) If the site is located opposite land zoned for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the site . OR (2) If the site is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the site . AND PS 21.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Impact of Non-Residential Development on Amenity	
<p>SO 22 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.</p>	<p>PS 22.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 22.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 22.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 22.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 22.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 5 Specific Outcomes and Probable Solutions for the Rural Residential Zone

5.1 Assessment Criteria for Assessable Development in the Rural Residential Zone

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Rural Residential zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Animal Accommodation (3) Associated Unit – if maximum GFA is 60m² (excluding roofed verandah) (4) Bed and Breakfast Accommodation – if maximum of 2 bedrooms (5) Detached House – if maximum of 1 detached house on a lot (6) Display Home (7) Domestic Storage – if maximum GFA is 150m² (8) Environmental Park (9) Estate Sales Office (10) Farm Forestry (11) Home Business – if maximum area¹ of 100m² and fully enclosed within a building and excluding the hire of more than 1 tennis court (12) Local Utilities (13) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Rural Residential zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit – if maximum GFA exceeds 60m² (excluding roofed verandah) (6) Bulk Garden Supplies (7) Camping Grounds (8) Car Park (9) Caravan/Transportable Home Park (10) Cemetery (11) Commercial Services (12) Community Facilities (13) Concrete Batching Plant (14) Contractor's Depot (15) Crematorium (16) Dairy (17) Detached House – if more than 1 detached house on a lot (18) Educational Establishment (19) Extractive Industry (20) Fast Food Delivery Service (21) Food Outlet (22) Funeral Parlour (23) General Industry (24) Hardware Shop 	<p>PS 2 No solution provided.</p>

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(25) Hazardous and Offensive Industry</p> <p>(26) High Density Multiple Dwelling Units</p> <p>(27) Hospital</p> <p>(28) Hotel</p> <p>(29) Indoor Entertainment and Sport</p> <p>(30) Infill Housing</p> <p>(31) Institution</p> <p>(32) Intensive Animal Husbandry</p> <p>(33) Kennels</p> <p>(34) Low Density Multiple Dwelling Units</p> <p>(35) Market</p> <p>(36) Medium Density Multiple Dwelling Units</p> <p>(37) Motel</p> <p>(38) Motel Sport</p> <p>(39) Night Club</p> <p>(40) Office</p> <p>(41) Outdoor Recreation</p> <p>(42) Outdoor Sales</p> <p>(43) Passenger Terminal</p> <p>(44) Pensioner Units</p> <p>(45) Place of Worship</p> <p>(46) Radio Station</p> <p>(47) Retirement Village</p> <p>(48) Rural Industry</p> <p>(49) Salvage Yard</p> <p>(50) Service Industry</p> <p>(51) Service Station</p> <p>(52) Shooting</p> <p>(53) Shop</p> <p>(54) Showroom</p> <p>(55) Simulated Conflict</p> <p>(56) Special Use</p> <p>(57) Stock Sales Yard</p> <p>(58) Tourist Cabins</p> <p>(59) Vehicle Sales</p> <p>(60) Veterinary Hospital</p> <p>(61) Warehouse</p>	
Reconfiguring of Lots	
<p>SO 3 Reconfiguring to create additional lots occurs at a maximum density of 0.5 lots per hectare.</p>	<p>PS 3 No solution provided.</p>
<p>SO 4 Reconfiguring to create additional lots may occur at a lot size less than that stated in <i>PS 1</i> of the <i>Rural Residential Subdivision Design Code</i> (Ch. 6, Part 2, Div. 4) if:-</p> <ol style="list-style-type: none"> (1) the minimum lot area is 1ha; and (2) the site contains:- <ol style="list-style-type: none"> (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; and (3) the maximum density is 0.5 lots per hectare; and (4) 50% of the site is transferred to Council for environmental purposes. 	<p>PS 4 No solution provided.</p>

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Reconfiguring of Lots in Sub-Precinct RR-1	
SO 5 50% of the land within this <i>sub-precinct</i> is transferred to Council for environmental purposes and the balance land is developed at a density equivalent to the density that could actually be obtained for rural residential development of the whole <i>site</i> (i.e. the number of lots created on the balance land does not exceed the number of lots that could be developed if the whole <i>site</i> was subdivided and satisfied the requirements for rural residential development).	PS 5 No solution provided.
Incompatible Development	
SO 6 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.	PS 6 No solution provided.
Buffers to Existing Rural Uses	
SO 7 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> ² , to separate existing rural activities from any new development.	PS 7 No solution provided.
Built Form	
SO 8 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 8 No solution provided.
Streetscape	
SO 9 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area.	PS 9 No solution provided.
Traffic, Access and Car Parking	
SO 10 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.	PS 10 No solution provided.
SO 11 Car parking facilities do not dominate the development or street frontage.	PS 11 No solution provided.
SO 12 Development does not result in on-street parking congestion.	PS 12 No solution provided.
Building Setback	
SO 13 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 13 No solution provided.
Amenity	
SO 14 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 14 No solution provided.

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 15 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 15 No solution provided.
Advertising Signage	
SO 16 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 16 No solution provided.
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 17 Non-residential development is compatible with the residential nature and character of the area.	PS 17 No solution provided.
Preferred Location of Non-Residential Development	
SO 18 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 18 No solution provided.
Height of Non-Residential Buildings	
SO 19 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 19 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 20 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 20 No solution provided.
Operating Hours of Non-Residential Uses	
SO 21 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 21 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 22 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 22 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 23 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 23 No solution provided.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 24 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 24 No solution provided.

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

Division 6 Specific Outcomes and Probable Solutions for the Rural Zone

6.1 Assessment Criteria for Assessable Development in the Rural Zone

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following defined uses are consistent uses if complying with the applicable codes and are located in the Rural zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Animal Accommodation (3) Associated Unit – if maximum GFA is 60m² (excluding roofed verandah) (4) Bed and Breakfast Accommodation – if maximum of 4 bedrooms and minimum lot size of 16ha or maximum of 2 bedrooms and lot size less than 16ha (5) Car Depot (6) Cattery (7) Dairy (8) Detached House – if maximum of 2 detached houses on a lot (9) Display Home (10) Domestic Storage – if maximum GFA is 150m² (11) Environmental Park (12) Estate Sales Office (13) Farm Forestry (14) Food Outlet – if maximum of 40 seat capacity and in association with a shop retailing antiques, arts, crafts, handmade items or tourist novelties and excluding a drive through facility (15) Home Business – if maximum area¹ of 100m² and excluding the hire of more than 1 tennis court (16) Local Utilities (17) Major Telecommunication Facility (18) Non-Intensive Animal Husbandry (19) Park (20) Retail Nursery (21) Rural Industry (22) Shop – if retailing antiques, arts, crafts, handmade items or tourist novelties (23) Tourist Cabins – if minimum lot size of 16ha and maximum of 1 cabin (24) Veterinary Clinic 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Rural zone:-</p> <ol style="list-style-type: none"> (1) Adult Product Shop (2) Associated Unit – if GFA exceeds 60m² (excluding roofed verandah) (3) Car Park (4) Caravan/Transportable Home Park (5) Cemetery (6) Concrete Batching Plant (7) Crematorium (8) Detached House – if more than 2 detached houses on a lot (9) Extractive Industry (10) Fast Food Delivery Service 	<p>PS 2 No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(11) Food Outlet - if maximum 40 seat capacity and in association with a shop retailing antiques, arts, crafts, handmade items or tourist novelties and including a drive through facility</p> <p>(12) Funeral Parlour</p> <p>(13) General Industry</p> <p>(14) Hardware Shop</p> <p>(15) Hazardous and Offensive Industry</p> <p>(16) High Density Multiple Dwelling Units</p> <p>(17) Hotel</p> <p>(18) Infill Housing</p> <p>(19) Intensive Animal Husbandry</p> <p>(20) Low Density Multiple Dwelling Units</p> <p>(21) Medium Density Multiple Dwelling Units</p> <p>(22) Motel</p> <p>(23) Night Club</p> <p>(24) Office</p> <p>(25) Outdoor Sales</p> <p>(26) Passenger Terminal</p> <p>(27) Pensioner Units</p> <p>(28) Retirement Village</p> <p>(29) Salvage Yard</p> <p>(30) Shop – if retailing other than antiques, arts, crafts, homemade items or tourist novelties</p> <p>(31) Showroom</p> <p>(32) Simulated Conflict</p> <p>(33) Special Use</p> <p>(34) Vehicle Sales</p>	
Reconfiguring of Lots	
<p>SO 3 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>PS 3 The minimum area of a lot is 16ha.</p>
<p>SO 4 Reconfiguration to create additional lots may occur at a lot size less than that specified in SO 3, if:-</p> <p>(1) the site contains:-</p> <p>(a) significant vegetation; or</p> <p>(b) significant habitat; or</p> <p>(c) desired environmental corridors; and</p> <p>(2) the maximum density is 0.0625 lots per hectare; and</p> <p>(3) 50% of the site is transferred to Council for environmental purposes.</p>	<p>PS 4 No solution provided.</p>
Built Form	
<p>SO 5 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>PS 5 No solution provided.</p>

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

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

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

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

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(42) Kennels</p> <p>(43) Low Density Multiple Dwelling Units</p> <p>(44) Major Telecommunication Facility</p> <p>(45) Market</p> <p>(46) Medium Density Multiple Dwelling Units</p> <p>(47) Motel</p> <p>(48) Motor Sport</p> <p>(49) Night Club</p> <p>(50) Non-Intensive Animal Husbandry</p> <p>(51) Office</p> <p>(52) Outdoor Recreation</p> <p>(53) Outdoor Sales</p> <p>(54) Passenger Terminal</p> <p>(55) Pensioner Units</p> <p>(56) Place of Worship</p> <p>(57) Radio Station</p> <p>(58) Recycling Depot</p> <p>(59) Retail Nursery</p> <p>(60) Retirement Village</p> <p>(61) Rural Industry</p> <p>(62) Salvage Yard</p> <p>(63) Service Industry</p> <p>(64) Service Station</p> <p>(65) Shooting</p> <p>(66) Showroom</p> <p>(67) Simulated Conflict</p> <p>(68) Special Use</p> <p>(69) Stock Sales Yard</p> <p>(70) Tourist Cabins</p> <p>(71) Vehicle Sales</p> <p>(72) Veterinary Clinic</p> <p>(73) Veterinary Hospital</p> <p>(74) Warehouse</p>	
Reconfiguration of Lots	
<p>SO 3 Conservation zoned land is not further fragmented through the reconfiguring of lots.</p>	<p>PS 3.1 Reconfiguring of lots, other than for amalgamation, access easements or boundary relocations, does not occur.</p> <p style="text-align: center;">AND</p> <p>PS 3.2 The total area of land zoned for conservation purposes is not diminished through reconfiguring of lots.</p>
Effects of Land Use and Development	
<p>SO 4 The natural values of Conservation zoned land are protected from the effects of development that may significantly reduce those values, in terms of:-</p> <ol style="list-style-type: none"> (1) physical change; (2) damage or removal; (3) visibility; (4) accessibility; (5) visual detracting; (6) fragmentation; (7) degradation; 	<p>PS 4 No solution provided.</p>

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(8) erosion; (9) weed infestation; (10) water quality; (11) lighting; and (12) habitat.	
Form and Nature of Development	
SO 5 The form and nature of development is low key, low intensity and compatible with the physical characteristics and valuable features of the site 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.	PS 5 No solution provided.
SO 6 New development is designed, located and managed to reduce bush fire risk and facilitate fire fighting activities.	PS 6 No solution provided.
SO 7 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.	PS 7 No solution provided.
Built Form	
SO 8 Buildings are only established in limited circumstances where the conservation values of the site are preserved. Any buildings that are constructed have a height, length and location that:- (1) are compatible with the conservation values of the site 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.	PS 8 No solution provided.
Streetscape	
SO 9 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.	PS 9 No solution provided.
Traffic, Access and Car Parking	
SO 10 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 10 No solution provided.
SO 11 Car parking facilities do not dominate the development or street frontage.	PS 11 No solution provided.
SO 12 Development does not result in on-street parking congestion.	PS 12 No solution provided.
Amenity	
SO 13 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 13 No solution provided.
SO 14 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 14 No solution provided.
Advertising Signage	
SO 15 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 15 No solution provided.

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Operating Hours	
SO 16 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 16 No solution provided.
Noise	
SO 17 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 17 No solution provided.
Buildings and Structures	
SO 18 Buildings, structures , car parks , service and loading vehicle facilities, lighting and site 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>PS 18.1 Development is designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p style="text-align: center;">AND</p> <p>PS 18.2. Walls facing land zoned for residential purposes contain no openings other than solid doors.</p> <p style="text-align: center;">AND</p> <p>PS 18.3 Buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p style="text-align: center;">AND</p> <p>PS 18.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 18.5 Where the site adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p style="text-align: center;">AND</p> <p>PS 18.6 Where a site adjoins land zoned for residential purposes a 5m wide buffer strip is maintained along the common boundary.</p>
Infrastructure	
SO 19 Infrastructure, including public utilities and major telecommunication facilities , is designed and located to avoid detrimental impacts on the visual quality and environmental values of Conservation zoned land.	PS 19 No solution provided.

Division 8 Specific Outcomes and Acceptable/Probable Solutions for the Park and Open Space Zone

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

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

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

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

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 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"> (1) Agriculture (2) Environmental Park (3) Local Utilities (4) Market (5) Non-Intensive Animal Husbandry (6) Park 	<p>PS 1 No solution provided.</p>



PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 2 The following uses are inconsistent uses and are not located in the Park and Open Space zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit (7) Bed and Breakfast Accommodation (8) Bulk Garden Supplies (9) Camping Grounds (10) Car Depot (11) Caravan/Transportable Home Park (12) Caretaker's Residence (13) Cattery (14) Cemetery (15) Child Care Centre (16) Commercial Services (17) Community Facilities (18) Concrete Batching Plant (19) Contractor's Depot (20) Crematorium (21) Dairy (22) Detached House (23) Display Home (24) Duplex Dwelling (25) Educational Establishment (26) Estate Sales Office (27) Extractive Industry (28) Farm Forestry (29) Fast Food Delivery Service (30) Food Outlet (31) Funeral Parlour (32) General Industry (33) Hardware Shop (34) Hazardous and Offensive Industry (35) High Density Multiple Dwelling Units (36) Home Business (37) Hospital (38) Hotel (39) Indoor Entertainment and Sport (40) Infill Housing (41) Institution (42) Intensive Animal Husbandry (43) Kennels (44) Low Density Multiple Dwelling Units (45) Major Telecommunication Facility (46) Medium Density Multiple Dwelling Units (47) Motel (48) Motor Sport (49) Night Club (50) Office (51) Outdoor Recreation 	<p>PS 2 No solution provided.</p>

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(52) Outdoor Sales (53) Passenger Terminal (54) Pensioner Units (55) Place of Worship (56) Radio Station (57) Retail Nursery (58) Retirement Village (59) Rural Industry (60) Salvage Yard (61) Service Industry (62) Service Station (63) Shooting (64) Shop (65) Showroom (66) Simulated Conflict (67) Special Use (68) Stock Sales Yard (69) Tourist Cabins (70) Vehicle Sales (71) Veterinary Clinic (72) Veterinary Hospital (73) Warehouse	
Use of Parks	
SO 3 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.	PS 3 No solution provided.
Amenity	
SO 4 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 4 No solution provided.
SO 5 Development is compatible with the nature and character of the area.	PS 5 No solution provided.
SO 6 Buildings and structures setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 6 No solution provided.
SO 7 The height of buildings and structures :- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 7 Buildings do not exceed more than one storey above ground level.
Traffic, Access and Car Parking	
SO 8 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 8 No solution provided.
SO 9 Development does not result in on-street parking congestion.	PS 9 No solution provided.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 10 Car parking facilities do not detrimentally impact on residential amenity.	PS 10 No solution provided.
Operating Hours	
SO 11 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 11 No solution provided.
Noise	
SO 12 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 12 No solution provided.
Advertising Signage	
SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 13 No solution provided.
Additional Outcomes for Development other than Park	
Amenity	
SO 14 Buildings, structures , car parks , service and loading vehicle facilities, lighting, site access and other activities associated with uses are designed, located and operated to protect the amenity of surrounding residential areas and the streetscape.	PS 14 Where the site adjoins land zoned for residential purposes, all activities involved in the use area located more than 5m from the boundary with the land zoned for residential purposes.
Additional Outcomes for Park	
Site Layout	
SO 15 Sites are physically suitable for park and open space and community purposes in terms of location, configuration, function and area.	<p>PS 15.1 Sites are located and designed to:-</p> <ol style="list-style-type: none"> (1) form part of the green space network and integrated with pedestrian and bikeway facilities; (2) incorporate areas with cultural, recreational, ecological and aesthetic values; and (3) provide accessible, multi-functional and flexible focal points for the community consistent with the intended character and function of the area and level of management. <p style="text-align: center;">AND</p> <p>PS 15.2 Sites do not include land which is:-</p> <ol style="list-style-type: none"> (1) contaminated; (2) under power line easements; (3) flood prone land below the Q20; and (4) with unsuitable topography. <p style="text-align: center;">AND</p> <p>PS 15.3 For community purpose land, at least 60% of the site area is above the Q50.</p> <p style="text-align: center;">AND</p> <p>PS 15.4 For local and neighbourhood park:-</p> <ol style="list-style-type: none"> (1) the site has at least 50% road frontage; (2) local park minimum size is 0.4ha; and (3) neighbourhood park minimum size is 0.7ha. <p style="text-align: center;">AND</p> <p>PS 15.5 For district parks:-</p> <ol style="list-style-type: none"> (1) the site has at least 40% road frontage; and (2) minimum size is 4ha. <p style="text-align: center;">AND</p> <p>PS 15.6 For regional parks:-</p> <ol style="list-style-type: none"> (1) the site has at least 30% road frontage; (2) minimum size is 10ha;

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

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

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

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



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

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

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

Division 10 Specific Outcomes and Probable Solutions for the Special Purposes Zone

10.1 Assessment Criteria for Assessable Development in the Special Purposes Zone

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

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(30) General Industry</p> <p>(31) Hardware Shop</p> <p>(32) Hazardous and Offensive Industry</p> <p>(33) High Density Multiple Dwelling Units</p> <p>(34) Home Business</p> <p>(35) Hotel</p> <p>(36) Indoor Entertainment and Sport</p> <p>(37) Infill Housing</p> <p>(38) Institution</p> <p>(39) Intensive Animal Husbandry</p> <p>(40) Kennels</p> <p>(41) Low Density Multiple Dwelling Units</p> <p>(42) Major Telecommunication Facility</p> <p>(43) Market</p> <p>(44) Medium Density Multiple Dwelling Units</p> <p>(45) Motel</p> <p>(46) Motor Sport</p> <p>(47) Night Club</p> <p>(48) Non-Intensive Animal Husbandry</p> <p>(49) Outdoor Sales</p> <p>(50) Pensioner Units</p> <p>(51) Place of Worship</p> <p>(52) Radio Station</p> <p>(53) Recycling Depot</p> <p>(54) Retail Nursery</p> <p>(55) Retirement Village</p> <p>(56) Rural Industry</p> <p>(57) Salvage Yard</p> <p>(58) Service Industry</p> <p>(59) Service Station</p> <p>(60) Shooting</p> <p>(61) Shop</p> <p>(62) Showroom</p> <p>(63) Simulated Conflict</p> <p>(64) Stock Sales Yard</p> <p>(65) Tourist Cabins</p> <p>(66) Vehicle Sales</p> <p>(67) Veterinary Clinic</p> <p>(68) Veterinary Hospital</p> <p>(69) Warehouse</p> <p>(70) Uses not carried out in conjunction with camping grounds, cemetery, community facilities, crematorium, educational establishment, environmental park, hospital, local utilities, office, outdoor recreation, park, passenger terminal, public utilities and special use and which are not allied to and compatible with, or not supplementary to, that particular use.</p>	
Character and Amenity	
<p>SO 3 An effective screen/buffer is provided and maintained to minimise the impact of development on surrounding areas.</p>	<p>PS 3 No solution provided.</p>
<p>SO 4 Development is landscaped to minimise the impact of the development on the streetscape.</p>	<p>PS 4 No solution provided.</p>

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

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

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

² **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