

4 ZONES

Historic Version
Redcliffe City Planning Scheme

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4.1 LOW DENSITY RESIDENTIAL ZONE

4.1.1 ASSESSMENT CATEGORIES FOR THE LOW DENSITY RESIDENTIAL ZONE

The assessment categories are identified for development in the Low Density Residential Zone in column 2 of Tables 4.1.1 and 4.1.2 as follows -

- 1) Table 4.1.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.1.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.1.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE LOW DENSITY RESIDENTIAL ZONE

- 1) The relevant assessment criteria in the Low Density Residential Zone are referred to in Column 3 of tables 4.1.1 and 4.1.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.1.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE LOW DENSITY RESIDENTIAL ZONE

A use is an inconsistent use in the Low Density Residential Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.1.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.1.1 - ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE LOW DENSITY RESIDENTIAL ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit (inconsistent)	Impact	Residential Uses Code Low Density Residential Zone Code Citywide Code
Aerodrome (inconsistent)	Impact	Low Density Residential Zone Code
Business premises	Impact	Business and Commercial Uses Code Low Density Residential Uses Code Citywide Code
Car park (inconsistent)	Impact	Low Density Residential Zone Code
Caravan park (inconsistent)	Impact	Low Density Residential Zone Code
Caretaker's Residence (inconsistent)	Impact	Low Density Residential Zone Code
Club	Code – in Preferred Use Area 3	Parks and Recreation Code Low Density Residential Zone Code Citywide Code
Club (inconsistent)	Impact– except in Preferred Use Area 3	Low Density Residential Zone Code
Community well-being facilities	Impact	Community Uses Code Low Density Residential Zone Code Citywide Code
Community well-being infrastructure	Impact	Community Uses Code Low Density Residential Zone Code Citywide Code
Display home /Estate sales office	Self	Business and Commercial Uses Code - section 6.2.3(1)(b)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Business and Commercial Uses Code Low Density Residential Zone Code
Duplex dwelling	Impact	Residential Uses Code Low Density Residential Zone Code Citywide Code
Education centre	Impact	Community Uses Code Low Density Residential Zone Code Citywide Code
Employment related storage	Code	Residential Uses Code Low Density Residential Zone Code Citywide Code
Entertainment Outdoors	Code – in Preferred Use Area 3	Parks and Recreation Code Low Density Residential Zone Code Citywide Code
Entertainment outdoor (inconsistent)	Impact– except in Preferred Use Area 3	Low Density Residential Zone Code
Food service	Impact	Business and Commercial Uses Code Low Density Residential Zone Code Citywide Code
General industry (inconsistent)	Impact	Low Density Residential Zone Code
Government infrastructure	Exempt	
Home based business	Code – <i>if all employees reside in the premises</i>	Residential Uses Code Low Density Residential Zone Code Citywide Code
Home based business	Impact – <i>if there are non-resident</i>	Residential Uses Code

4.1 – Low Density Residential Zone

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
	<i>employees</i>	Low Density Residential Zone Code Citywide Code
Hotel (inconsistent)	Impact	Low Density Residential Zone Code
House	<p>Self – when</p> <p>a) (i) <i>proposed on an existing lot not located in Preferred Use Area 1, 1A or 4; or</i></p> <p>(ii) <i>proposed on a new lot greater than 550m²;</i></p> <p>AND</p> <p>b) (i) <i>complies with all acceptable solutions for self-assessable development in the Building and Works Code; or</i></p> <p>(ii) <i>does not comply with one or more of the acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code.</i></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Should non-compliance with acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code occur, Council becomes a Concurrence Agency for assessment of those aspects of a Development Application for Building Works. Non-compliance with concurrence agency issues does not change the assessment category.</p> </div>	Section 6.1.3 (1) of the Building and Works Code
	<p>Code – when</p> <p>a) <i>does not comply with one or more of the acceptable solutions for self assessable development, (other than those identified as concurrence agency issues), in the Building and Works Code; OR</i></p> <p>b) <i>on a new lot less than 550m²;</i> OR</p>	<p>Building and Works Code Low Density Residential Zone Code</p>
	c) <i>if proposed on an existing lot located in Preferred Use Area 1, 1A or 4</i>	<p>Building and works code Residential Uses Code Low Density Residential Zone Code Citywide Code</p>
Indoor entertainment, sport or recreation (inconsistent)	Impact	Low Density Residential Zone Code
Industry with substantial impacts (inconsistent)	Impact	Low Density Residential Zone Code
Market (inconsistent)	Impact	Low Density Residential Zone Code
Multiple dwelling (inconsistent)	Impact	Low Density Residential Zone Code
Outdoor sales premises (inconsistent)	Impact	Low Density Residential Zone Code
Park	Code	<p>Low Density Residential Zone Code Parks and Recreation Code</p>

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Relative's accommodation	Code	Residential Uses Code
Rural activities (inconsistent)	Impact	Low Density Residential Zone Code
Service station (inconsistent)	Impact	Low Density Residential Zone Code
Service trade (inconsistent)	Impact	Low Density Residential Zone Code
Shop	Impact	Business and Commercial Uses Code Low Density Residential Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact	Low Density Residential Zone Code
Special needs housing	Impact	Community Uses Code Residential Uses Code Low Density Residential Zone Code Citywide Code
Sport and recreation outdoor (inconsistent)	Impact	Low Density Residential Zone Code
Stable	Self – <i>in Preferred Use Area 2</i>	Low Density Residential Zone Code – section 4.1.7(1)(a)
	Code – <i>in Preferred Use Area 2 if the assessment criteria for self assessment is not met</i>	Low Density Residential Zone Code
Stable (inconsistent)	Impact – <i>except in Preferred Use Area 2</i>	Low Density Residential Zone Code
Transport interchange (inconsistent)	Impact	Low Density Residential Zone Code
Utility installation	Impact	Building and Works Code Low Density Residential Zone Code Citywide Code
Warehouse (inconsistent)	Impact	Low Density Residential Zone Code
Other undefined uses except a road	Impact	To be determined

TABLE 4.1.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE LOW DENSITY RESIDENTIAL ZONE – OTHER DEVELOPMENT

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work for a house (other than minor building work) not associated with a material change of use	<p>Self – when</p> <p>a) <i>complies with all acceptable solutions for self-assessable development in the Building and Works Code; or</i></p> <p>b) <i>does not comply with one or more of the acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code.</i></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Should non-compliance with acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code occur, Council becomes a Concurrence Agency for assessment of those aspects of a Development Application for Building Works. Non-compliance with concurrence agency issues does not change the assessment category.</p> </div> <p>Code – <i>if one or more of the acceptable solutions for self-assessable development, (other than those identified as concurrence agency issues), in the Building and Works Code are not met</i></p>	<p>Building and Works Code – section 6.1.3(1)</p> <p>Building and Works Code Low Density Residential Zone Code</p>
Carrying out building work (other than minor building work or building work for a house) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code Low Density Residential Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Impact	Signage Code Low Density Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a Lot Code Low Density Residential Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is either placed on or removed from the site</i>	Earthworks Code Low Density Residential Zone Code Citywide Code
	Exempt - <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code – <i>if not in Preferred Use Area 1, 3 or 4</i>	Reconfiguring a Lot Code Residential Uses Code (if lots are less than 550m ²) Low Density Residential Zone Code Citywide Code Canal Code (if canals are proposed)
	Impact – <i>in Preferred Use Area 1, 3 and 4</i>	Reconfiguring a Lot Code Residential Uses Code (if lots are less than 550m ²) Low Density Residential Zone Code Citywide Code Canal Code (if canals are proposed)
Other development	Exempt	

4.1.4 LOW DENSITY RESIDENTIAL ZONE CODE

The provisions in this division comprise the Low Density Residential Zone code. They are -

- 1) compliance with the Low Density Residential Zone code (section 4.1.5);
- 2) overall outcomes for the Low Density Residential Zone (section 4.1.6); and
- 3) Assessment Criteria (section 4.1.7).

4.1.5 COMPLIANCE WITH LOW DENSITY RESIDENTIAL ZONE CODE

Development that complies with the specific outcomes in section 4.1.7, complies with the Low Density Residential Zone code.

4.1.6 OVERALL OUTCOMES FOR LOW DENSITY RESIDENTIAL ZONE

- 1) The overall outcomes are the purpose of the Low Density Residential Zone code.
- 2) The overall outcomes¹ sought for the Low Density Residential Zone are the following -
 - A) The Low Density Residential Zone has a quality residential environment and a high standard of amenity.
 - B) The Low Density Residential Zone has a character where detached housing and a range of compatible housing forms are predominant.
 - C) Development is designed to integrate with existing and planned development in the Low Density Residential Zone and Preferred Use Area.
 - D) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the Low Density Residential Zone and Preferred Use area.
 - E) Development is of a type, scale and form which is consistent with the existing and planned development in the Low Density Residential Zone and Preferred Use Area.
 - F) Development in the Low Density Residential Zone, has the following characteristics:
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonably expected in the zone and preferred use area by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or type of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone and preferred use area is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonable expected for the zone and preferred use area;
 - vii) Noise generated by the development is within the levels expected for the zone and preferred use area;

¹ The Overall Outcomes of Section 4.1.6 apply to consistent uses and inconsistent uses

- viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
 - ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone and preferred use area; and
 - x) The development does not generate negative community impact including impacts on:
 - (a) Community identity, cohesion and cultural practises; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
 - xi) The development does not generate adverse economic impacts on existing or planned facilities or services.
 - xii) The design of proposed development results in a development that is complementary and varied from that on adjoining and adjacent premises (particularly duplex dwellings) to create an interesting streetscape. Streetscapes do not contain duplication/repetition of development design or appearance.
- G) The Low Density Residential Zone provides community services that support local residents needs.
- H) The Low Density Residential Zone provides businesses and shops that support existing local commercial centres and offer services to local residents only.

Preferred Use Area 1 – Future Residential

- I) Residential uses in Preferred Use Area 1 overcomes constraints of the existing environment with regard to flooding, and soil type and is compatible with adjacent land uses.
- J) Residential uses is provided with a suitable standard of infrastructure in regard to parkland, community services, opportunities for public transport, walking and cycling, roads, and provision of reticulated water and sewerage.

Preferred Use Area 1A – Future Residential

- K) Development does not adversely impact on the conservation values of the tidal lands.
- L) Conflicts between residential uses and the natural environment are minimised.

Preferred Use Area 2 – Stables

- M) Preferred Use Area 2 supports the Redcliffe Trotting Track through the establishment of stables.
- N) Stables are compatible with the residential amenity of the location.

Preferred Use Area 3 – Future Recreation Area

- O) Preferred Use Area 3 provides recreational opportunities for the City and the sub-region with supplementary residential uses.

Preferred Use Area 4 – Rothwell Public Transport Corridor

- P) Preferred Use Area 4 provides residential uses of a form and density that supports the feasibility and viability of the public transport corridor.

4.1.7 ASSESSMENT CRITERIA

(1) Acceptable Solutions for self assessable development

NOTE:

Where self-assessable development does not comply with the acceptable solutions below, the development will become assessable and an application will be required in accordance with the Table of Assessment.

(a) Stables in Preferred Use Area 2

AS1 The site area is a minimum of 1200m².

AS2 Stables are a minimum of 15m from a residential building on the same site or an adjacent site.

(2) Assessment criteria for assessable development

Specific Outcome		Probable Solution
(A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE		
1	Role	
SO1	A range of low density residential uses including houses and duplex dwellings with diversity in design is provided.	
SO2	Community well-being facilities and community well-being infrastructure that support the needs of residents are provided.	
SO3	New business premises and shops are located in existing centres.	
SO4	Local community need is demonstrated for business premises and shops proposed on sites other than in existing centres.	
2	Built form	
SO5	The built form has a bulk and scale consistent with a detached house.	
SO6	Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: <ul style="list-style-type: none"> a) Is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use areas having regard to: <ul style="list-style-type: none"> (i) Height, mass and proportion; and (ii) Roof form and pitch; and (iii) Building materials, patterns, textures and colours and other decorative elements; and (iv) Windows and doors; and (v) Verandas, towers and eaves; and (vi) Fencing, landscaping and entry treatments; and (vii) Parking, manoeuvring and access areas; and (viii) Existing buildings, structures and plants; and b) Has an attractive and functional appearance; and c) Is oriented towards the road network; and d) Provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) Contributes positively to the streetscape and the built 	PS 6.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.

Specific Outcome		Probable Solution
<ul style="list-style-type: none"> f) form of the zone and preferred use area; and g) Provides a positive relationship between the development and adjacent public places; and h) Is integrated with existing buildings and refurbished if it is in respect of an existing building; and i) Provides a cohesive and legible built form; and j) Is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 		
3	Access	
SO7	The vehicular access is adequate, safe and practical.	
4	Streetscape and landscape	
SO8	Development is orientated toward the street.	
SO9	Development supports surveillance and personal safety of pedestrians in public areas.	<p>PS 9.1 Buildings address the street with windows and entrance ways facing the street or public spaces to permit natural surveillance; and</p> <p>PS 9.2 Fencing and landscaping do not obstruct views to public spaces or provide hiding places in public spaces.</p>
(B) FOR BUILDINGS AND STRUCTURES ADJOINING CANALS		
SO10	Buildings and structures adjoining canals and waterways are sited so that no significant loss of amenity to adjacent land or dwelling units occurs considering: <ul style="list-style-type: none"> a) privacy and overlooking; b) building character and appearance; c) building massing and scale; and d) the geotechnical characteristics of the site. 	
(C) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 1 – FUTURE RESIDENTIAL		
SO11	The form of development is appropriate for the area in regard to: <ul style="list-style-type: none"> a) the existing natural environment; b) noise impacts from adjacent premises; c) traffic impacts; d) the availability of infrastructure; e) potential flooding and stormwater drainage management; and f) incompatible adjoining land uses. 	
(D) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 1A – FUTURE RESIDENTIAL		
SO12	Development does not result in a reduction in the water quality of tidal waters or the Moreton Bay Marine Park.	
SO13	Development does not result in the removal of significant vegetation or adversely affect marine vegetation.	
SO14	Development does not adversely affect or increase the potential conflict between residential uses and marine and terrestrial fauna.	
SO15	There are adequate buffers between residential uses and tidal lands that minimise the adverse impacts from the location of the residential development adjacent to or proximate to tidal lands such as: <ul style="list-style-type: none"> a) the physical and biological processes of the natural environment of residential development and the natural environment; and b) storm surge and flood inundation on residential 	

Specific Outcome	Probable Solution
development and the natural environment; and c) the usual amenity of residential development on the natural environment.	
(E) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 2 – STABLES	
SO16 Stables support the Redcliffe Trotting Track.	
SO17 Stables are developed and managed to be compatible with the amenity of the location.	PS 17.1 The site area is a minimum of 1200m ² . PS 17.2 Stables are a minimum of 15m from a residential building on the same site or an adjacent site.
(F) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 3 – FUTURE RECREATION AREA	
SO18 Preferred Use Area 3 provides for the existing and future recreation needs of the Redcliffe City community and the sub-region.	
SO19 Supplementary residential uses that are compatible with the operations of the recreation area are established on areas not required for recreation uses.	
(G) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 4 – PUBLIC TRANSPORT CORRIDOR	
SO20 Development of Preferred Use Area 4 supports the use and feasibility of the Petrie to Redcliffe Public Transport Corridor with the development of dwelling houses and other appropriate uses for the Low Density Residential Zone occurring until the completion of the Public Transport Node for Rothwell when increased densities can then be sought.	PS 20.1 The future road network makes provision for the movement of public buses; and PS 20.2 Development is designed to accommodate the following densities that are sought for the Preferred Use Area once the Public Transport Node for Rothwell has been constructed; a) The density of residential uses within 400m walking distance from the entry to the public transport corridor is 25 dwellings per hectare; and b) The Density of residential uses with a distance between 400m and 800m from the public transport corridor is 15 dwellings per hectare; and
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Note: A conceptual reconfiguration plan will be required with any application in Preferred Use Area 4 which indicates: a) future road layout; b) lot sizes that support future unit development; c) location of dwellings and structures on lots; and d) linkages both pedestrian and vehicular to the Rothwell Public Transport Corridor.</p> </div> <div style="width: 45%;"> <p>Note: The above densities are the ultimate densities sought for the Preferred Use Area. Development at the above density will not be appropriate until construction of the Public Transport Node for Rothwell has commenced.</p> </div> </div>	
SO21 Development of land within the Preferred Use Area does not occur until there is a demonstrable need for the development of the site.	PS 20.3 Lot sizes take into account the future use of the site that supports the Rothwell Public Transport Corridor.
SO22 The location of buildings, and lot sizes and dimensions in the Preferred Use Area enables the future intensification of uses on the site at the densities identified in PS 20.2 above.	
SO23 Development of land within the Preferred Use Area supports the development of employment generating uses in the nearby Preferred Use Area 16.	
SO24 Development on the eastern side of Mewes Road may include a vocational training facility.	
SO25 Development does not adversely impact on the present or estimated future flows of any waterway in a natural or artificial watercourse.	
SO26 Development does not adversely affect the available	

Specific Outcome	Probable Solution
floodplain volume to temporarily store floodwaters.	
(H) INCONSISTENT USES	
<p>SO27 The following uses are inconsistent with the purpose of the Low Density Residential Zone code and are not located in the Low Density Zone:</p> <ul style="list-style-type: none"> Accommodation unit Aerodrome Car park Caravan park Caretaker's Residence Club (in PUA 1, 1A and 2) Entertainment outdoor (in PUA 1, 1A and 2) General industry Hotel Indoor entertainment, sport or recreation Industry with substantial impacts Market Multiple dwelling Outdoor sales premises Rural activities Service station Service trade Showroom/super store Sport and recreation outdoor Stable (in Preferred Use Areas 1, 1A and 3) Transport interchange Warehouse. 	

4.2 MIXED RESIDENTIAL ZONE

4.2.1 ASSESSMENT CATEGORIES FOR THE MIXED RESIDENTIAL ZONE

The assessment categories are identified for development in the Mixed Residential Zone in column 2 of Tables 4.2.1 and 4.2.2 as follows -

- 1) Table 4.2.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.2.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.2.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE MIXED RESIDENTIAL ZONE

- 1) The relevant assessment criteria in the Mixed Residential Zone are referred to in Column 3 of tables 4.2.1 and 4.2.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.2.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE MIXED RESIDENTIAL ZONE

A use is an inconsistent use in the Mixed Residential Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.2.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.2.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE MIXED RESIDENTIAL ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit	Impact	Residential Uses Code Mixed Residential Zone Code Citywide code
Aerodrome (inconsistent)	Impact	Mixed Residential Zone Code
Business premises	Impact	Business and Commercial Uses Code Mixed Residential Zone Code Citywide Code
Car park (inconsistent)	Impact	Mixed Residential Zone Code
Caravan park (inconsistent)	Impact	Mixed Residential Zone Code
Caretaker's Residence (inconsistent)	Impact	Mixed Residential Zone Code
Club (inconsistent)	Impact	Mixed Residential Zone Code
Community well-being facilities	Impact	Community Uses Code Mixed Residential Zone Code Citywide Code
Community well-being infrastructure	Impact	Community Uses Code Mixed Residential Zone Code Citywide Code
Display home /Estate sales office	Self	Business and Commercial Uses Code – section 6.2.3(1)(b)
	<i>Code – if the assessment criteria for self assessment is not met</i>	Business and Commercial Uses Code Mixed Residential Zone Code
Duplex dwelling	Code	Residential Uses Code Mixed Residential Zone Code Citywide Code
Education centre	Impact	Community Uses Code Mixed Residential Zone Code Citywide Code
Employment related storage	Code	Residential Uses Code Mixed Residential Zone Code Citywide Code
Entertainment outdoor (inconsistent)	Impact	Mixed Residential Zone Code
Food service	Impact	Business and Commercial Uses Code Mixed Residential Zone Code Citywide Code
General industry (inconsistent)	Impact	Mixed Residential Zone Code
Government infrastructure	Exempt	
Home based business	<i>Code – if all employees reside in the premises</i>	Residential Uses Code Mixed Residential Zone Code
	<i>Impact – if there are non-resident employees</i>	Residential Uses Code Mixed Residential Zone Code Citywide Code
Hotel (inconsistent)	Impact	Mixed Residential Zone Code
House	Self – when a) on lots with an area of 550m ² or greater; AND	Building and Works Code – section 6.1.3(1)

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
	<p>b) (i) <i>complies with all acceptable solutions for self-assessable development in the Building and Works Code; or</i> (ii) <i>does not comply with one or more of the acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code.</i></p> <p>Note: Should non-compliance with acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code occur, Council becomes a Concurrence Agency for assessment of those aspects of a Development Application for Building Works. Noncompliance with concurrence agency issues does not change the assessment category.</p>	
	<p>Code – when</p> <p>a) <i>does not comply with one or more of the acceptable solutions for self assessable development, (other than those identified as concurrence agency issues), in the Building and Works Code; or</i> b) <i>the site is less than 550m²</i></p>	<p>Building and Works Code Residential Uses Code Mixed Residential Zone Code Citywide Code</p>
Indoor entertainment, sport or recreation (inconsistent)	Impact	Mixed Residential Zone Code
Industry with substantial impacts (inconsistent)	Impact	Mixed Residential Zone Code
Market (inconsistent)	Impact	Mixed Residential Zone Code
Multiple dwelling	<p>Code – if</p> <p>a) <i>the building is 2 storeys or less;</i></p>	<p>Residential Uses Code Mixed Residential Zone Code Citywide Code</p>
	<p>Impact – if</p> <p>a) <i>the building is more than 2 storeys</i></p>	<p>Residential Uses Code Mixed Residential Zone Code Citywide Code</p>
Outdoor sales premises (inconsistent)	Impact	Mixed Residential Zone Code
Park	Code	<p>Mixed Residential Zone Code Parks and Recreation Code Citywide Code</p>
Relative's accommodation	Code	<p>Residential Uses Code Mixed Residential Zone Code</p>
Rural activities (inconsistent)	Impact	Mixed Residential Zone Code
Service station (inconsistent)	Impact	Mixed Residential Zone Code
Service trade (inconsistent)	Impact	Mixed Residential Zone Code
Shop	Impact	<p>Business and Commercial Uses Code Mixed Residential Zone Code Citywide Code</p>
Showroom/super store (inconsistent)	Impact	Mixed Residential Zone Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Special needs housing	Impact	Community Uses Code Residential Uses Code Mixed Residential Zone Code Citywide Code
Sport and recreation outdoor (inconsistent)	Impact	Mixed Residential Zone Code
Stable (inconsistent)	Impact	Mixed Residential Zone Code
Transport interchange (inconsistent)	Impact	Mixed Residential Zone Code
Utility installation	Impact	Building and Works Code Mixed Residential Zone Code Citywide Code
Warehouse (inconsistent)	Impact	Mixed Residential Zone Code
Other undefined uses except a road	Impact	To be determined by Council

TABLE 4.2.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE MIXED RESIDENTIAL ZONE – OTHER DEVELOPMENT

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self- assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work for a house (other than minor building work) not associated with a material change of use	Self – when <ul style="list-style-type: none"> a) <i>complies with all acceptable solutions for self-assessable development in the Building and Works Code; or</i> b) <i>does not comply with one or more of the acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code</i> 	Building and Works Code – section 6.1.3(1)
	<p>Note: Should non-compliance with acceptable solutions for self-assessable development identified as concurrence agency issues in the Building and Works Code occur, Council becomes a Concurrence Agency for assessment of those aspects of a Development Application for Building Works. Non-compliance with concurrence agency issues does not change the assessment category.</p>	
	Code – <i>if one or more of the acceptable solutions for self-assessable development, (other than those identified as concurrence agency issues), in the Building and Works Code are not met</i>	Building and Works Code Mixed Residential Zone Code
Carrying out building work (other than minor building work or building work for a house) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code Mixed Residential Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Impact	Signage Code Mixed Residential Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a Lot Code Mixed Residential Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code Mixed Density Residential Zone Code Citywide Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Residential Uses Code (if lots are less than 550m ²) Mixed Residential Zone Code Citywide Code Canal code (if canals are proposed)
Other development	Exempt	

4.2.4 MIXED RESIDENTIAL ZONE CODE

The provisions in this division comprise the Mixed Residential Zone code. They are—

- 1) compliance with the Mixed Residential Zone code (section 4.2.5);
- 2) overall outcomes for the Mixed Residential Zone (section 4.2.6); and
- 3) Assessment Criteria (4.2.7).

4.2.5 COMPLIANCE WITH THE MIXED RESIDENTIAL ZONE CODE

Development that complies with the specific outcomes in sections 4.2.7, complies with the Mixed Residential Zone code.

4.2.6 OVERALL OUTCOMES FOR THE MIXED RESIDENTIAL ZONE

- 1) The overall outcomes are the purpose of the Mixed Residential Zone code.
- 2) The overall outcomes¹ sought for the Mixed Residential Zone are the following -
 - A) The Mixed Residential Zone provides a diversity of styles and types of dwellings.
 - B) The Mixed Residential Zone has a character where low rise multiple dwellings and a range of compatible housing forms are predominant.
 - C) Development is designed to integrate with existing and planned development in the Mixed Residential Zone.
 - D) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the Mixed Residential Zone.
 - E) Development is of a type, scale and form which is consistent with the existing and planned development in the Mixed Residential Zone and Preferred Use Area.
 - F) Development in the Mixed Residential Zone has the following characteristics:
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonably expected in the zone;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or type of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonable expected for the zone;
 - vii) Noise generated by the development is within the levels expected for the zone;
 - viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and

¹ The Overall Outcomes of Section 4.2.6 apply to consistent uses and inconsistent uses

- ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone; and
- x) The development does not generate negative community impact including impacts on:
 - (a) Community identity, cohesion and cultural practises; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
- xi) The development does not generate adverse economic impacts on existing or planned facilities or services.
- G) The Mixed Residential Zone provides community services that support local residents needs.
- H) The Mixed Residential Zone provides businesses and shops that support existing local commercial centres and offer services to local residents only.

Preferred Use Area 22 – Kippa-Ring Mixed Residential Zone

- I) Preferred Use Area 22 provides a range of residential uses of an appropriate density which does not detrimentally impact the surrounding road network.

4.2.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE		Probable Solution
1	Role	
SO1	Residential accommodation including a mix of houses, multiple dwellings and accommodation units.	
SO2	Community well-being facilities and community well-being infrastructure that support local residents are provided in appropriate and convenient locations.	
SO3	New business premises and shops are located in existing commercial centres.	
SO4	Business premises and shops located on sites other than in existing centres do not affect the commercial viability of existing centres or the urban villages.	
2	Built form	
SO5	<p>Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:</p> <ul style="list-style-type: none"> a) Is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) Height, mass and proportion; and (ii) Roof form and pitch; and (iii) Building materials, patterns, textures and colours and other decorative elements; and (iv) Windows and doors; and (v) Verandas, towers and eaves; and (vi) Fencing, landscaping and entry treatments; and (vii) Existing buildings, structures and plants; and b) Has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.' 	PS 5.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
SO6	<p>Development is located and designed taking into account the existing and potential future use of adjacent land in regard to:</p> <ul style="list-style-type: none"> a) privacy; b) building form; c) suitable noise environments; and d) traffic impacts. 	
SO7	The bulk, scale and density of the development is suitable for the scale and character of the Mixed Residential Zone and the area in which it is located.	

Specific Outcome		Probable Solution
3 Access		
SO8	Pedestrian access is provided from the footpath to the residential development.	
SO9	Practical and safe access is provided for both pedestrians and vehicles.	
(B) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 22 – KIPPA-RING MIXED RESIDENTIAL AREA		
SO10	The density of development is not to have a detrimental impact on the function of the surrounding road network and maintain the character and amenity of the surrounding area.	<p>PS 10.1 The maximum number of units to be developed where the site area is less than 1200m² is calculated by dividing the site area by 200.</p> <p>PS10.2 The maximum number of units to be developed where the site area is more than 1200m² is calculated by dividing the site area by 150.</p>
(C) INCONSISTENT USES		
SO11	<p>The following uses are inconsistent with the purpose of the Mixed Residential Zone Code and are not located in the Mixed Residential Zone:</p> <ul style="list-style-type: none"> Aerodrome Car park Caravan park Caretaker's Residence Club Entertainment outdoor General industry Hotel Indoor entertainment, sport or recreation Industry with substantial impacts Market Outdoor sales premises Rural activities Service station Service trade Showroom/super store Sport and recreation outdoor Stable Transport interchange Warehouse. 	

4.3 MEDIUM DENSITY RESIDENTIAL ZONE

4.3.1 ASSESSMENT CATEGORIES FOR THE MEDIUM DENSITY RESIDENTIAL ZONE

The assessment categories are identified for development in the Medium Density Residential Zone in column 2 of Tables 4.3.1 and 4.3.2 as follows:

- 1) Table 4.3.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.3.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.3.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE MEDIUM DENSITY RESIDENTIAL ZONE

- 1) The relevant assessment criteria in the Medium Density Residential Zone are referred to in Column 3 of tables 4.3.1 and 4.3.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.3.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE MEDIUM DENSITY RESIDENTIAL ZONE

A use is an inconsistent use in the Medium Density Residential Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.3.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.3.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE MEDIUM DENSITY RESIDENTIAL ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit	Code - <i>up to 3 storeys</i>	Residential Uses Code Medium Density Residential Zone Code Citywide Code
	Impact – <i>4 storeys and above</i>	Residential Uses Code Medium Density Residential Zone Code Citywide Code
Aerodrome (inconsistent)	Impact	Medium Density Residential Zone Code
Business premises	Impact	Business and Commercial Uses Code Medium Density Residential Zone Code Citywide Code
Car park (inconsistent)	Impact	Medium Density Residential Zone Code
Caravan park (inconsistent)	Impact	Medium Density Residential Zone Code
Caretaker's Residence (inconsistent)	Impact	Medium Density Residential Zone Code
Club (inconsistent)	Impact	Medium Density Residential Zone Code
Community well-being facilities	Impact	Community Uses Code Medium Density Residential Zone Code Citywide Code
Community well-being infrastructure	Impact	Community Uses Code Medium Density Residential Zone Code Citywide Code
Display home /Estate sales office	Self	Business and Commercial Uses Code – section 6.2.3(1)(b)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Business and Commercial Uses Code Medium Density Residential Zone Code
Duplex dwelling	Impact	Residential Uses Code Medium Density Residential Zone Code Citywide Code
Education centre	Impact	Community Uses Code Medium Density Residential Zone Code Citywide Code
Employment related storage (inconsistent)	Impact	Medium Density Residential Zone Code
Entertainment outdoor (inconsistent)	Impact	Medium Density Residential Zone Code
Food service	Impact	Business and Commercial Uses Code Medium Density Residential Zone Code Citywide Code
General industry (inconsistent)	Impact	Medium Density Residential Zone Code
Government infrastructure	Exempt	
Home based business	Code – <i>if all employees reside in the premises</i>	Residential Uses Code Medium Density Residential Zone Code
	Impact – <i>if there are non-resident employees</i>	Residential Uses Code Medium Density Residential Zone Code Citywide Code
Hotel (inconsistent)	Impact	Medium Density Residential Zone Code
House (inconsistent)	Impact	Medium Density Residential Zone Code
Indoor entertainment, sport or recreation	Impact	Medium Density Residential Zone Code

4.3 – Medium Density Residential Zone

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
(inconsistent)		
Industry with substantial impacts (inconsistent)	Impact	Medium Density Residential Zone Code
Market (inconsistent)	Impact	Medium Density Residential Zone Code
Multiple dwelling	Code – <i>up to 3 storeys</i>	Residential Uses Code Medium Density Residential Zone Code Citywide Code
	Impact - <i>4 storeys and above</i>	Residential Uses Code Medium Density Residential Zone Code Citywide Code
Outdoor sales premises (inconsistent)	Impact	Medium Density Residential Zone Code
Park	Code	Medium Density Residential Zone Code Parks and Recreation Code Citywide Code
Relative's accommodation	Code	Residential Uses Code Medium Density Residential Zone Code
Rural activities (inconsistent)	Impact	Medium Density Residential Zone Code
Service station (inconsistent)	Impact	Medium Density Residential Zone Code
Service trade (inconsistent)	Impact	Medium Density Residential Zone Code
Shop	Impact	Business and Commercial Uses Code Medium Density Residential Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact	Medium Density Residential Zone Code
Special needs housing	Impact	Community Uses Code Residential Uses Code Medium Density Residential Zone Code Citywide Code
Sport and recreation outdoor (inconsistent)	Impact	Medium Density Residential Zone Code
Stable (inconsistent)	Impact	Medium Density Residential Zone Code
Transport interchange (inconsistent)	Impact	Medium Density Residential Zone Code
Utility installation	Impact	Building and Works Code Medium Density Residential Zone Code Citywide Code
Warehouse (inconsistent)	Impact	Medium Density Residential Zone Code
Other undefined Uses except a road	Impact	To be determined by Council

TABLE 4.3.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE MEDIUM DENSITY RESIDENTIAL ZONE – OTHER DEVELOPMENT

NOTE:**ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.**

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work (other than minor building work or building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment is not met.</i>	Building and Works Code Medium Density Residential Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Impact	Signage Code Medium Density Residential Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a Lot Code Medium Density Residential Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site.</i>	Earthworks Code Medium Density Residential Zone Code Citywide Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Medium Density Residential Zone Code Citywide Code Canal Code (if canals are proposed)
Other development	Exempt	

4.3.4 MEDIUM DENSITY RESIDENTIAL ZONE CODE

The provisions in this division comprise the Medium Density Residential Zone code. They are -

- 1) compliance with the Medium Density Residential Zone code (section 4.3.5);
- 2) overall outcomes for the Medium Density Residential Zone (section 4.3.6); and
- 3) Assessment Criteria (4.3.7).

4.3.5 COMPLIANCE WITH THE MEDIUM DENSITY RESIDENTIAL ZONE CODE

Development that complies with the specific outcomes in section 4.3.7 complies with the Medium Density Residential Zone code.

4.3.6 OVERALL OUTCOMES FOR THE MEDIUM DENSITY RESIDENTIAL ZONE

- 1) The overall outcomes are the purpose of the Medium Density Residential Zone code.
- 2) The overall outcomes¹ sought for the Medium Density Residential Zone are the following -
 - A) The Medium Density Residential Zone provides high quality residential uses through the establishment of multiple dwellings or accommodation units.
 - B) The Medium Density Residential Zone has a character where medium rise multiple dwellings and accommodation units and a range of compatible housing forms are predominant.
 - C) Development is designed to integrate with existing and planned development in the Medium Density Residential Zone.
 - D) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the Medium Density Residential Zone.
 - E) Development is of a type, scale and form which is consistent with the existing and planned development in the Medium Density Residential Zone.
 - F) Development in the Medium Density Residential Zone has the following characteristics:
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonably expected in the zone by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or type of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonably expected for the zone;

¹ The Overall Outcomes of Section 4.3.6 apply to consistent uses and inconsistent uses

- vii) Noise generated by the development is within the levels expected for the zone;
- viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
- ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone; and
- x) The development does not generate negative community impact including impacts on:
 - (a) Community identity, cohesion and cultural practises; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
- xi) The development does not generate adverse economic impacts on existing or planned facilities or services.
- G) Community well-being facilities and community well-being infrastructure that support residents needs.
- H) Commercial uses that support existing local commercial centres and offer services to local residents.
- I) Development coexists with adjacent development and creates a pleasant living environment.

4.3.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL		Probable Solution
1	Role	
SO1	Development supports the commercial function and public transport opportunities of urban villages.	
SO2	A diversity of dwelling unit types may be offered in the one site.	PS 2.1 The types of units offered may include: a) studio apartments; b) 1, 2 or 3 bedroom units; and c) multiple dwellings and accommodation units, in the same building.
SO3	Community well-being facilities and community well-being infrastructure that support local residents is provided.	
SO4	New business premises and shops are located in existing commercial centres.	
SO5	Community need is demonstrated for business premises and shops proposed on sites other than in existing commercial premises.	
2	Built form	
SO6	Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.	PS 6.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
SO7	The bulk, scale and density of the development are suitable for its location and the scale and character of the urban village in which it is located.	

Specific Outcome		Probable Solution
SO8	Building design is considerate of adjacent development whether existing or future land uses.	
3 Access		
SO9	The vehicular access is adequate, safe and practical.	
SO10	Pedestrian access is provided from the footpath to the dwelling unit building.	
(B) INCONSISTENT USES		
SO11	<p>The following uses are inconsistent with the purpose of the Medium Density Residential Zone Code and are not located in the Medium Density Zone:</p> <ul style="list-style-type: none"> Aerodrome Car park Caravan park Caretaker's Residence Club Employment related storage Entertainment outdoor General industry Hotel House Indoor entertainment, sport or recreation Industry with substantial impacts Market Outdoor sales premises Rural activities Service station Service trade Showroom/super store Sport and recreation outdoor Stable Transport interchange Warehouse. 	

4.4 RETAIL CORE ZONE

4.4.1 ASSESSMENT CATEGORIES RETAIL CORE ZONE

The assessment categories are identified for development in the Retail Core Zone in column 2 of Tables 4.4.1 and 4.4.2 as follows:

- 1) Table 4.4.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.4.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.4.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE RETAIL CORE ZONE

- 1) The relevant assessment criteria in the Retail Core Zone are referred to in Column 3 of tables 4.4.1 and 4.4.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.4.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE RETAIL CORE ZONE

A use is an inconsistent use in Retail Core Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.4.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.4.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE RETAIL CORE ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit	Code – <i>a) if commercial uses or retail uses or business premises are located on the ground floor, or ground and storey 2, and the maximum height of the building is 3 storeys or less in Preferred Use Areas 6, 7, 8 & 9 OR</i>	Business and Commercial Uses Code Residential Uses Code Retail Core Zone Code Citywide Code
	<i>b) if commercial uses or retail uses or business premises are located on the ground floor, or ground and storey 2 and the maximum height of the building is 6 storeys or less in Preferred Use Areas 5.</i>	Business and Commercial Uses Code Residential Uses Code Retail Core Zone Code Citywide Code
	Impact – <i>in all other cases</i>	Business and Commercial Uses Code Residential Uses Code Retail Core Zone Code Citywide Code
Aerodrome (inconsistent)	Impact	Retail Core Zone Code
Business premises	Self – <i>if the use is in an existing building</i>	Business and Commercial Uses Code – section 6.2.3(1)(a)
	Code – <i>a) if the assessment criteria for self assessment are not met; or b) if a new building is proposed</i>	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Car park	Code – <i>if up to 3 storeys</i>	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
	Impact – <i>if 4 storeys and above</i>	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Caravan park (inconsistent)	Impact	Retail Core Zone Code
Caretaker's Residence	Self	Residential Uses Code – section 6.9.3(1)(a)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Residential Uses Code Retail Core Zone Code Citywide Code
Club	Impact	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Community well-being facilities	Impact	Community Uses Code Retail Core Zone Code Citywide Code
Community well-being infrastructure	Impact	Community Uses Code Retail Core Zone Code Citywide Code
Display home /Estate sales office	Self	Business and Commercial Uses Code –

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
		section 6.2.3(1)(b)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Duplex dwelling (inconsistent)	Impact	Retail Core Zone Code
Education centre	Impact	Community Uses Code Retail Core Zone Code Citywide Code
Employment related storage (inconsistent)	Impact	Retail Core Zone Code
Entertainment outdoor (inconsistent)	Impact	Retail Core Zone Code
Food service	Self	Business and Commercial Uses Code – section 6.2.3(1)(a)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
General industry (inconsistent)	Impact	Retail Core Zone Code
Government infrastructure	Exempt	
Home based business (inconsistent)	Impact	Retail Core Zone Code
Hotel	Impact- a) Class A	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
	Code- b) Class B	Residential Uses Code (Class A only)
House (inconsistent)	Impact	Retail Core Zone Code
Indoor entertainment, sport or recreation	Impact	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
	Impact	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Industry with substantial impacts (inconsistent)	Impact	Retail Core Zone Code
Market	Impact	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
	Impact	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Multiple Dwelling	Code – a) <i>if commercial uses or retail uses or business premises are located on the ground floor, or ground and storey 2 and the maximum height of the building is 3 storeys or less in Preferred Use Areas 6, 7, & 9</i>	Business and Commercial Uses Code Residential Uses Code Retail Core Zone Code Citywide Code
	OR b) <i>if commercial uses or retail uses or business premises are located on the ground floor, or ground and storey 2 and the maximum height of the building is 6 storeys or less in Preferred Use Areas 5, 8</i>	Business and Commercial Uses Code Residential Uses Code Retail Core Zone Code Citywide Code
	Impact – <i>in all other cases</i>	Business and Commercial Uses Code Residential Uses Code Retail Core Zone Code Citywide Code
Outdoor sales premises (inconsistent)	Impact	Retail Core Zone Code
Park	Code	Retail Core Zone Code Parks and Recreation Code Citywide Code
	Code	Retail Core Zone Code Parks and Recreation Code Citywide Code
Relative's accommodation (inconsistent)	Impact	Retail Core Zone Code
Rural activities (inconsistent)	Impact	Retail Core Zone Code
Service station (inconsistent)	Impact	Retail Core Zone Code
Service trade (inconsistent)	Impact	Retail Core Zone Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Shop	Self – <i>if the use is in an existing building</i>	Business and Commercial Uses Code – section 6.2.3(1)(a)
	Code – <i>a) if the assessment criteria for self assessment are not met; OR b) if the use is in a new building.</i>	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Showroom/superstore	Code – <i>if the GFA is 500m² or less</i>	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact – <i>if the GFA is more than 500m²</i>	Retail Core Zone Code
Special needs housing (inconsistent)	Impact	Retail Core Zone Code
Sport and recreation outdoor (inconsistent)	Impact	Retail Core Zone Code
Stable (inconsistent)	Impact	Retail Core Zone Code
Transport interchange	Impact	Business and Commercial Uses Code Retail Core Zone Code Citywide Code
Utility installation	Impact	Building and Works Code Retail Core Zone Code Citywide Code
Warehouse (inconsistent)	Impact	Retail Core Zone Code
Other undefined Uses except a road	Impact	To be determined by Council

TABLE 4.4.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE RETAIL CORE ZONE – OTHER DEVELOPMENT

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or code assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code Retail Core Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Code	Signage Code Retail Core Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a Lot Code Retail Core Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code Retail Core Zone Code Citywide Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Retail Core Zone Code Citywide Code
Other development	Exempt	

4.4.4 RETAIL CORE ZONE CODE

The provisions in this division comprise the Retail Core Zone code. They are -

- 1) compliance with the Retail Core Zone code (section 4.4.5);
- 2) overall outcomes for the Retail Core Zone (section 4.4.6); and
- 3) Assessment Criteria (section 4.4.7).

4.4.5 COMPLIANCE WITH RETAIL CORE ZONE CODE

Development that complies with the specific outcomes in section 4.4.7 complies with the Retail Core Zone code.

4.4.6 OVERALL OUTCOMES FOR RETAIL CORE ZONE

- 1) The overall outcomes are the purpose of the Retail Core Zone code.
- 2) The overall outcomes¹ sought for the Retail Core Zone are the following -
 - A) The Retail Core Zone provides strong, sustainable and vital retail cores containing a range of quality commercial and retail facilities with integrated accommodation, community uses and entertainment.
 - B) The Retail Core zone has the City's highest order and most intense retail and commercial uses.
 - C) Buildings are of a medium scale and density.
 - D) Cars and roads do not dominate the experience of the Retail Core Zone.
 - E) Development is designed to integrate with existing and planned development in the Retail Core Zone and Preferred Use Area.
 - F) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the Retail Core Zone and Preferred Use area.
 - G) Development is of a type, scale and form which is consistent with the existing and planned development in the Retail Core Zone and Preferred Use Area.
 - H) Development in the Retail Core Zone has the following characteristics:
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonably expected in the zone and preferred use area by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or type of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone and preferred use area is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonable expected for the zone and preferred use area;

¹ The Overall Outcomes of Section 4.4.6 apply to consistent uses and inconsistent uses

- vii) Noise generated by the development is within the levels expected for the zone and preferred use area;
- viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
- ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone and preferred use area; and
- x) The development does not generate negative community impact including impacts on:
 - (a) Community identity, cohesion and cultural practises; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
- xi) The development does not generate adverse economic impacts on existing or planned facilities or services.
- I) The Retail Core Zone provides a high quality pedestrian environment encouraging high levels of pedestrian activity.
- J) Residential uses support the commercial function of the Retail Core Zone.

Preferred Use Areas

- K) Preferred Use Area 5 – Redcliffe Seaside Village provides a specialist and convenience retail area and caters for the leisure and entertainment needs of local residents, workers and visitors.
- L) Preferred Use Area 6 – Kippa-Ring Village is the City's primary retail node catering mainly for convenience and comparison retailing.
- M) Preferred Use Area 7 – Margate Village provides the higher order retail and commercial role of a centre serving mainly City residents.
- N) Preferred Use Area 8 – Scarborough Seaside Village is a centre providing a strong leisure and entertainment focus catering to both residents and visitors.
- O) Preferred Use Area 9 – Woody Point Village is a centre serving residents and visitors with a strong specialist role for arts and crafts.

4.4.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE		Probable Solution
SO1	The Retail Core Zone provides an accessible, comfortable and convenient meeting place.	
SO2	Community uses with a role and scale consistent with the retail function of the urban village is located in the retail core.	
SO3	Appropriate setbacks and site cover for the commercial and residential components of the building are provided.	
SO4	<p>Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:</p> <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.' 	<p>PS 4.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.</p>

Specific Outcome	Probable Solution
<p>S05 The bulk, scale and density of development is suitable for its location and the scale and character of the urban village in which it is located.</p>	<p>PS 5.1 The gross floor area of development has a maximum plot ratio of:</p> <ul style="list-style-type: none"> a) 1.0: 1 for storey 1 (ground); and b) 0.5: 1 for storey 2 if residential uses are proposed at that storey; or c) 1.0:1 for storey 2 where non-residential uses only are proposed for that storey; and d) 0.4 : 1 for storeys 3 to 6; and e) 0.35 : 1 for storeys 7 to 8; and f) 0.25 : 1 for storeys above 8 storeys. <p>and where mezzanines are included;</p> <ul style="list-style-type: none"> a) 1.75 : 1 for storey 1 (ground); or b) 0.875 : 1 for storey 2 if residential uses are proposed for that storey; or c) 1.75 :1 for storey 2 if non-residential uses only are proposed for that storey; or d) 0.7 : 1 for one storey between storeys 3 to 6; or e) 0.6125 : for one storey between storeys 7 to 8; or f) 0.4375 : 1 for one storey above 8 storeys.
<p>S06 The site area and dimensions permit the facilities and services associated with the accommodation units and multiple dwelling to be accommodated on site, and building to address the street, by;</p> <ul style="list-style-type: none"> a) for development up to 1 storey, the minimum site area is 600m², with a minimum principal frontage of 15m; or b) for development up to 2 or 3 storeys, the minimum site area is 800m², with a minimum principal frontage of 20m; or c) for development up to 4 to 6 storeys, the minimum site area is 1000m², with a minimum principal frontage of 25m; or d) for development up to 7 or 8 storeys, the minimum site area is 1600m², with a minimum principal frontage of 30m; or e) for development up to 9 to 12 storeys, the minimum site area is 2400m², with a minimum principal frontage of 35m.' 	
<p>S07 Mixed use buildings have a minimum of 50% site cover of active uses on the ground, which may include business premises, community well-being facilities (excluding places of public worship), food service, hotel, shop or showroom / superstore (less than 500m²) are located on the ground or storey 2 of buildings. No multiple dwellings are to be located on the ground level.</p>	<p>PS 7.1 Food premises and dining areas are located along Redcliffe Parade;</p> <p>OR</p> <p>PS 7.2 Where accommodation units are proposed, at least 50% of the ground floor of the building is accessible to the public; and</p>

Specific Outcome		Probable Solution
SO8	Buildings address the street frontage(s).	<p>PS 8.1 Pedestrian entrances to buildings are clearly visible from the pedestrian and vehicle access points to the site.</p> <p>PS 8.2 Windows and balconies address the street and any public areas.</p> <p>PS 8.3 Buildings on corner sites are designed to emphasise their location.</p> <p>PS 8.4 Buildings address street frontages and public spaces.</p>
SO9	Buildings contribute to a vibrant and interesting streetscape and avoid large expanses of blank walls.	<p>PS 9.1 Building facades incorporate:</p> <ul style="list-style-type: none"> a) changes in the setback distance from road frontages; b) deep recesses; c) changes in wall face angles; d) curved walls; e) balconies; and f) a variation of building materials and finishes.
SO10	Development incorporates pedestrian access, circulation, paths and links to adjacent streets, adjoining development and parking areas.	
(B) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 5 - REDCLIFFE SEASIDE VILLAGE		
1 Role		
SO11	The following uses are consistent uses when in accordance with the Building Heights Plan and are located in Preferred Use Area 5:	
	<ul style="list-style-type: none"> a) accommodation units; b) business premises; c) community well-being facilities; d) food services; e) hotels; f) multiple dwellings; g) shops; and h) showroom/superstores (GFA less than 500m²). 	
SO12	Retail and commercial uses are integrated with residential uses in mixed use buildings.	
2 Access and services		
SO13	Vehicular access to off street car parking is gained from streets other than Redcliffe Parade.	<p>PS 13.1 Car parking is located at the rear of the site; and</p> <p>PS 13.2 Access ways for adjoining allotments are shared; and</p> <p>PS 13.3 Off street parking areas on adjoining allotments are interconnected to permit movement between individual parking areas without access to the road.</p>
SO14	Public car parking is located in an appropriate and convenient place.	
(C) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 6 - KIPPA-RING VILLAGE		

Specific Outcome		Probable Solution
1	Role	
SO15	The GFA available for retail or commercial uses remain within sustainable limits to ensure that the commercial sustainability of other commercial areas is not diminished.	
SO16	The following uses are consistent uses when in accordance with the Building Heights Plan and are located in Preferred Use Area 6: a) business premises; b) community well-being facilities; c) food services; d) hotels; e) indoor entertainment; f) shops; and g) showroom/superstores (GFA less than 500m ²).	
2	Access and services	
SO17	Additional vehicular access points to Anzac Avenue are avoided and alternative side or rear access points are provided.	PS 17.1 No additional access points off Anzac Avenue are created.
3	Circulation	
SO18	There are improved and equitable connections within the zone through: a) coordinated vehicle access between Peninsula Fair and Kippa-Ring Village; and b) pedestrian links between Peninsula Fair and Kippa-Ring Village; and c) consolidated loading areas between Peninsula Fair and Kippa-Ring Village.	
(D) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 7 - MARGATE VILLAGE		
1	Role	
SO19	The following uses are consistent uses when in accordance with the Building Heights Plan and are located in Preferred Use Area 7: a) accommodation units; b) business premises; c) community well-being facilities; d) food services; e) multiple dwellings; f) shops; and g) showroom/superstores (GFA less than 500m ²).	
2	Access and services	
SO20	Traffic flow, pedestrian safety and visual amenity are maximised.	PS 20.1 The integration of access points; and PS 20.2 Combined service areas; and PS 20.3 Loading bays and service docks are provided and PS 20.4 Loading docks are not located on or accessed from Baynes Street; and PS 20.5 Loading bays and docks do not dominate any street frontage.
3	Urban design	
SO21	Buildings and structures contribute positively to the streetscape.	
4	Circulation	
SO22	Off street car parking facilities do not interrupt pedestrian flows or adversely affect the streetscape.	PS 22.1 Car parking areas do not gain access from Baynes Street.
SO23	Pedestrian and vehicle circulation are designed to reduce potential conflict points.	PS 23.1 Side and rear access through: a) the amalgamation of lots; or

Specific Outcome		Probable Solution
		b) provision of access easements; that provide access to parking areas other than from Baynes Street.
(E) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 8 - SCARBOROUGH SEASIDE VILLAGE		
1	Role	
SO24	Preferred Use Area 8 is a small mixed use centre, providing convenience retailing and residential uses serving both local residents and visitors.	
SO25	The strong specialist role for arts and crafts of Preferred Use Area 8 is maintained.	
SO26	The following uses are consistent uses when in accordance with the Building Heights Plan and are located in Preferred Use Area 8: a) accommodation units; b) business premises; c) community well-being facilities; d) food services; e) multiple dwellings; and f) shops.	
SO27	Active uses, such as food premises, shops, business premises and community well-being facilities, are located on the ground floor of buildings.	PS 27.1 No multiple dwellings are located on the ground floor.
2	Access and services	
SO28	Vehicles or driveways do not interrupt the streetscape visually or physically.	PS 28.1 No additional driveway crossover points along the Landsborough Avenue frontage; and PS 28.2 A maximum of 1 driveway crossover per 50m along Landsborough Avenue; and PS 28.3 Back of house facilities (loading bays, service docks etc) are not directly visible from any street; and PS 28.4 Service vehicle access is not located at Landsborough Avenue.
SO29	Vehicular access to off street car parking is gained from streets other than Landsborough Avenue where practical.	PS 29.1 Car parking is located at the rear of the site; and PS 29.2 Shared parking facilities and access ways with adjoining allotments; and PS 29.3 Car parks are interconnected to permit movement between individual parking areas without requiring access to the road.
3	Cultural and natural landmarks	
SO30	The cultural heritage value of the Scarborough foreshore is retained.	
(F) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 9 - WOODY POINT VILLAGE		
1	Role	
SO31	The following uses are consistent uses and are located in Preferred Use Area 9:	

Specific Outcome		Probable Solution
	a) accommodation units; b) business premises; c) community well-being facilities; d) food services; e) multiple dwellings; and f) shops.	
2	Access and services	
SO32	Shared access with the rear of lots being used for servicing and parking.	
SO33	The foreshore area is utilised as a shared space with active uses along the ground floor of the buildings and public access provided along the cliff tops.	
(G) INCONSISTENT USES		
SO34	The following uses are inconsistent with the purpose of the Retail Core zone code and are not located in the Retail Core Zone: Aerodrome; Caravan park; Duplex dwelling; Employment related storage; Entertainment outdoor; General industry; Home based business; House; Industry with substantial impacts; Outdoor sales premises; Park; Relative's accommodation; Rural activities; Service station; Service trade; Showroom/super store (over 500m ²); Special needs housing; Sport and recreation outdoor; Stable; and Warehouse.	

4.5 FRAME BUSINESS ZONE

4.5.1 ASSESSMENT CATEGORIES FRAME BUSINESS ZONE

The assessment categories are identified for development in the Frame Business Zone in column 2 of Tables 4.5.1 and 4.5.2 as follows:

- 1) Table 4.5.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.5.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.5.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE FRAME BUSINESS ZONE

- 1) The relevant assessment criteria in the Frame Business Zone are referred to in Column 3 of tables 4.5.1 and 4.5.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.5.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE FRAME BUSINESS ZONE

A use is an inconsistent use in the Frame Business Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.5.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.5.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE FRAME BUSINESS ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Consistent Uses		
Accommodation unit	Code – <i>in Preferred Use Areas 10 and 11 if not on the ground floor and the height of the building is 3 storeys or less</i>	Residential Uses Code Frame Business Zone Code Citywide Code
	Impact – <i>in Preferred Use Areas 10 and 11 if not on ground floor and the height of the building 4 storeys and above</i>	Residential Uses Code Frame Business Zone Code Citywide Code
Accommodation unit (inconsistent)	Impact – a) <i>in Preferred Use Areas 10 and 11 if located on the ground floor ; and</i>	Frame Business Zone Code
	b) <i>in Preferred Use Areas 12, 13, 13A and 14</i>	Frame Business Zone Code
Aerodrome (inconsistent)	Impact	Frame Business Zone Code
Business premises	Code - <i>in Preferred Use Areas 10, 11 and 14</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Business Premises (inconsistent)	Impact – <i>in Preferred Use Areas 12, 13 and 13A</i>	Frame Business Zone Code
Car park	Code – <i>if at ground level</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
	Impact – <i>if multi-storey</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Caravan park (inconsistent)	Impact	Frame Business Zone Code
Caretaker's Residence	Self	Residential Uses Code – section 6.9.3(1)(a)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Residential Uses Code Frame Business Zone Code Citywide Code
Club	Impact	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Community well-being facilities	Code	Community Uses Code Frame Business Zone Code Citywide Code
Community well-being infrastructure	Code	Community Uses Code Frame Business Zone Code Citywide Code
Display home /Estate sales office	Self	Business and Commercial Uses Code – section 6.2.3(1)(b)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Residential Uses Code Frame Business Zone Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
		Citywide Code
Duplex dwelling (inconsistent)	Impact	Frame Business Zone Code
Education centre	Impact	Community Uses Code Frame Business Zone Code Citywide Code
Employment related storage	Code	Residential Uses Code Frame Business Zone Code Citywide Code
Entertainment outdoor (inconsistent)	Impact	Frame Business Zone Code
Food service	Code – <i>in Preferred Use Areas 10, 12 and 14</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
	Impact – <i>in Preferred Use Area 11 and 13A</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Food Service (inconsistent)	Impact – <i>in Preferred Use Areas 13 and 14</i>	Frame Business Zone Code
General industry (inconsistent)	Impact	Frame Business Zone Code
Government infrastructure	Exempt	
Home based business	Code	Residential Uses Code Frame Business Zone Code Citywide Code
Hotel	Impact – <i>in Preferred Use Area 10 and 13A</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Hotel (inconsistent)	Impact – <i>in Preferred Use Areas 11, 12, 13 and 14</i>	Frame Business Zone Code
House	Impact	Building and Works Code Residential Uses Code Frame Business Zone Code Citywide Code
Indoor entertainment, sport or recreation	Impact	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Industry with substantial impacts (inconsistent)	Impact	Frame Business Zone Code
Market	Impact	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Multiple dwelling	Code – <i>in Preferred Use Areas 10 and 11 if not on ground floor and the height of the building is not more than 3 storeys</i>	Residential Uses Code Frame Business Zone Code Citywide Code
	Impact – <i>in Preferred Use Areas 10 and 11 if not on ground floor and the height of the building is 4 storeys or more</i>	Residential Uses Code Frame Business Zone Code Citywide Code
Multiple Dwelling (Inconsistent)	Impact – a) <i>in Preferred Use Areas 10 and 11 if located on the ground floor;</i> OR	Frame Business Zone Code
	b) <i>in Preferred Use Areas 12, 13, 13A and 14 in any situation</i>	Frame Business Zone Code
Outdoor sales premises	Code – <i>in Preferred Use Areas 12, 13A and 14</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Outdoor Sales Premises (inconsistent)	Impact – <i>in Preferred Use Areas 10, 11 and 13</i>	Frame Business Zone Code
Park	Code	Frame Business Zone Code Parks and Recreation Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
		Citywide Code
Relative's accommodation	Code	Residential Uses Code Frame Business Zone Code Citywide Code
Rural activities (inconsistent)	Impact	Frame Business Zone Code
Service station	Impact	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Service trade	Code – <i>in Preferred Use Areas 12 and 14</i>	Industrial Uses Code Frame Business Zone Code Citywide Code
Service Trade (inconsistent)	Impact – <i>in Preferred Use Areas 10, 11, 13 and 13A</i>	Frame Business Zone Code
Shop	Code – <i>in Preferred Use Areas 10, 12, 13A and 14</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Shop (inconsistent)	Impact – <i>in Preferred Use Areas 11 and 13</i>	Frame Business Zone Code
Showroom/super store	Code – <i>a) in Preferred Use Area 13 if the GFA is over 500m² for individual tenancies, b) in Preferred Use Area 14 if the GFA is 500m² or less.</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
	Impact – <i>in Preferred Use Areas 10 and 12 if the GFA is 500m² or less.</i>	Business and Commercial Uses Code Frame Business Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact - <i>a) in Preferred Use Areas 10, 12 and 14 if the GFA is more than 500m²; and</i>	Frame Business Zone Code
	<i>b) in Preferred Use Areas 11 and 13A; and</i>	Frame Business Zone Code)
	<i>c) in Preferred Use Area 13 if the GFA is less than 500m²</i>	Frame Business Zone Code
Special needs housing	Impact	Community Uses Code Residential Uses Code Frame Business Zone Code Citywide Code
Sport and recreation outdoor (inconsistent)	Impact	Frame Business Zone Code
Stable (inconsistent)	Impact	Frame Business Zone Code
Transport interchange	Impact	Community Uses Code Frame Business Zone Code Citywide Code
Utility installation	Impact	Building and Works Code Frame Business Zone Code Citywide Code
Warehouse	Code – <i>in Preferred Use Area 12</i>	Industrial Uses Code Frame Business Zone Code Citywide Code
Warehouse (inconsistent)	Impact – <i>in Preferred Use Areas 10, 11, 13, 13A and 14</i>	Frame Business Zone Code
Other undefined uses except a road	Impact	To be determined by Council

TABLE 4.5.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE FRAME BUSINESS ZONE – OTHER DEVELOPMENT

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code Frame Business Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Code	Signage Code Frame Business Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a lot Code Frame Business Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code Citywide Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Frame Business Zone Code Citywide Code
Other development	Exempt	

4.5.4 FRAME BUSINESS ZONE CODE

The provisions in this division comprise the Frame Business Zone code. They are -

- 1) compliance with the Frame Business Zone code (section 4.5.5);
- 2) overall outcomes for the Frame Business Zone (section 4.5.6); and
- 3) Assessment Criteria (section 4.5.7).

4.5.5 COMPLIANCE WITH FRAME BUSINESS ZONE CODE

Development that complies with the specific outcomes in sections 4.5.7, complies with the Frame Business Zone code.

4.5.6 OVERALL OUTCOMES FOR FRAME BUSINESS ZONE

- 1) The overall outcomes are the purpose of the Frame Business Zone code.
- 2) The overall outcomes¹ sought for the Frame Business Zone are the following -
 - A) The range of retail and commercial uses located in the Frame Business Zone supports and sustains the distinctive role and character of the urban village and preferred use area in which they are located.
 - B) Where located in an urban village, the Frame Business Zone supports but does not diminish or directly compete with the Retail Core Zone in the urban village.
 - C) Where located in an urban village, Frame Business Zone businesses have a lesser scale and intensity than in the Retail Core Zone.
 - D) Where Frame Business Zones are not located in an urban village, uses support the role of urban villages and do not directly compete with urban villages.
 - E) Development is designed to integrate with existing and planned development in the zone and preferred use area.
 - F) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
 - G) Development is of a type, scale and form which is consistent with the existing and planned development in the Frame Business Zone and preferred use area.
 - H) Development in the Frame Business Zone has the following characteristics:
 - i) The character, location, siting, bulk, scale, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonably expected in the zone and preferred use area by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or type of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone and preferred use area is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a

¹ The Overall Outcomes of Section 4.5.6 apply to consistent uses and inconsistent uses

- consequence of the development is within the limits reasonable expected for the zone and preferred use area;
- vii) Noise generated by the development is within the levels expected for the zone and preferred use area;
 - viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
 - ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone and preferred use area; and
 - x) The development does not generate negative community impact including impacts on:
 - (a) Community identity, cohesion and cultural practises; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
 - xi) The development does not generate adverse economic impacts on existing or planned facilities or services.

Preferred Use Areas

- I) Preferred Use Area 10 – Mixed Uses provides a mixture of business, commercial and residential uses and provides a vibrant, safe and interesting pedestrian environment.
- J) Preferred Use Area 11 – Business and Offices, provides primarily business premises with a government or non-government function.
- K) Preferred Use Area 12 – Local Services, provides a wide variety of service trades and smaller industrial uses that serve local residents and workers.
- L) Preferred Use Area 13 – Showrooms, provides showrooms/ superstores where the individual tenancy has a gross floor area of 500m² or more.
- M) Preferred Use Area 13A – Convenience retailing, entertainment and outdoor sales, provides convenience facilities, with the balance of the precinct used for outdoor sales premises.
- N) Preferred Use Area 14 – Automotive Based Business and Industry, provides a concentrated area for vehicle sales, servicing and repair activities, as well as shops, including showrooms / superstores (where the individual tenancy of the showroom / superstore is less than 500m²) and business premises.

4.5.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE	Probable Solution
SO1 Uses do not duplicate the function of the Retail Core Zone of the Urban Village.	
SO2 Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	PS 2.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
SO3 The site area and dimensions permit the facilities and services associated with the accommodation units and multiple dwelling to be accommodated on site, and building to address the street, by: <ul style="list-style-type: none"> a) for development up to 1 storey, the minimum site area is 600m², with a minimum principal frontage of 15m; or b) for development up to 2 or 3 storeys, the minimum site area is 800m², with a minimum principal frontage of 20m; or c) for development up to 4 to 6 storeys, the minimum site area is 1000m², with a minimum principal frontage of 25m; or d) for development up to 7 or 8 storeys, the minimum site area is 1600m², with a minimum principal frontage of 30m; or 	
SO4 The bulk, scale and density of the development is	PS 4.1 The gross floor area of development

Specific Outcome	Probable Solution
suitable for its location and the scale and character of the urban village and preferred use area in which it is located.	<p>has a maximum plot ration of:</p> <ul style="list-style-type: none"> a) 1.0 : 1 for storey 1 (Ground); and b) 0.5 : 1 for storey 2 if residential uses are proposed at that storey; or c) 1.0:1 for storey 2 where non-residential uses only are proposed for that storey; and d) 0.4 : 1 per storey for storeys 3 to 6; and e) 0.35 : 1 per storey for storeys 7 to 8; and <p>OR where mezzanines are included:</p> <ul style="list-style-type: none"> a) 1.75: 1 for storey 1 (ground); or b) 0.875 : 1 for storey 2 if residential uses are proposed for that storey; or c) 1.75 for storey 2 if non-residential uses only are proposed for that storey; or d) 0.7 : 1 for one storey between storeys 3 to 6; or e) 0.6125 : 1 for one storey between storeys 7 to 8; or
(B) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 10 – MIXED USES	
SO5 Active uses are located on the street frontage in Preferred Use Area 10 – Mixed Uses and incorporate: <ul style="list-style-type: none"> a) entertainment, community uses, small scale retail and business uses on the ground floor; b) showrooms with a maximum floor area of 500m²; and c) dwelling units located above the ground level. 	
SO6 Development along: <ul style="list-style-type: none"> a) Anzac Avenue between John Street and Redcliffe Parade / Marine Parade; and b) Duffield Road between Oxley Avenue and Margate Beach; provide links to the foreshore through uses that encourage pedestrian traffic along the links.	PS 6.1 Active uses such as shops, food services are located on the ground floor. PS 6.2 Residential uses are located above the ground floor.
SO7 In Redcliffe Seaside Village the location of public car parking areas enables direct pedestrian traffic past the majority of shops as they move towards the retail core.	
SO8 Vehicular access to off-street car parking provides high amenity, safety and legible links for pedestrians.	PS 8.1 Car parking is located at the rear of the site; and PS 8.2 Adjoining development have shared parking facilities and access ways; and PS 8.3 Car parking areas are interconnected to permit movement between individual parking areas without access to the road.
(C) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 11 – BUSINESS AND OFFICES	
SO9 The consistent uses are business premises, which may be in mixed use buildings with accommodation units and multiple dwellings.	PS 9.1 Business premises are located on the ground level.
SO10 Residential uses support the businesses and offices.	PS 10.1 Residential uses are located above the ground level.
(D) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 12 – LOCAL SERVICES	
SO11 Preferred Use Area 12 provides for service trades,	PS 11.1 Service Trades,

Specific Outcome	Probable Solution
small scale showrooms and small scale industrial activities that offer services to residents, workers and other businesses in the City.	Showroom/Superstores and other industrial activities with a maximum floor area of 500m ² are suitable for this area.
SO12 On-site parking is conveniently and appropriately located so as not to have a detrimental impact on visual amenity.	PS 12.1 Car parking is located at the side or rear of the building is acceptable; and PS 12.2 Parking is provided in accordance with s 7.2, <i>Schedule 2 – Car parking</i>
SO13 Buildings contribute to the vibrancy, legibility and safety of the area and are appropriate to a highly visible location on the major access road to Redcliffe City and: a) facades are articulated; b) building materials are mixed; and c) the building is integrated into the streetscape by generous landscaping.	PS 13.1 The maximum length of any one plane of the building is 15m adjacent a street frontage. PS 13.2 Buildings heights are restricted to 12m. PS 13.3 Pedestrian entrances to buildings are clearly visible from the pedestrian and vehicle access points to the site. PS 13.4 Windows and balconies address the street and any public areas. PS 13.5 Buildings on corner sites are designed to emphasise their location. PS 13.6 Buildings address street frontages and public spaces.
SO14 Buildings are built close to the front boundary.	PS 14.1 Buildings are setback from the front boundary is between 0m and 3m.
SO15 Minimal car parking is provided in front of buildings along the Anzac Avenue frontage.	PS 15.1 A minimum of 10% up to a maximum of 25% of the required car parking spaces for the development are located between the front of buildings and the Anzac Avenue frontage. PS 15.2 Parking and service areas are provided at the sides and to the rear of buildings.
(E) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 13 - SHOWROOMS	
SO16 The need for bulky goods retailing is demonstrated.	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> NOTE: Please see s8.6 <i>Planning Scheme Policy 6 - information that may be requested</i> for requirements of a Commercial Needs Assessment. </div>
SO17 Retailing of bulky goods and retailing in showroom/superstores supports the existing urban villages in the City.	
SO18 Buildings contribute to the vibrancy, legibility and safety of the area and are appropriate to a highly visible location on the major access road to Redcliffe City and: a) facades are articulated; b) building materials are mixed; and c) the building is integrated into the streetscape through generous landscaping.	
SO19 Minimal car parking is provided in front of buildings	PS 19.1 A minimum of 10% up to a maximum

Specific Outcome		Probable Solution
	along the Anzac Avenue or Bremner Road frontages.	<p>of 25% of the required car parking spaces for the development are located between the front of buildings and the Anzac Avenue frontage; and</p> <p>PS 19.2 A maximum of 10% of the required car parking spaces for the development are located between the front of buildings and the Bremner Road frontage; and</p> <p>PS 19.3 Parking and service areas are provided at the sides and to the rear of buildings.</p>
SO20	Loading, unloading and outdoor storage areas are not visible from Anzac Avenue and Bremner Road.	
SO21	Landscaping enhances the appearance of buildings on all street frontages.	PS 21.1 Landscaping is provided in accordance with s 7.4, Schedule 4 – Landscaping.
(F) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 13A – CONVENIENCE RETAILING, ENTERTAINMENT AND OUTDOOR SALES		
SO22	Preferred Use Area 13A provides for the establishment of convenience retail with a maximum area of 1200m ² , outdoor sales and a hotel (tavern) in addition to local services.	
SO23	On-site parking is conveniently and appropriately located so as not to have a detrimental impact on visual amenity.	<p>PS 23.1 Car parking is located at the side or rear of the building is acceptable; and</p> <p>PS 23.2 Parking is provided in accordance with s 7.2, <i>Schedule 2 – Car parking</i></p>
SO24	Buildings contribute to the vibrancy, legibility and safety of the area and are appropriate to a highly visible location on the major access road to Redcliffe City and: <ul style="list-style-type: none"> a) facades are articulated; b) building materials are mixed; and c) the building is integrated into the streetscape by generous landscaping. 	<p>PS 24.1 The maximum length of any one plane of the building is 15m adjacent a street frontage.</p> <p>PS 24.2 Building heights are restricted to 12m.</p> <p>PS 24.3 Pedestrian entrances to buildings are clearly visible from the pedestrian and vehicle access points to the site.</p> <p>PS 24.4 Windows and balconies address the street and any public areas.</p> <p>PS 24.5 Buildings on corner sites are designed to emphasise their location.</p> <p>PS 24.6 Buildings address street frontages and public spaces.</p>
SO25	Loading, unloading and outdoor storage areas are not visible from Anzac Avenue and Bremner Road.	
(G) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 14 – AUTOMOTIVE BASED BUSINESS AND INDUSTRY, SHOPS, INCLUDING SHOWROOM/SUPERSTORES (WHERE THE INDIVIDUAL TENANCY IS LESS THAN 500M2) AND BUSINESS PREMISES		
1	Role	
SO26	Preferred Use Area 14 provides for development associated with the automotive industry and includes: <ul style="list-style-type: none"> a) outdoor sales; b) showrooms for vehicle sales; c) supporting uses or related display, sales, services or trades; d) shops including showroom/superstores where the individual tenancy is less than 500m², and e) business premises. 	
SO27	The uses and the design of the buildings in which they are conducted do not have adverse impacts on the adjoining residential areas.	

Specific Outcome	Probable Solution
SO28 Buildings promote the locality as the gateway to Redcliffe. Buildings along Deception Bay Road: <ul style="list-style-type: none"> a) present varying and interesting facade treatments; b) have articulated walls; c) are integrated into the streetscape with generous landscaping; and d) the majority of car parking and all service areas located to the sides and rear of the building. 	PS 28.1 Buildings fronting Deception Bay Road address that road; and PS 28.2 Buildings are not more than 12m in height; and PS 28.3 The maximum length of any one plane of the building is 15 metres adjacent a street frontage.
2 Access and circulation	
SO29 Morris Road West extends into the Preferred Use Area to enable access to the Preferred Use area via the signalised intersection.	PS 29.1 Figure 4.5 demonstrates an indicative location of the internal access to the Preferred Use Area.
SO30 An internal service road is constructed.	PS 30.1 An indicative location of the internal service road is shown on Figure 4.5.
SO31 Buildings at the rear of the site are designed and located to attenuate noise to adjoining noise sensitive uses.	
(H) INCONSISTENT USES	
SO32 The following uses are inconsistent with the purpose of the Frame Business Zone code and are not located in the Frame Business Zone: <ul style="list-style-type: none"> Accommodation unit – <i>in Preferred Use Areas 10 and 11 if located on the ground floor AND in Preferred Use Areas 12, 13, 13A and 14</i> Aerodrome Business Premises – <i>in Preferred Use Areas 12, 13, and 13A</i> Caravan park Duplex dwelling Entertainment outdoor Food Service – <i>in Preferred Use Areas 13</i> General industry Hotel – <i>in Preferred Use Areas 11, 12, 13 and 14</i> Industry with substantial impacts Multiple Dwelling – <i>in Preferred Use Areas 10 and 11 and located on the ground floor AND in Preferred Use Areas 12, 13, 13A and 14</i> Outdoor Sales Premises – <i>in Preferred Use Areas 10, 11, and 13</i> Rural activities Service Trade – <i>in Preferred Use Areas 10, 11, 13 and 13A</i> Shop – <i>in Preferred Use Areas 11 and 13</i> Showroom/super store – <i>in Preferred Use Areas 10, 12 and 14 if the GFA is more than 500m² AND – in Preferred Use Areas 11 and 13A AND in Preferred Use Area 13 if the GFA is less than 500m²</i> Sport and recreation outdoor Stable Warehouse – <i>in Preferred Use Areas 10, 11, 13, 13A and 14.</i> 	

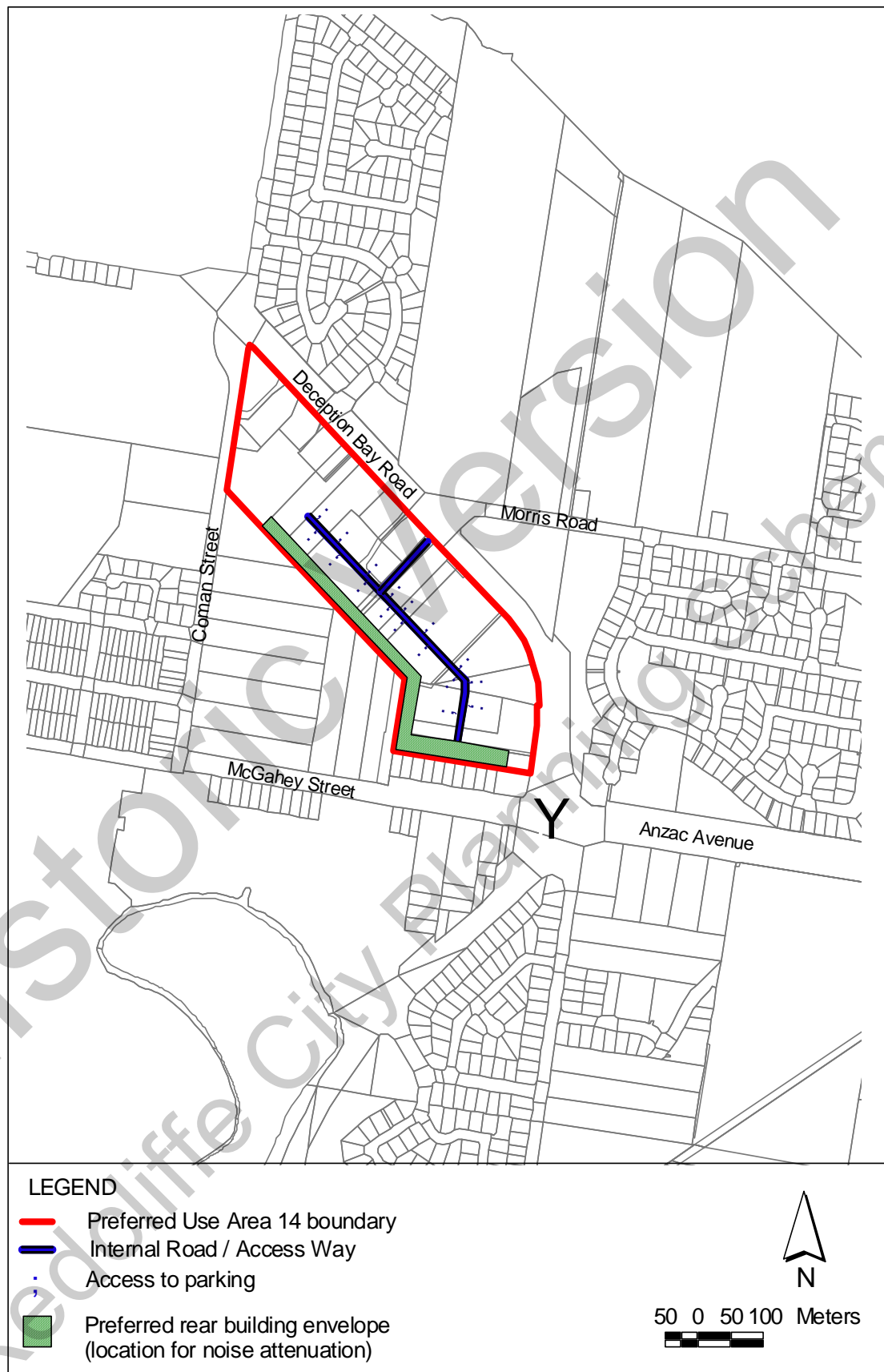


Figure 4.5 – Access and Circulation Preferred Use Area 14

4.6 INDUSTRY ZONE

4.6.1 ASSESSMENT CATEGORIES FOR THE INDUSTRY ZONE

The assessment categories are identified for development in the Industry Zone in column 2 of Tables 4.6.1 and 4.6.2 as follows:

- 1) Table 4.6.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.6.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.6.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE INDUSTRY ZONE

- 1) The relevant assessment criteria in the Industry Zone are referred to in Column 3 of tables 4.6.1 and 4.6.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.6.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE INDUSTRY ZONE

A use is an inconsistent use in the Industry Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.6.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.6.1- ASSESSMENT CATEGORIES OR RELEVANT ASSESSMENT CRITERIA FOR THE INDUSTRY ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

SOUTH EAST QUEENSLAND REGIONAL PLAN

- The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit (inconsistent)	Impact	Industry Zone Code
Aerodrome	a) Code – <i>in Preferred Use Area 15 if Class B</i> b) Impact – <i>in Preferred Use Area 15 if Class A</i>	Industry Zone Code Citywide Code Business and Commercial Uses Code (Class B only)
Aerodrome (inconsistent)	Impact – <i>in Preferred Use Area 16, 17, 18 and 19</i>	Industry Zone Code
Business premises	Impact	Industry Zone Code Business and Commercial Uses Code
Car park	Code	Business and Commercial Uses Code Industry Zone Code Citywide Code
Caravan park (inconsistent)	Impact	Industry Zone Code
Caretaker's residence	Self Code – <i>if the assessment criteria for self assessment is not met</i>	Residential Uses Code – section 6.9.7(1)(a) Residential Uses Code Industry Zone Code Citywide Code
Club	Impact	Business and Commercial Uses Code Industry Zone Code Citywide Code
Community well-being facilities (inconsistent)	Impact	Industry Zone Code
Community well-being infrastructure	Impact	Community Uses Code Industry Zone Code Citywide Code
Display home /Estate sales office (inconsistent)	Impact	Industry Zone Code
Duplex dwelling (inconsistent)	Impact	Industry Zone Code
Education centre	Impact – <i>in Preferred Use Area 16 and 19</i>	Community Uses Code Industry Zone Code Citywide Code
Education centre (inconsistent)	Impact – <i>in Preferred Use Areas 15, 17 and 18</i>	Industry Zone Code
Employment related storage (inconsistent)	Impact	Industry Zone Code
Entertainment outdoor (inconsistent)	Impact	Industry Zone Code
Food service	Code – <i>if the GFA is 20m² or less</i>	Business and Commercial Uses Code Industry Zone Code Citywide Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
	Impact – <i>if the GFA is more than 20m²</i>	Business and Commercial Uses Code Industry Zone Code Citywide Code
General industry	Code - <i>in Preferred Use Area 18</i>	Industrial Uses Code Industry Zone Code Citywide Code
	Impact – <i>in Preferred Use Area 15, 16, 17 and 19</i>	Industrial Uses Code Industry Zone Code Citywide Code
Government infrastructure	Exempt	
Home based business (inconsistent)	Impact	Industry Zone Code
Hotel (inconsistent)	Impact	Industry Zone Code
House (inconsistent)	Impact	Industry Zone Code
Indoor entertainment, sport or recreation	Impact	Business and Commercial Uses Code Industry Zone Code Citywide Code
Industry with substantial impacts	Impact	Industrial Uses Code Industry Zone Code Citywide Code
Market	Impact	Business and Commercial Uses Code Industry Zone Code Citywide Code
Multiple dwelling (inconsistent)	Impact	Industry Zone Code
Outdoor sales premises	Code	Business and Commercial Uses Code Industry Zone Code Citywide Code
Park (inconsistent)	Impact	Industry Zone Code Parks and Recreation Code
Relative's accommodation (inconsistent)	Impact	Industry Zone Code
Rural activities (inconsistent)	Impact	Industry Zone Code
Service station	Impact	Business and Commercial Uses Code Industry Zone Code Citywide Code
Service trade	Self – <i>in Preferred Use Areas 17 and 18</i>	Industry Uses Code – section 6.6.3(1)(b)
	Code – <i>in Preferred Use Areas 17 and 18 if the assessment criteria for self assessment is not met</i>	Industry Uses Code Industry Zone Code Citywide Code
	Code - <i>in Preferred Use Area 15, 16 and 19</i>	Industry Uses Code Industry Zone Code Citywide Code
Shop	Code – <i>if GFA is 50m² or less</i>	Business and Commercial Uses Code Industry Zone Code Citywide Code
	Impact – <i>if the GFA is more than 50m²</i>	Business and Commercial Uses Code Industry Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact	Industry Zone Code
Special needs housing (inconsistent)	Impact	Industry Zone Code
Sport and recreation outdoor (inconsistent)	Impact	Industry Zone Code
Stable (inconsistent)	Impact	Industry Zone Code
Transport interchange	Impact	Community Uses Code Industry Zone Code Citywide Code
Utility installation	Impact	Building and Works Code Industry Zone Code Citywide Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Warehouse	a) Self	Industrial Uses Code – section 6.6.3(1)(b)
	b) Code – <i>if the assessment criteria for self assessment is not met</i> c) Impact – <i>in Preferred Use Area 15</i>	Industrial Uses Code Industry Zone Code Citywide Code
Other undefined uses except a road	Impact	To be determined by Council

TABLE 4.6.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA IN THE INDUSTRY ZONE – OTHER DEVELOPMENT

NOTE:

SOUTH EAST QUEENSLAND REGIONAL PLAN

- No further subdivision is able to occur within the Regional Landscape and Rural Production Area in accordance with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026, unless the subdivision meets an exemption in Division 3.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building works (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code Industry Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Code	Signage Code Industry Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a lot Code Industry Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code Industry Zone Code Citywide Code
	Exempt – <i>if less than 10m³</i>	

Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Industry Zone Code Citywide Code
Other development	Exempt	

4.6.4 INDUSTRY ZONE CODE

The provisions in this division comprise the Industry Zone Code. They are -

- 1) compliance with the Industry Zone Code (section 4.6.5);
- 2) overall outcomes for the Industry Zone Code (section 4.6.6); and
- 3) Assessment criteria (section 4.6.7);

4.6.5 COMPLIANCE WITH THE INDUSTRY ZONE CODE

Development that complies with the specific outcomes in section 4.6.7 complies with the Industry Zone Code.

4.6.6 OVERALL OUTCOMES FOR THE INDUSTRY ZONE

- 1) The overall outcomes are the purpose of the Industry Zone Code.
- 2) The overall outcomes¹ sought for the Industry Zone are the following -
 - A) The co-location of businesses that manufacture and produce goods and services to support the City and the region.
 - B) Industries with impacts that are compatible with both the natural environment and surrounding land uses.
 - C) The impacts of industrial development on surrounding incompatible land uses are minimal.
 - D) Development infrastructure supplied matches the needs of the use and the locality.
 - E) The Industry Zone is an area primarily for industrial use with associated services that support the uses and employees.
 - F) Development is designed to integrate with existing and planned development in the zone and preferred use area.
 - G) Development in the Industry Zone has the following characteristics:
 - i) The character, location, siting, bulk, scale, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonably expected in the zone and preferred use area by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or type of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone and preferred use area is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonable expected for the zone and preferred use area;
 - vii) Noise generated by the development is within the levels expected for the zone and preferred use area;

¹ The Overall Outcomes of Section 4.6.6 apply to consistent uses and inconsistent uses

- viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
- ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone and preferred use area; and
- x) The development does not generate negative community impact including impacts on:
 - (a) Community identity, cohesion and cultural practises; and
 - (b) Community health and wellbeing; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
- xi) The development does not generate adverse economic impacts on existing or planned facilities or services.

Preferred Use Area 15 – the Aerodrome

- H) Preferred Use Area 15 - the Aerodrome provides for local and regional aviation needs.
- I) Businesses and industries located in Preferred Use Area 15 are clearly associated with the aerodrome and aviation activities.
- J) Land use in Preferred Use Area 15 is compatible with the operation and safety of the aerodrome.

Preferred Use Area 16 – Rothwell

- K) Specialised service trades, research or high technology uses, storage and distribution activities are located in Preferred Use Area 16 – Rothwell.
- L) Uses located in Preferred Use Area 16 are clean activities that have no adverse impact to the adjacent environment, particularly Hays Inlet in regard to water quality, waste products, noise, vibrations and emissions such as smell, dust, fumes and vapours.

Preferred Use Area 17 – Light Industry

- M) Local and small scale industrial uses which have minimal external impacts not producing excessive dust, fumes, noise smell vapours vibrations or waste products are located in Preferred Uses Area 17.

Preferred Use Area 18 – General Industry

- N) Preferred Use Area 18 provides for a wide range of manufacturing, storage, distribution, and related activities with manageable environmental impacts.

Preferred Use Area 19 – TAFE

- O) Local and small-scale industrial uses with a synergy with the TAFE are located in Preferred Use Area 19.

4.6.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcomes (A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE		Probable Solutions
SO1	Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	PS 1.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
1 Off-site impacts		
SO2	External lighting sources on the site do not detrimentally affect nearby residential areas.	PS 2.1 Shielding devices are installed on external lights directing light away from residences; and PS 2.2 External lights are directed within the site.
SO3	Stormwater drainage does not result in unacceptable water quality or erosion impacts.	
NOTE: Please see s 8.10, <i>Planning Scheme Policy 10 - Works</i> for guidance on achieving this outcome		
SO4	Emissions of contaminants or potential contaminants do not extend beyond the boundaries of the site and do not adversely affect the surrounding environment.	
2 Amenity		
SO5	General Industries maintain the amenity of residential areas and uses.	PS 5.1 The separation distance between general industries and residential uses is at least 200m.
SO6	Industrial uses contribute positively to the amenity of an area through compatible: <ul style="list-style-type: none"> a) noise environments; b) traffic conditions; and c) emissions. 	

Specific Outcomes		Probable Solutions
3 Access		
SO7	Streets providing access to industrial uses are constructed to a standard to allow industrial vehicles access without affecting the amenity of the area.	
SO8	Access is safe, practicable and complementary to the amenity of surrounding land uses.	
SO9	Minimal car parking is provided in front of buildings along the Anzac Avenue frontage.	PS 9.1 A minimum of 10% up to a maximum of 25% of the required car parking spaces for the development are located between the front of buildings and the Anzac Avenue frontage. PS 9.2 Parking and service areas are provided at the sides and to the rear of buildings.
4 Supporting uses		
SO10	Non-industrial uses have a direct nexus to industrial uses and are of a scale that serve the workforce of the zone.	
5 On-site sales		
SO11	The sale of goods manufactured or produced on site is a minor part of the use.	PS 11.1 The maximum amount of GFA to be dedicated to the on site sale of goods is 25% of the total GFA of the development.
(B) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 15 – THE AERODROME		
SO12	Business, industrial uses and recreational activities are associated with aviation industry including: a) training; b) recreation; c) sport; d) tourism; e) meteorology; f) communication facilities including air traffic control; g) navigation facilities; h) aircraft servicing or maintenance facilities; i) aircraft repair facilities; j) aircraft manufacturing facilities; and k) aircraft museum are located in Preferred Use Area 15.	
SO13	Building heights are compatible with the primary use of the aerodrome.	
(C) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 16 – ROTHWELL		
SO14	Moderate to small-scale business and industry including: a) specialised service trades that are not associated with the automotive industry; b) activities involving specialised research or high technology; c) storage and distribution activities; and d) indoor recreation, sports or institutional uses are located in Preferred Use Area 16.	
(D) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 17 – LIGHT INDUSTRY		
SO15	Small-scale industrial uses which are clean activities not producing excessive dust, fumes, noise, smell, vapours, vibrations or waste products are located in Preferred Use Area 17.	

Specific Outcomes	Probable Solutions
<p>SO16 Land uses normally associated with small scale industrial activity such as:</p> <ul style="list-style-type: none"> a) caretakers residence; b) food service; c) service trade; d) outdoor sales premises; and e) warehouse <p>are located in Preferred Use Area 17.</p>	
(E) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 18 – GENERAL INDUSTRY	
<p>SO17 A wide range of manufacturing, storage, distribution, and related activities, characterised by environmental impacts that are manageable and include:</p> <ul style="list-style-type: none"> a) caretakers residence; b) food service; c) general industry; d) market; e) outdoor sales premises; f) service station; g) service trade; and h) warehouse <p>are located in Preferred Use Area 18.</p>	
(F) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 19 - TAFE	
<p>SO18 Small-scale industrial uses that are clean activities not producing excessive dust, fumes, noise, smell, vapours, vibrations or waste products are located in Preferred Use Area 19.</p>	
<p>SO19 Land uses are those normally associated with small scale industrial activity such as:</p> <ul style="list-style-type: none"> a) caretakers residence; b) food service; c) service station; d) service trade; e) outdoor sales premises; and f) warehouse <p>are located in Preferred Use Area 19.</p>	
(G) INCONSISTENT USES	

Specific Outcomes	Probable Solutions
<p>SO20 The following uses are inconsistent with the purpose of the Industry zone code and are not located in the Industry Zone:</p> <ul style="list-style-type: none"> Accommodation unit Aerodrome (except in Preferred Use Area 15) Caravan park Community well-being facilities Display home /Estate sales office Duplex dwelling Education centre (except in Preferred Use Area 16 and 19) Employment related storage Entertainment outdoor Home based business Hotel House Multiple dwelling Park Relative's accommodation Rural activities Showroom/super store Special needs housing Sport and recreation outdoor Stable. 	

4.7 HEALTH SERVICES ZONE

4.7.1 ASSESSMENT CATEGORIES FOR THE HEALTH SERVICES ZONE

The assessment categories are identified for development in the Health Services Zone in column 2 of Tables 4.7.1 and 4.7.2 as follows:

- 1) Table 4.7.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.7.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.7.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE HEALTH SERVICES ZONE

- 1) The relevant assessment criteria in the Health Services Zone are referred to in Column 3 of tables 4.7.1 and 4.7.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.7.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE HEALTH SERVICES ZONE

A use is an inconsistent use in the Health Services Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.7.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.7.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE HEALTH SERVICES ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit	Code – <i>in Preferred Use Area 20 up to 2 storeys</i>	Residential Uses Code Health Services Zone Code Citywide Code
	Impact – <i>in all other cases</i>	Residential Uses Code Health Services Zone Code Citywide Code
Aerodrome (inconsistent)	Impact	Health Services Zone Code
Business premises	Code	Business and Commercial Uses Code Health Services Zone Code Citywide Code
Car park	Code	Business and Commercial Uses Code Health Services Zone Code Citywide Code
Caravan park (inconsistent)	Impact	Health Services Zone Code
Caretaker's Residence	Self	Residential Uses Code – section 6.9.7(1)(a)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Residential Uses Code Health Services Zone Code Citywide Code
Club (inconsistent)	Impact	Health Services Zone Code
Community well-being facilities	Code	Community Uses Code Health Services Zone Code Citywide Code
Community well-being infrastructure	Code	Community Uses Code Health Services Zone Code Citywide Code
Display home /Estate sales office (inconsistent)	Impact	Health Services Zone Code
Duplex dwelling	Code	Residential Uses Code Health Services Zone Code
Education centre	Impact	Community Uses Code Health Services Zone Code Citywide Code
Employment related storage	Impact	Residential Uses Code Health Services Zone Code Citywide Code
Entertainment outdoor (inconsistent)	Impact	Health Services Zone Code
Food service	Code – <i>in Preferred Use Area 20</i>	Business and Commercial Uses Code Health Services Zone Code Citywide Code
Food Service (inconsistent)	Impact – <i>in Preferred Use Area 21</i>	Health Services Zone Code
General industry (inconsistent)	Impact	Health Services Zone Code
Government infrastructure	Exempt	
Home based business	Code	Residential Uses Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
		Health Services Zone Code Citywide Code
Hotel (inconsistent)	Impact	Health Services Zone Code
House	Impact	Residential Uses Code Health Services Zone Code Citywide Code
Indoor entertainment, sport or recreation (inconsistent)	Impact	Health Services Zone Code
Industry with substantial impacts (inconsistent)	Impact	Health Services Zone Code
Market (inconsistent)	Impact	Health Services Zone Code
Multiple dwelling	Code – <i>in Preferred Use Area 20 if the height of the building is up to 2 storeys</i>	Residential Uses Code Health Services Zone Code Citywide Code
	Impact – <i>in Preferred Use Area 20 if the height of the building is 3 storeys</i>	Residential Uses Code Health Services Zone Code Citywide Code
Multiple Dwelling (inconsistent)	Impact – <i>in Preferred Use Area 21</i>	Health Services Zone Code
Outdoor sales premises (inconsistent)	Impact	Health Services Zone Code
Park	Code	Park and Recreation Code Health Services Zone Code Citywide Code
Relative's accommodation	Code	Residential Uses Code Health Services Zone Code Citywide Code
Rural activities (inconsistent)	Impact	Health Services Zone Code
Service station (inconsistent)	Impact	Health Services Zone Code
Service trade	Code – <i>in Preferred Use Area 20</i>	Industrial Uses Code Health Services Zone Code Citywide Code
Service Trade (inconsistent)	Impact – <i>in Preferred Use Area 21</i>	Health Services Zone Code
Shop	Code – <i>in Preferred Use Area 20</i>	Business and Commercial Uses Code Health Services Zone Code Citywide Code
Shop (inconsistent)	Impact – <i>in Preferred Use Area 21</i>	Health Services Zone Code
Showroom/super store (inconsistent)	Impact	Health Services Zone Code
Special needs housing	Code	Community Uses Code Residential Uses Code Health Services Zone Code Citywide Code
Sport and recreation outdoor (inconsistent)	Impact	Health Services Zone Code
Stable (inconsistent)	Impact	Health Services Zone Code
Transport interchange	Impact	Community Uses Code Health Services Zone Code Citywide Code
Utility installation	Impact	Building and Works Code Health Services Zone Code Citywide Code
Warehouse (inconsistent)	Impact	Health Services Zone Code
Other undefined Uses except a road	Impact	To be determined by Council

TABLE 4.7.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE HEALTH SERVICES ZONE – OTHER DEVELOPMENT

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code Health Services Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Code	Signage Code Health Services Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a lot Code Health Services Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code Citywide Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Health Services Zone Code Citywide Code
Other development	Exempt	

4.7.4 HEALTH SERVICES ZONE CODE

The provisions in this division comprise the Health Services Zone code. They are -

- 1) compliance with the Health Services Zone code (section 4.7.5);
- 2) overall outcomes for the Health Services Zone (section 4.7.6); and
- 3) Assessment Criteria (Section 4.7.7)

4.7.5 COMPLIANCE WITH THE HEALTH SERVICES ZONE CODE

Development that complies with the acceptable solutions or specific outcomes in sections 4.7.7 complies with the Health Services Zone code.

4.7.6 OVERALL OUTCOMES FOR THE HEALTH SERVICES ZONE

- 1) The overall outcomes are the purpose of the Health Services Zone code.
- 2) The overall outcomes¹ sought for the Health Services Zone are the following -
 - A) The Health Service Zone is the primary location for the delivery of health or medical services.
 - B) Building height is suitable for the amenity of the location and compatible with existing buildings and structures.
 - C) The co-location of health and medical services, using the synergy of established medical facilities.
 - D) Development is designed to integrate with existing and planned development in the zone and preferred use area.
 - E) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
 - F) Development is of a type, scale and form which is consistent with the existing and planned development in the Health Services Zone and preferred use area.
 - G) Development in the Health Services Zone has the following characteristics:
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonable expected in the zone and preferred use area by reason of:
 - (a) parking areas on the premises and off the premises; or
 - (b) the number or type of vehicle movement; or
 - (c) the manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone and preferred use area is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonably expected for the zone and preferred use area;

¹ The Overall Outcomes of Section 4.7.6 apply to consistent uses and inconsistent uses

- vii) Noise generated by the development is within the levels expected for the zone and preferred use area;
 - viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
 - ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm environmental nuisance, a nuisance or degradation of the nature conservation values of the zone and preferred use area; and
 - x) The development does not generate negative community impact, including impacts on:
 - (a) community identity, cohesion and cultural practises; and
 - (b) community health and wellbeing; and
 - (c) access to community services and facilities required to support the needs of the community; and
 - (d) personal safety; and
 - (e) property security; and
 - (f) housing choice. Mix, cost and location; and
 - (g) access to employment and education; and
 - xi) The development does not generate adverse economic impacts on existing or planned facilities or services.
- H) Preferred Use Area 20 - Redcliffe Hospital is a mixed use zone and:
- i) is the primary location for business, and industry for specialised technical or professional services related to health care;
 - ii) provides for residential uses for accommodation to support the delivery of health or medical services hospital visitors and hospital staff;
 - iii) contains shops that sell products of a medical or therapeutic nature; and
 - iv) accommodates food services for the convenience of the hospital and health care community.
- I) Preferred Use Area 21 – Peninsula Private Hospital provides medical and health services which are compatible with the surrounding location.

4.7.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE		Probable Solution
SO1	Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	PS 1.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
1 Off-site impacts		
SO2	Development is complementary to and compatible with the amenity of the surrounding area be it residential, industrial or the provision of health care.	
2 Urban Design		
SO3	Development contributes to active street frontages with buildings that address the street and contribute positively to the streetscape.	PS 3.1 Entries and active uses face the street from which pedestrian access is gained; and PS 3.2 From the front of the building there are direct views out to the street.
		PS 3.3 The entry to the building is easily seen or identified from the street PS 3.4 Walls of buildings fronting the street are not blank. PS 3.5 Buildings on corner allotments address both street frontages.
SO4	A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.	
3 Access		

Specific Outcome		Probable Solution
SO5	Adequate off-street parking is provided.	PS 5.1 Car parking is provided in accordance with s 7.2, <i>Schedule 2 - Car Parking</i> .
SO6	Pedestrian and bicycle routes are provided.	
SO7	Facilities for pedestrians and cyclists are provided which support alternative transport to the private motor vehicle.	PS 7.1 The premises provides: a) footpaths/cyclepaths; b) access for people with disabilities; and c) pram crossings at road intersections. PS 7.2 Where there are both more than 10 employees and more than 500m ² of GFA, staff change rooms and showers and secure bike storage areas are provided on site.
SO8	Shelters are provided for existing public bus stops.	
4 Streetscape design		
SO9	Streetscape design supports use by people using medical and health facilities.	
SO10	Landscaping includes seating opportunities.	
SO11	Streetscape design supports after hours use of the area.	
(B) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 20 – REDCLIFFE HOSPITAL		
SO12	Developments are of a health or medical nature.	PS 12.1 Provision of health and medical related care.
SO13	Provision of services with a nexus to health and medical related services that are compatible with the amenity and future intended use of the Preferred Use Area are provided. Such services may include: a) community well-being facilities; b) retail uses; c) industry; d) business uses; and e) residential uses.	
SO14	Residential uses that support family and friends of those receiving health or medical care are provided.	PS 14.1 Residential development provides Serviced accommodation.
SO15	Small scale non-health related convenience retailing that does not detract from the Retail Core Zone of Redcliffe Seaside Village is provided.	PS 15.1 Non-health related convenience retailing uses are restricted to 50m ² of gross floor area.
SO16	Development contributes to active and safe streets for pedestrians.	PS 16.1 Entrance ways and windows face the street; and PS 16.2 Pedestrian paths and entries are clearly defined; and PS 16.3 Landscaping is provided in accordance with s 7.4, <i>Schedule 4 – Landscaping</i> .
SO17	A reduced number of access points from Anzac Avenue is achieved.	PS 17.1 Adjacent uses share driveways and parking facilities.
(C) WHERE DEVELOPMENT IS LOCATED IN PREFERRED USE AREA 21 – PENINSULA PRIVATE HOSPITAL		
SO18	Development is associated with and complementary to the Peninsula Private Hospital.	
SO19	Development that does not deliver medical or health services is inconsistent with this preferred use area.	
SO20	Residential uses are of a scale and density consistent with the character and amenity of the adjacent zones.	

Specific Outcome (D) INCONSISTENT USES	Probable Solution
<p>SO21 The following uses are inconsistent with the purpose of the Health Services Zone code and are not located in the Health Services Zone:</p> <ul style="list-style-type: none"> Aerodrome Caravan park Club Display home /Estate sales office Entertainment outdoor Food Service (in Preferred Use Area 21) General industry Hotel Indoor entertainment, sport or recreation Industry with substantial impacts Market Multiple Dwelling (in Preferred Use Area 21) Outdoor sales premises Rural activities Service station Service Trade (in Preferred Use Area 21) Shop (in Preferred Use Area 21) Showroom/super store Sport and recreation outdoor Stable Warehouse. 	

4.8 COMMUNITY PURPOSES ZONE

4.8.1 ASSESSMENT CATEGORIES COMMUNITY PURPOSES ZONE

The assessment categories are identified for development in the Community Purposes Zone in column 2 of Tables 4.8.1 and 4.8.2 as follows:

- 1) Table 4.8.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.8.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.8.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE COMMUNITY PURPOSES ZONE

- 1) The relevant assessment criteria in the Community Purposes Zone are referred to in Column 3 of tables 4.8.1 and 4.8.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.8.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE COMMUNITY PURPOSES ZONE

A use is an inconsistent use in the Community Purposes Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.8.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.8.1- ASSESSMENT CATERGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE COMMUNITY PURPOSES ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

SOUTH EAST QUEENSLAND REGIONAL PLAN

- The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit	Impact	Residential Uses Code Community Purposes Zone Code Citywide Code
Aerodrome (inconsistent)	Impact	Community Purposes Zone Code
Business premises	Impact	Business and Commercial Uses Code Community Purposes Zone Code Citywide Code
Car park	Code	Business and Commercial Uses Code Community Purposes Zone Code Citywide Code
Caravan park (inconsistent)	Impact	Community Purposes Zone Code
Caretaker's residence	Self	Residential Uses Code – section 6.9.3(1)(a)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Residential Uses Code
Club	Impact	Business and Commercial Uses Code Community Purposes Zone Code Citywide Code
Community well-being facilities	Code	Community Uses Code Community Purposes Zone Code Citywide Code
Community well-being infrastructure	Code	Community Uses Code Community Purposes Zone Code Citywide Code
Display home /Estate sales office (inconsistent)	Impact	Community Purposes Zone Code
Duplex dwelling	Impact	Residential Uses Code Community Purposes Zone Code Citywide Code
Education centre	Impact	Community Uses Code Community Purposes Zone Code Citywide Code
Employment related storage	Code	Residential Uses Code Community Purposes Zone Code Citywide Code
Entertainment outdoor	Impact	Parks and Recreation Code Community Purposes Zone Code Citywide Code
Food service (inconsistent)	Impact	Community Purposes Zone Code
General industry (inconsistent)	Impact	Community Purposes Zone Code
Government infrastructure	Exempt	

4.8 – Community Purposes Zone

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Home based business	Impact	Residential Uses Code Community Purposes Zone Code Citywide Code
Hotel (inconsistent)	Impact	Community Purposes Zone Code
House	Impact	Residential Uses Code Community Purposes Zone Code Citywide Code
Indoor entertainment, sport or recreation	Impact	Business or Commercial Uses Code Community Purposes Zone Code Citywide Code
Industry with substantial impacts (inconsistent)	Impact	Community Purposes Zone Code
Market	Impact	Business or Commercial Uses Code Community Purposes Zone Code Citywide Code
Multiple dwelling	Impact	Residential Uses Code Community Purposes Zone Code Citywide Code
Outdoor sales premises	Impact	Business or Commercial Uses Code Community Purposes Zone Code Citywide Code
Park	Code	Community Purposes Zone Code Parks and Recreation Code Citywide Code
Relative's accommodation	Impact	Residential Uses Code Community Purposes Zone Code Citywide Code
Rural activities (inconsistent)	Impact	Community Purposes Zone Code
Service station (inconsistent)	Impact	Community Purposes Zone Code
Service trade (inconsistent)	Impact	Community Purposes Zone Code
Shop (inconsistent)	Impact	Community Purposes Zone Code
Showroom/super store (inconsistent)	Impact	Community Purposes Zone Code
Special needs housing	Impact	Community Uses Residential Uses Code Community Purposes Zone Code Citywide Code
Sport and recreation outdoor	Impact	Parks and Recreation Code Community Purposes Zone Code Citywide Code
Stable (inconsistent)	Impact	Community Purposes Zone Code
Transport interchange	Impact	Community Uses Code Community Purposes Zone Code Citywide Code
Utility installation	Impact	Building and Works Code Community Purposes Zone Code Citywide Code
Warehouse (inconsistent)	Impact	Community Purposes Zone Code
Other undefined Uses except a road	Impact	To be determined by Council

TABLE 4.8.2 – ASSESSMENT CATEGORIES AND RELEVANT CRITERIA FOR THE COMMUNITY PURPOSES ZONE – OTHER DEVELOPMENT

NOTE:**SOUTH EAST QUEENSLAND REGIONAL PLAN**

- No further subdivision is able to occur within the Regional Landscape and Rural Production Area in accordance with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026, unless the subdivision meets an exemption in Division 3.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code Community Purposes Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Code	Signage Code Community Purposes Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a lot Code Community Purposes Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code Community Purposes Zone Code Citywide Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Community Purposes Zone Code Citywide Code
Other development	Exempt	

4.8.4 COMMUNITY PURPOSES ZONE CODE

The provisions in this division comprise the Community Purposes Zone code. They are—

- 1) compliance with the Community Purposes Zone code (section 4.8.5);
- 2) overall outcomes for the Community Purposes Zone (section 4.8.6); and
- 3) Assessment criteria (section 4.8.7).

4.8.5 COMPLIANCE WITH THE COMMUNITY PURPOSES ZONE CODE

Development that complies with the specific outcomes in section 4.8.7, complies with the Community Purposes Zone code.

4.8.6 OVERALL OUTCOMES FOR THE COMMUNITY PURPOSES ZONE

- 1) The overall outcomes are the purpose of the Community Purposes Zone code.
- 2) The overall outcomes¹ sought for the Community Purposes Zone are the following –
 - A) The Redcliffe Peninsula community is supported through provision of facilities, services and infrastructure.
 - B) Community facilities are easily accessible to their user groups using forms of transport other than the private motor vehicle.
 - C) Community infrastructure, community-wellbeing facilities and education facilities provide community benefit without impacting adversely on neighbouring uses.
 - D) Development is designed to integrate with existing and planned development in the zone.
 - E) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone.
 - F) Development is of a type, scale and form which is consistent with the existing and planned development in the Community Purposes Zone.
 - G) Development in the Community Purposes Zone has the following characteristics;
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone; and
 - iii) The development does not generate traffic movements or hazards than is reasonably expected in the zone by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or types of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonably expected for the zone; and
 - vii) Noise generated by the development is within the levels expected for the zone; and

¹ The Overall Outcomes of Section 4.8.6 apply to consistent uses and inconsistent uses

- viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
- ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservation values of the zone; and
- x) The development does not generate negative community impact, including impacts on;
 - (a) Community identity, cohesion and cultural practices; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
- xi) The development does not generate adverse economic impacts on existing or planned facilities or services.

4.8.7 Assessment Criteria

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE	Probable Solution
SO1 Development in the zone provides for the community's needs for infrastructure, community well-being facilities and education.	
SO2 Community well-being facilities and community well-being infrastructure are located where they serve residents, employees and visitors.	
SO3 Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	PS 3.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
SO4 Community uses are located within walking distance of the target population or in close proximity of public transport networks.	PS 4.1 Community Uses are within 800m of 75% of the target population.
SO5 The preferred uses within the zone are: <ul style="list-style-type: none"> a) community well-being infrastructure; b) community well-being facilities; c) education centre; d) public transport infrastructure including a transport interchange; e) emergency services; and f) utility installation. 	
SO6 Development clearly provides for community needs.	

Specific Outcome	Probable Solution
<p>S07 Education Centres are developed on the preferred sites designated on the Building Heights Plan.</p>	<p>PS 7.1 A building and a structure for a Education Centre does not exceed the number of storeys and height specified on the Building Heights Plan unless otherwise specified in the probable solutions and specific outcomes of the Community Purposes Zone Code.</p> <p>PS 7.2 A building and structure in the Community Purposes Zone does not exceed in the case of:</p> <ul style="list-style-type: none"> a) Education Centres to be developed on the preferred sites designated on the Building Heights Plan, 4 storeys and 15m, in height; and b) development other than that specified in paragraph (a), the number of storeys and height specified on the Building Heights Plan
<p>S08 Developments that locate in the zone contribute positively to the amenity of the surrounding area.</p>	<p>PS 8.1 Setbacks to incompatible land uses are provided in accordance with s 7.5, <i>Schedule 5 - Separation of incompatible land uses.</i></p> <p>PS 8.2 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.</p>
(B) INCONSISTENT USES	
<p>S09 The following uses are inconsistent with the purpose of the Community Purposes Zone code and are not located in the Community Purposes Zone:</p> <ul style="list-style-type: none"> Aerodrome Caravan park Display home /Estate sales office Food service General industry Hotel Industry with substantial impacts Rural activities Service station Service trade Shop Showroom/super store Stable Warehouse 	

4.9 OPEN SPACE AND RECREATION ZONE

4.9.1 ASSESSMENT CATEGORIES OPEN SPACE AND RECREATION ZONE

The assessment categories are identified for development in the Open Space and Recreation Zone in column 2 of Tables 4.9.1 and 4.9.2 as follows:

- 1) Table 4.9.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.9.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.9.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE OPEN SPACE AND RECREATION ZONE

- 1) The relevant assessment criteria in the Open Space and Recreation Zone are referred to in Column 3 of tables 4.9.1 and 4.9.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.9.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE OPEN SPACE AND RECREATION ZONE

A use is an inconsistent use in the Open Space and Recreation Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.9.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.9.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE OPEN SPACE AND RECREATION ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

SOUTH EAST QUEENSLAND REGIONAL PLAN

- The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 indicates when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit	Impact	Open Space and Recreation Zone Code Residential Uses Code Citywide Code
Aerodrome (inconsistent)	Impact	Open Space and Recreation Zone Code
Business premises (inconsistent)	Impact	Open Space and Recreation Zone Code
Business premises	Code – in Preferred Use Area 23	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
Car park	Impact	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
Caravan park (inconsistent)	Impact	Open Space and Recreation Zone Code
Caretaker's Residence	Self	Residential Uses Code – section 6.9.3(1)(a)
	Code – if the assessment criteria for self assessment is not met	Residential Uses Code Open Space and Recreation Zone Code Citywide Code
Club	Code – in Preferred Use Area 23	Business and Commercial Uses Code Parks and Recreation Code Open Space and Recreation Zone Code Citywide Code
	Impact - where not in PUA 23	Business and Commercial Uses Code Parks and Recreation Code Open Space and Recreation Zone Code Citywide Code
Community well-being facilities	Impact	Community Uses Code Open Space and Recreation Zone Code Citywide Code
Community well-being infrastructure	Impact	Community Uses Code Open Space and Recreation Zone Code Citywide Code
Display home /Estate sales office (inconsistent)	Impact	Open Space and Recreation Zone Code
Duplex dwelling (inconsistent)	Impact	Open Space and Recreation Zone Code
Education centre	Impact	Community Uses Code Open Space and Recreation Zone Code Citywide Code
Employment related storage (inconsistent)	Impact	Open Space and Recreation Zone Code
Entertainment outdoor	Code	Parks and Recreation Code Open Space and Recreation Zone Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Food service	Code – in Preferred Use Area 23	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
	Impact – where not in PUA 23	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
General industry (inconsistent)	Impact	Open Space and Recreation Zone Code
Government infrastructure	Exempt	
Home based business (inconsistent)	Impact	Open Space and Recreation Zone Code
Hotel (inconsistent)	Impact	Open Space and Recreation Zone Code
House (inconsistent)	Impact	Residential Uses Code Open Space and Recreation Zone Code Citywide Code
Indoor entertainment, sport or recreation	Impact	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
Industry with substantial impacts (inconsistent)	Impact	Open Space and Recreation Zone Code
Market	Impact	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
Multiple dwelling (inconsistent)	Impact	Open Space and Recreation Zone Code
Outdoor sales premises (inconsistent)	Impact	Open Space and Recreation Zone Code
Park	Code	Parks and Recreation Code Open Space and Recreation Zone Code Citywide Code
Relative's accommodation (inconsistent)	Impact	Open Space and Recreation Zone Code
Rural activities (inconsistent)	Impact	Open Space and Recreation Zone Code
Sport and recreation outdoor	Code	Parks and Recreation Code Open Space and Recreation Zone Code Citywide Code
Service station (inconsistent)	Impact	Open Space and Recreation Zone Code
Service trade (inconsistent)	Impact	Open Space and Recreation Zone Code
Shop	Code – in Preferred Use Area 23	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
	Impact – where not in PUA 23	Business and Commercial Uses Code Open Space and Recreation Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact	Open Space and Recreation Zone Code
Special needs housing (inconsistent)	Impact	Open Space and Recreation Zone Code
Stable (inconsistent)	Impact	Open Space and Recreation Zone Code
Transport interchange	Impact	Community Uses Code Open Space and Recreation Zone Code Citywide Code
Utility installation	Impact	Building and Works Code Open Space and Recreation Zone Code Citywide Code
Warehouse (inconsistent)	Impact	Open Space and Recreation Zone Code
Other undefined Uses except a road	Impact	To be determined by Council

TABLE 4.9.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE OPEN SPACE AND RECREATION ZONE – OTHER DEVELOPMENT

NOTE:

SOUTH EAST QUEENSLAND REGIONAL PLAN

- No further subdivision is able to occur within the Regional Landscape and Rural Production Area in accordance with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026, unless the subdivision meets an exemption in Division 3.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Type of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code Open Space and Recreation Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Impact	Signage Code Open Space and Recreation Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a lot Code Open Space and Recreation Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code Open Space and Recreation Zone Code Citywide Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(e)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code Open Space and Recreation Zone Code Citywide Code
Other development	Exempt	

4.9.4 OPEN SPACE AND RECREATION ZONE CODE

The provisions in this division comprise the Open Space and Recreation Zone code. They are

-
- 1) compliance with the Open Space and Recreation Zone code (section 4.9.5);
- 2) overall outcomes for the Open Space and Recreation Zone (section 4.9.6); and
- 3) Assessment criteria (section 4.9.7).

4.9.5 COMPLIANCE WITH THE OPEN SPACE AND RECREATION ZONE CODE

Development that complies with the specific outcomes in section 4.9.7, complies with the Open Space and Recreation Zone code.

4.9.6 OVERALL OUTCOMES FOR THE OPEN SPACE AND RECREATION ZONE

- 1) The overall outcomes are the purpose of the Open Space and Recreation Zone code.
- 2) The overall outcomes¹ sought for the Open Space and Recreation Zone are the following -
 - A) The open space system recognises the unique environment of the Redcliffe Peninsula, ranging from the coastal beaches to open spaces in built up urban areas.
 - B) High visual quality and scenic amenity of open space and recreation areas that contribute positively to the City's character for residents and visitors.
 - C) A diverse range of open space and recreational opportunities that meet community needs for land for organised sporting activities and for passive enjoyment of open space by residents and visitors.
 - D) Privately owned premises provide recreation uses that may be commercial operations.
 - E) Linear systems of open space throughout the established part of the City assist the management of drainage and floodwaters.
 - F) The Open Space and Recreation Zone provides land on which to conserve isolated stands of remnant vegetation.
 - G) The cultural landscape values of open space are protected and enhanced.
 - H) Open space provides opportunities for walking and cycling through connecting networks.
 - I) Development is designed to integrate with existing and planned development in the zone.
 - J) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone.
 - K) Development is of a type, scale and form which is consistent with the existing and planned development in the Open Space and Recreation Zone.
 - L) Development in the Open Space and Recreation Zone has the following characteristics;
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone; and
 - iii) The development does not generate traffic movements or hazards than is reasonably expected in the zone by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or types of vehicle movement; or

¹ The Overall Outcomes of Section 4.9.6 apply to consistent uses and inconsistent uses

- (c) The manner of access and manoeuvring to the development; and
- iv) The capacity of the road network in the zone is suitable for the development; and
- v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
- vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonably expected for the zone; and
- vii) Noise generated by the development is within the levels expected for the zone; and
- viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
- ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservation values of the zone; and
- x) The development does not generate negative community impact, including impacts on;
 - (a) Community identity, cohesion and cultural practices; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
- xi) The development does not generate adverse economic impacts on existing or planned facilities or services.

Preferred Use Area 23 – Redcliffe Leagues Club

- M) Preferred Use Area 23, based on the Redcliffe Leagues Club, provides for local and regional sporting activities.
- N) Land in Preferred Use Area 23 is compatible with and ancillary to the operation of the club and associated outdoor facilities and may include short term accommodation, together with shops and business premises in association with the club, as an integrated development.

4.9.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL – WHERE DEVELOPMENT IS LOCATED ANYWHERE IN THE ZONE		Probable Solution
SO1	A wide range of recreational pursuits are provided with the preferred uses being: a) informal recreation; b) cultural activities; c) educational activities; d) sporting activities; and e) limited formal recreation.	
SO2	Food services, other than in Preferred Use Area 23, are subordinate uses of the premises.	PS 2.1 The GFA of food services are limited to 25m².
SO3	Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.	PS 3.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.
SO4	Buildings and structures are limited to the provision of: a) car parking; b) club houses and kiosks; c) play areas; d) public conveniences; e) seating; f) shade structures; and g) shelters.	
SO5	Clubs may incorporate short term accommodation as an ancillary use to the Club.	

Specific Outcome	Probable Solution
<p>SO6 Buildings are sited to complement:</p> <ul style="list-style-type: none"> a) the natural landscapes and topographical features of the site; and b) the surrounding open space area including: <ul style="list-style-type: none"> i) significant views and vistas; ii) natural water systems; and iii) remnant vegetation. 	
<p>SO7 The design, character and scale is compatible with the amenity of the adjacent zones.</p>	<p>PS 7.1 Buildings and structures do not exceed a site cover of 10% of the total area of the premises;</p> <p>AND</p> <p>PS 7.2 Buildings and structures are less than:</p> <ul style="list-style-type: none"> a) 8.5m in height where located on premises adjoining residential zones or uses; or b) 10m where located on premises adjoining all other zones or uses. <p>AND</p> <p>PS 7.3 Separation between incompatible land uses is in accordance with s 7.5, <i>Schedule 5 – Separation of incompatible land uses.</i></p>
<p>SO8 Landscaping retains existing native vegetation where practicable creating a pleasant open space and recreation environment.</p>	
<p>SO9 Parks and open space areas provide opportunities for walking and cycling with connections to paths of adjoining sites, streets or developments.</p>	
<p>SO10 The Open Space and Recreation Zone provides for visual relief from the built environment.</p>	
(B) INCONSISTENT USES	
<p>SO11 The following uses are inconsistent with the purpose of the Open Space and Recreation Zone code and are not located in the Open Space and Recreation Zone :</p> <ul style="list-style-type: none"> Aerodrome Business premises (other than in PUA 23) Caravan Park Display home / Estate sales office Duplex dwelling Employment related storage General Industry Home based business Hotel House Industry with substantial impacts Multiple dwelling Outdoor Sales Premises Relative's accommodation Rural activities Service station Service Trade Showroom / super store Special needs housing Stable Transport interchange Warehouse. 	

4.10 NATURAL VALUES ZONE

4.10.1 ASSESSMENT CATEGORIES NATURAL VALUES ZONE

The assessment categories are identified for development in the Natural Values Zone in column 2 of Tables 4.10.1 and 4.10.2 as follows:

- 1) Table 4.10.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.10.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.10.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE NATURAL VALUES ZONE

- 1) The relevant assessment criteria in the Natural Values Zone are referred to in Column 3 of tables 4.10.1 and 4.10.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

4.10.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE NATURAL VALUES ZONE

A use is an inconsistent use in the Natural Values Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.10.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.10.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE NATURAL VALUES ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

SOUTH EAST QUEENSLAND REGIONAL PLAN

- The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or code assessable development
Accommodation unit	Impact	Residential Uses Code Natural Values Zone Code Citywide Code
Aerodrome (inconsistent)	Impact	Natural Values Zone Code
Business premises	Impact	Business and Commercial Uses Code Natural Values Zone Code Citywide Code
Car park	Impact	Business and Commercial Uses Code Natural Values Zone Code Citywide Code
Caravan park (inconsistent)	Impact	Natural Values Zone Code
Caretaker's residence	Code	Residential Uses Code Natural Values Zone Code Citywide Code
Club (inconsistent)	Impact	Natural Values Zone Code
Community well-being facilities (inconsistent)	Impact	Natural Values Zone Code
Community well-being infrastructure (inconsistent)	Impact	Natural Values Zone Code
Display home /Estate sales office (inconsistent)	Impact	Natural Values Zone Code
Duplex dwelling (inconsistent)	Impact	Natural Values Zone Code
Education centre	Impact	Natural Values Zone Code
Employment related storage (inconsistent)	Impact	Natural Values Zone Code
Entertainment outdoor (inconsistent)	Impact	Natural Values Zone Code
Food service	Impact	Business and Commercial Uses Code Natural Values Zone Code Citywide Code
General industry (inconsistent)	Impact	Natural Values Zone Code
Government infrastructure	Exempt	
Home based business (inconsistent)	Impact	Natural Values Zone Code
Hotel (inconsistent)	Impact	Natural Values Zone Code
House (inconsistent)	Impact	Natural Values Zone Code
Indoor entertainment, sport or recreation (inconsistent)	Impact	Natural Values Zone Code
Industry with substantial impacts (inconsistent)	Impact	Natural Values Zone Code
Market (inconsistent)	Impact	Natural Values Zone Code
Multiple dwelling (inconsistent)	Impact	Natural Values Zone Code
Outdoor sales premises (inconsistent)	Impact	Natural Values Zone Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or code assessable development
Park	Code	Natural Values Zone Code Parks and Recreation Code Citywide Code
Relative's accommodation (inconsistent)	Impact	Natural Values Zone Code
Rural activities (inconsistent)	Impact	Natural Values Zone Code
Service station (inconsistent)	Impact	Natural Values Zone Code
Service trade (inconsistent)	Impact	Natural Values Zone Code
Shop	Impact	Business and Commercial Uses Code Natural Values Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact	Natural Values Zone Code
Special needs housing (inconsistent)	Impact	Natural Values Zone Code
Sport and recreation outdoor	Impact	Parks and Recreation Code Natural Values Zone Code Citywide Code
Stable (inconsistent)	Impact	Natural Values Zone Code
Transport interchange (inconsistent)	Impact	Natural Values Zone Code
Utility installation (inconsistent)	Impact	Natural Values Zone Code
Warehouse (inconsistent)	Impact	Natural Values Zone Code
Other undefined uses except a road	Impact	To be determined by Council

TABLE 4.10.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA IN THE NATURAL VALUES ZONE – OTHER DEVELOPMENT

NOTE:

SOUTH EAST QUEENSLAND REGIONAL PLAN

- No further subdivision is able to occur within the Regional Landscape and Rural Production Area in accordance with Division 3 of the Regulatory Provisions of the SEQ Regional Plan 2005-2026, unless the subdivision meets an exemption in Division 3.

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1)
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code Natural Values Zone Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Impact	Signage Code Natural Values Zone Code Citywide Code
Clearing vegetation not associated with a material change of use	Impact	Natural Values Zone Code Citywide Code
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a lot Code Natural Values Zone Code Citywide Code
Operational works associated with the construction of a public road	Exempt	
Carrying out excavating or filling not associated with a material change of use	Impact	Earthworks Code Natural Values Zone Code Citywide Code
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – (6.1.3(1)(e))
	Code – <i>if the assessment criteria for self assessment is not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Impact	Reconfiguring a Lot Code Natural Values Zone Code Citywide Code
Other development	Exempt	

4.10.4 NATURAL VALUES ZONE CODE

The provisions in this division comprise the Natural Values Zone code. They are -

- 1) compliance with the Natural Values Zone code (section 4.10.5);
- 2) overall outcomes for the Natural Values Zone (section 4.10.6); and
- 3) Assessment Criteria (section 4.10.7);

4.10.5 COMPLIANCE WITH THE NATURAL VALUES ZONE CODE

Development that complies with the specific outcomes in sections 4.10.7, complies with the Natural Values Zone code.

4.10.6 OVERALL OUTCOMES FOR THE NATURAL VALUES ZONE

- 1) The overall outcomes are the purpose of the Natural Values Zone code.
- 2) The overall outcomes¹ sought for the Natural Values Zone are the following -
 - A) The City's biodiversity values are maintained.
 - B) Linkages between significant areas of native vegetation, including riparian corridors are preserved and maintained.
 - C) Areas that have important environmental features including Ramsar Wetlands, Fish Habitat Areas and riparian corridors are protected.
 - D) The conservation value of the zone is retained.
 - E) Development is designed to integrate with existing and planned development in the zone.
 - F) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone.
 - G) Development is of a type, scale and form which is consistent with the existing and planned development in the Natural Values Zone.
 - H) Development in the Natural Values Zone has the following characteristics;
 - i) The character, location, siting, bulk, scale, shape, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone; and
 - iii) The development does not generate traffic movements or hazards than is reasonably expected in the zone by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or types of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonably expected for the zone; and
 - vii) Noise generated by the development is within the levels expected for the zone; and

¹ The Overall Outcomes of Section 4.10.6 apply to consistent uses and inconsistent uses

- viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
- ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservation values of the zone; and
- x) The development does not generate negative community impact, including impacts on;
 - (a) Community identity, cohesion and cultural practices; and
 - (b) Community health and well being; and
 - (c) Access to community services and facilities required to support the needs of the community; and
 - (d) Personal safety; and
 - (e) Property security; and
 - (f) Housing choice, mix, cost and location; and
 - (g) Access to employment and education; and
- xi) The development does not generate adverse economic impacts on existing or planned facilities or services.

4.10.7 ASSESSMENT CRITERIA

(1) Assessment criteria for assessable development

Specific Outcome (A) GENERAL	Probable Solution
<p>SO1 Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development:</p> <ul style="list-style-type: none"> a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook. 	<p>PS 1.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.</p>
<p>SO2 Development does not result in adverse effects as a result of:</p> <ul style="list-style-type: none"> a) loss of habitat values; b) loss of soils or erosion; c) escape of contaminated waters; d) altering the existing ground levels; and e) clearing vegetation. 	
<p>SO3 Development does not cause adverse impacts due to:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions; i) emission of excess nutrients; and j) excess heat and light spillage. 	
<p>SO4 Development has a direct nexus with the management of conservation areas and consistent uses include:</p> <ul style="list-style-type: none"> a) research centres or management facilities; b) low impact facilities for visitors; and c) caretaker's residences. 	
<p>SO5 Buildings or structures are designed to minimise any</p>	

Specific Outcome		Probable Solution
	impact on the conservation values of the area.	
S06	Development is located having regard to links between ecosystems and areas of environmental significance.	
S07	Recreational uses are low key having regard to the environmental significance of the locality.	
S08	Wastes are removed from the site in an environmentally sensitive way.	PS 8.1 Waste is stored and removed without being disposed of on site.
(B) INCONSISTENT USES		
S09	<p>The following uses are inconsistent with the purpose of the Natural Values Zone code and are not located in the Natural Values Zone:</p> <ul style="list-style-type: none"> Aerodrome Caravan park Club Community well-being facilities Community well-being infrastructure Display home /Estate sales office Duplex dwelling Employment related storage Entertainment outdoor General industry Home based business Hotel House Indoor entertainment, sport or recreation Industry with substantial impacts Market Multiple dwelling Outdoor sales premises Relative's accommodation Rural activities Service station Service trade Showroom/super store Special needs housing Stable Transport interchange Utility installation Warehouse. 	

4.11 HARBOUR PURPOSES ZONE

4.11.1 ASSESSMENT CATEGORIES HARBOUR PURPOSES ZONE

The assessment categories are identified for development in the Harbour Purposes Zone in column 2 of Tables 4.11.1 and 4.11.2 as follows:

- 1) Table 4.11.1 – making a material change of use for a use listed in column 1; or
- 2) Table 4.11.2 – other development listed in column 1, including:
 - A) carrying out building work not associated with a material change of use;
 - B) operational work; and
 - C) reconfiguring a lot.

4.11.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE HARBOUR PURPOSES ZONE

- 1) The relevant assessment criteria in the Harbour Purposes Zone are referred to in Column 3 of tables 4.11.1 and 4.11.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.
- 3) Where a conflict arises in the assessment against the codes listed in columns of Tables 4.11.1 and 4.11.2 the assessment criteria of the Harbour Purposes Zone Code and the Harbour Development Code override. Similarly, where the planning scheme policies applicable only to the area of the Harbour Purposes Zone conflict with the other Planning Scheme Policies the first-mentioned policies prevail.

4.11.3 USES CONSISTENT OR INCONSISTENT WITH THE OUTCOMES SOUGHT FOR THE HARBOUR PURPOSES ZONE

A use is an inconsistent use in the Harbour Purposes Zone if –

- 1) A defined use or use class is noted in column 1 of Table 4.11.1 as an inconsistent use; or
- 2) A building or a structure associated with the use exceeds the number of storeys or height specified in the Building Heights Plan.

TABLE 4.11.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE HARBOUR PURPOSES ZONE – MAKING A MATERIAL CHANGE OF USE

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Accommodation unit (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Aerodrome (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Boat chandler	Code - <i>in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Harbour Development Code
Boat chandler (inconsistent)	Impact – <i>where not in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Citywide Code
Boat club	Code - <i>in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Harbour Development Code
Boat club (inconsistent)	Impact – <i>where not in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Citywide Code
Boat sales yard	Code - <i>in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Harbour Development Code
Boat sales yard (inconsistent)	Impact – <i>where not in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Citywide Code
Boat storage facilities	Code - <i>in Preferred Use Area 28</i>	Harbour Purposes Zone Code Harbour Development Code
Boat storage facilities (inconsistent)	Impact – <i>where not in Preferred Use Area 28</i>	Harbour Purposes Zone Code Citywide Code
Business premises	Code - <i>in Preferred Use Area 31</i>	Harbour Purposes Zone Code Harbour Development Code
Business Premises (inconsistent)	Impact – <i>where not in Preferred Use Area 31</i>	Harbour Purposes Zone Code Citywide Code
Car park	Code – <i>if at ground level</i>	Harbour Purposes Zone Code Harbour Development Code
	Impact – <i>if multi-storey</i>	Harbour Purposes Zone Code Harbour Development Code Citywide Code
Caravan park (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Caretaker's Residence	Code - <i>in Preferred Use Areas 28 and 31</i>	Residential Uses Code – section 6.9.3(1)(a) Harbour Development Code
Caretaker's Residence (inconsistent)	Impact – <i>where not in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Citywide Code
Club (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Community well-being facilities (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Community well-being infrastructure (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Display home /Estate sales office (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Dredged Material Storage	Code - <i>in Preferred Use Area 24</i>	Harbour Purposes Zone Code Harbour Development Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Dredged Material Storage (inconsistent)	Impact – <i>where not in Preferred Use Area 24</i>	Harbour Purposes Zone Code Citywide Code
Duplex dwelling (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Education centre (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Employment related storage (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Entertainment outdoor	Impact	Harbour Purposes Zone Code Harbour Development Code Citywide Code
Food service	Code – <i>in Preferred Use Area 31</i>	Harbour Purposes Zone Code Harbour Development Code
Food service (inconsistent)	Impact – <i>where not in Preferred Use Area 31</i>	Harbour Purposes Zone Code Citywide Code
General industry (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Government infrastructure	Exempt	
Hardstand	Code – <i>in Preferred Use Area 28</i>	Harbour Purposes Zone Code Harbour Development Code
Hardstand (inconsistent)	Impact – <i>where not in Preferred Use Area 28</i>	Harbour Purposes Zone Code Citywide Code
Home based business (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Hotel (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
House (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Indoor entertainment, sport or recreation	Code – <i>in Preferred Use Area 31</i>	Harbour Purposes Zone Code Harbour Development Code
Indoor entertainment, sport or recreation (inconsistent)	Impact – <i>where not in Preferred Use Area 31</i>	Harbour Purposes Zone Code Citywide Code
Industry with substantial impacts (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Marina	Code – <i>in Preferred Use Area 29</i>	Harbour Purposes Zone Code Harbour Development Code
Marina (inconsistent)	Impact – <i>where not in Preferred Use Area 29</i>	Harbour Purposes Zone Code Citywide Code
Marine administration offices	Code – <i>in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Harbour Development Code
Marine administration offices (inconsistent)	Impact – <i>where not in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Citywide Code
Marine-based service business	Code – <i>in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Harbour Development Code
Marine-based service business (inconsistent)	Impact – <i>where not in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Citywide Code
Market (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Multiple Dwelling (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Outdoor sales premises (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Park	Code – <i>in Preferred Use Area 27</i>	Harbour Purposes Zone Code Harbour Development Code
Park	Impact – <i>where not in Preferred Use Area 27</i>	Harbour Purposes Zone Code Citywide Code
Relative's accommodation (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Rural activities (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Service station (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Service trade (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Shop	Code – <i>in Preferred Use Area 31</i>	Harbour Purposes Zone Code Harbour Development Code
Shop (inconsistent)	Impact – where not <i>in Preferred Use Area 31</i>	Harbour Purposes Zone Code Citywide Code
Showroom/super store (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Special needs housing (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Sport and recreation outdoor (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Stable (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Transport interchange	Code – <i>in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Harbour Development Code
Transport interchange (inconsistent)	Impact – where not <i>in Preferred Use Areas 28 and 31</i>	Harbour Purposes Zone Code Citywide Code
Utility installation	Impact	Building and Works Code Harbour Purposes Zone Code Harbour Development Code Citywide Code
Warehouse (inconsistent)	Impact	Harbour Purposes Zone Code Citywide Code
Other undefined uses except a road or hardstand	Impact	To be determined by Council

TABLE 4.11.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE HARBOUR PURPOSES ZONE – OTHER DEVELOPMENT

NOTE:

ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY OVERLAYS.

- See overlay maps to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
Building works		
Carrying out minor building work	Exempt	
Carrying out building work for Government Infrastructure	Exempt	
Carrying out building work (other than minor building work) not associated with a material change of use	Self	Building and Works Code – section 6.1.3(1) Harbour Development Code
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code Harbour Development Code
Operational works		
Placing an advertising device on premises not associated with a material change of use	Code	Signage Code Harbour Development Code
Clearing vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code	Building and Works Code Reconfiguring a lot Code
Operational works associated with the construction of a public road or hardstand	Exempt	
Operational works for Government Infrastructure	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if 10m³ or more of material is placed on or removed from the site</i>	Earthworks Code
	Exempt – <i>if less than 10m³</i>	
Vehicular invert and footpath crossings not associated with a Material Change of Use	Self	Building and Works Code – section 6.1.3(1)(f)
	Code – <i>if the assessment criteria for self assessment are not met</i>	Building and Works Code
Reconfiguring a lot		
Reconfiguring a lot	Code	Reconfiguring a Lot Code as if the land were zoned Community Purposes Citywide Code
Other development	Exempt	

4.11.4 DEFINITIONS

The definitions of land uses and terms listed below are applicable to Section 4.11 - Harbour Purposes Zone including the Harbour Development Code only. However, these definitions are in addition to those included in Section 7.6 Schedule 6 – Dictionary.

Where a use in the Harbour Purposes Zone could be characterised under either a specific definition for the Harbour Purposes Zone or a general definition under Section 7.6 Schedule 6, the harbour purposes definition is to be used.

Land use definitions

Boat chandler – means premises used as a retail facility that specifically accommodates the storage and sale of marine and water-based recreational equipment, products and hardware.

Boat club – means premises for the purpose of a club (licensed, private or otherwise) whose primary recreational function is to accommodate their members' use and storage of motorised and or non-motorised vessels, whether or not such vessels are berthed in the water or stored on land. This may include a yacht club, sailing club, cruiser boat club or trailer boat club.

Boat maintenance and repair facilities – means premises used primarily for the maintenance, repair or cleaning of boats, whether or not this includes the storage of boats or other vessels. The premises may include slipping facilities.

Boat sales yard – means premises used to display and offer for sale or hire of boats to the public in a predominantly outdoor setting.

Boat storage facilities – means premises used primarily for the storage of boats, whether indoors or outdoors. The premises may include slipping facilities.

Dredged Material Storage – means premises used for the placement, settlement, storage and/or treatment of sands, muds and silts extracted from marine environments as a result of approved dredging operations. Such facilities may incorporate the provision of infrastructure for the placement, removal and transportation of dredged materials and all necessary environmental controls.

Marina – means premises used for the launching, landing, mooring, storing, repairing (of a minor nature) and provisioning of boats. The term includes any ancillary shops and other facilities. The term does not include Entertainment outdoor as defined in Schedule 6 – Dictionary.

Marine administration offices - means premises used for administrative or commercial offices which are directly related to the operation, maintenance and/or development of the boat harbour or the marine-based service businesses accommodated within the boat harbour.

Marine-based service business – means premises used for retail or commercial service business comprising activities which directly support, promote and/or complement the operation, management, maintenance and/or development of boat harbours and boat harbour users. Such businesses may include, but are not limited to:

- marine engineering services;

- marine surveying services
- sail makers;
- diving businesses; and
- marine-based tourism operators;

This definition does not include service businesses expressly defined elsewhere.

Other terms:

Slip – is a shore based facility via which small ships and boats may be moved to and from water.

Hardstand – means a paved, sealed, or stabilised and appropriately engineered area prepared specifically for the movement or storage of vessels, vehicles and/or related maritime equipment.

Public amenities – are facilities open to the public and providing support to the use of the boat harbour as a recreational and commercial node. Such facilities may include picnic structures, toilets, showers, change rooms or storage facilities.

Minor Building Work – is building work that:

- (1) results in no net reduction in the minimum quantity and standard of landscaping, open space, recreation areas or car parking spaces required under the planning scheme or under an existing Development Permit for the use; and
- (2)
 - (a) results in no increase in gross floor area; or
 - (b) results in an increase in gross floor area of not more than:
 - (i) 50m² in a residential area; or
 - (ii) 80m² or 5%, whichever is the greater, in any other area; or
 - (c) raises an existing house to a maximum height of 2 storeys and 8.5 metres and results in an increase in gross floor area of not more than 50m².

The term includes any previous increases in gross floor area considered minor building work.

4.11.5 HARBOUR PURPOSES ZONE CODE

The provisions in this division comprise the Harbour Purposes Zone code. They are -

- 1) compliance with the Harbour Purposes Zone code (section 4.11.6);
- 2) overall outcomes for the Harbour Purposes Zone (section 4.11.7); and
- 3) Assessment Criteria (section 4.11.8).

4.11.6 COMPLIANCE WITH HARBOUR PURPOSES ZONE CODE

Development that meets the performance criteria of the codes in section 4.11.8 complies with the Harbour Purposes Zone code.

4.11.7 OVERALL OUTCOMES FOR HARBOUR PURPOSES ZONE

- 1) The overall outcomes are the purpose of the Harbour Purposes Zone code.
- 2) The overall outcomes¹ sought for the Harbour Purposes Zone are the following -

¹ The Overall Outcomes of Section 4.11.7 apply to consistent uses and inconsistent uses

- A) The range of community and commercial uses located in the Harbour Purposes Zone supports and sustains the distinctive role and character of the harbour and preferred use area in which they are located.
- B) Development is designed to integrate with existing and planned development in the zone and preferred use area.
- C) Development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.
- D) Development is of a type, scale and form which is consistent with the existing and planned development in the Harbour Purposes Zone and preferred use area.
- E) Development in the Harbour Purposes Zone has the following characteristics:
 - i) The character, location, siting, bulk, scale, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and
 - ii) The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and
 - iii) The development does not generate greater traffic movements or hazards than is reasonably expected in the zone and preferred use area by reason of;
 - (a) Parking areas on the premises and off the premises; or
 - (b) The number or type of vehicle movement; or
 - (c) The manner of access and manoeuvring to the development; and
 - iv) The capacity of the road network in the zone and preferred use area is suitable for the development; and
 - v) The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and
 - vi) An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonably expected for the zone and preferred use area; and
 - vii) Noise generated by the development is within the levels expected for the zone and preferred use area; and
 - viii) The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and
 - ix) The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone and preferred use area; and
 - x) The development does not generate adverse economic impacts on existing or planned facilities or services.

Preferred Use Areas

F) Preferred Use Area 24 – Dredged Material Rehandling.

Intent

Reclaimed land areas are provided for deposition, temporary storage, dewatering, and subsequent removal of dredged material.

Area Principles

- Uses within the precinct are for the specific purpose of handling dredged materials;
- Development within the precinct does not impede the efficient use of land resources and effective management of dredged materials;

- Periodic reviews of the extent of the area set aside for this purpose will be undertaken. It is expected that the extent of the area may change overtime. Future development of the land will be aligned with adjacent development.

Environment

- Operations within the precinct minimise sediment releases to waters of Moreton Bay;
- Stormwater is sufficiently managed to minimise water quality impacts associated with runoff;
- Construction and operation of development ensures that the marine environment is not subject to unreasonable harm or disturbance;
- Development construction and operation minimises risk of soil and water contamination.

Indicative Uses

- Dredge spoil settling ponds
- Bund walls
- Temporary site offices

G) Preferred Use Area 25 – Transport Infrastructure.

Area Principles

- Transport infrastructure is delivered in a cost effective manner;
- Transport infrastructure is developed in a sustainable manner;
- Transport infrastructure provides for a safe transport network;

H) Preferred Use Area 26 – Conservation / Buffers.

Intent

- Areas include significant environmental values, such as wetlands, mangroves, mudflats, important remnant vegetation, riparian corridors and other coastal habitats. Development within these areas is not consistent with the intent of Conservation/Buffers.
- Areas are provided to reduce the impacts of marina and harbour operations on sensitive receiving environments, including valuable ecological features and the amenity of existing residential areas at Scarborough; through measures such as vegetated strips, berms, and maintaining or extending separation distances.

Area Principles

- Areas identified will be strongly protected from development not consistent with the overall intent of the precinct.

Infrastructure

- Storm-water infrastructure is designed to replicate the function, capacity and appearance of natural systems;
- Existing infrastructure is utilised;
- Any further extension of infrastructure is provided in an orderly and cost effective way.

Environment

- Identify and protect habitats necessary for the viability of migratory birds, native plants, native animals and ecosystems, whether significant for biodiversity or ecological reasons at the federal, state, regional or local level;
- Maintain the ecological values of inter-tidal land, bushland, coastal land, waterways and wetland habitats;
- Identify and protect local habitat corridors, networks, and patches and mosaics of native plants to maintain ecological function and populations of significant flora and fauna;
- Protect and provide for native animals, native plants and ecosystems, any of which are common, vulnerable rare or endangered as defined in the Nature Conservation Act 1992;
- Maintain and enhance areas where the regrowth of native plants will support the role of remnant native plants;
- Encourage planting in areas where there are opportunities for enhancement of environmental values to occur through revegetation;
- The need for excavation and fill is minimised and the risk of erosion minimised;
- Clearing of native plants is minimised and landscaping incorporates plant species that are native to the local area;
- Stormwater is managed to best-practice standards to minimise the water quality impacts associated with runoff;
- Any development within the precinct is based on the appreciation of the natural environment where for the purpose of scientific study or education, and encourages the enjoyment of the natural environment including low-key recreational uses within the publicly accessible landscape;
- Development covers only a very small proportion of the land, and imparts only a very small impact of environmental values;
- A high standard of environmental and visual amenity is achieved through protecting places of cultural significance and scenic values associated with the natural landscape;
- Adequate buffer areas are provided to prevent unreasonable risk or nuisance to sensitive land uses such as residential communities;
- Buffers assist in protecting scenic values associated with the landscape, including bushland backdrops when viewed nearby or at a distance.

Indicative Uses

- Bird roost.
- Densely vegetated bushland buffers providing a break between sensitive receiving environments and harbour operations.
- Development is not considered appropriate in this precinct.

I) Preferred Use Area 27 — Parkland and Recreation.*Intent*

Areas are set aside to provide for parkland and recreational opportunities on harbour land. The designation incorporates existing recreational parkland areas around the Scarborough Boat Harbour.

Area Principles

- The precinct includes land used for activities involving access by the general public;

- Development provides a safe and aesthetic pleasing environment;
- Development does not impact on the environmental values, scenic amenity and landscape setting of the precinct.

Built Form

- Development corresponds with the prevailing scale and character of the surrounding area;
- Development is safe for public access and use;
- Development is designed in a manner that complements the broader open space network and provides links between existing open space areas;

Infrastructure

- Existing infrastructure is utilised;
- Any further extension of infrastructure is provided in an orderly and cost effective way.

Environment

- The need for excavation and fill is minimised and the risk of erosion minimised;
- Development responds to topographical features;
- Clearing of native plants is minimised and landscaping incorporates plant species that are native to the local area;
- Stormwater is managed to best-practice standards to minimise the risk of soil and water contamination;
- Development, construction and operation minimises risk of soil and water contamination;
- Development is small-scale and sympathetic to surrounding natural environments and provides visual relief from nearby harbour facilities;
- Landscaping is native, drought tolerant and assists in the overland conveyance of stormwater;
- Development assists in mitigating the impacts of light, noise, air and traffic.

Indicative Uses

- Parkland
- Carparking

J) Preferred Use Area 28 — Marina Operations -Dry

Intent

Waterside areas of land are designated for marina uses and associated activities.

Area Principles

- Provide for a range of marine-based industries and associated facilities that provide for the access, storage, repair, servicing, and management of marina vessels;
- Other development does not compromise the land uses and associated activities expected in the precinct;
- Proposed development will be rigorously assessed through the IDAS process to determine any adverse impacts on existing uses;

- Development incorporates relevant licensing and operational controls, as required by legislation.

Built Form

- Site layout ensures that limited land resources at the boat harbours are utilised efficiently;
- Site layout ensures permeability and flexibility of shared spaces;
- Where necessary, parking may be exclusively designated between certain hours on certain days, to accommodate some uses that operate during different times;
- Sufficient areas are provided on-site for vehicle and pedestrian access, parking, manoeuvring, loading, unloading and landscaping;
- Development contributes to security of property and safety of people;
- Site layout minimises impacts of light, noise, air and traffic on adjoining development;
- The scale of buildings contributes to a built form that recognises the foreshore environs by incorporating building height, width, depth and bulk that reduces visual impacts;
- Building design includes materials that complement the waterfront locality, articulated roof lines, a mix of high quality materials, and architectural treatments that reflect the maritime nature of the precinct;

Infrastructure

- Make efficient use of existing infrastructure;
- Any further extension of infrastructure is provided in an orderly and cost effective way;
- Development is serviced by infrastructure including reticulated water, reticulated sewerage, stormwater drainage, energy, telecommunications, constructed road access, and waste and recycling collection;
- Development manages the generation, storage, disposal, recycling or reuse of waste to a standard commensurate with the specific activities of the use;
- A legible, integrated, efficient, attractive and safe movement network is incorporated within the precinct, providing for a range of movement modes and facilities including pedestrians, cyclists, private vehicles, public transport, and delivery vehicles;
- Movement network design minimises the opportunity for conflict between traffic, cyclists and pedestrians.

Environment

- The construction and operation of development minimises adverse environmental impacts;
- The risk of erosion is minimised;
- Clearing of native plants is limited and landscaping incorporates plant species that are native to the local area;
- Stormwater is managed to best-practice standards to minimise the water quality impacts associated with runoff;
- Development construction and operation reduces risk of soil and water contamination;
- Maintain the character and amenity of foreshore areas of Moreton Bay;
- Avoid adverse impacts on the amenity of surrounding areas;
- Visual clutter associated with fencing along all street frontages is minimised.

Indicative Uses

- Yacht clubs
- Sailing clubs
- Cruiser boat clubs
- Trailer boat clubs
- Slips
- Hardstand areas
- Boatyards
- Travel lifts
- Boat repair facilities
- Boat storage facilities
- Marine-based service businesses

K) Preferred Use Area 29 – Marina Operations –Wet

Intent

Wet lease areas are designated for marina infrastructure.

Area Principles

- Provide for marina facilities that facilitate the access, servicing, and management of marina vessels;
- Other development does not compromise the activities expected in the precinct.

Built Form

- Development achieves efficient use of the constrained wet lease area;
- Site layout reduces impacts of noise on adjoining development

Infrastructure

- Make efficient use of existing infrastructure;
- Any further extension of infrastructure is provided in an orderly and cost effective way.

Environment

- The construction and operation of development minimises adverse environmental impacts;
- The risk of erosion is minimised;
- Clearing of native plants is limited and landscaping incorporates plant species that are native to the local area;
- Development mitigates adverse environmental impacts associated with light, noise, air and other emissions;
- Stormwater is managed to best-practice standards to minimise the water quality impacts associated with runoff;
- Development construction and operation reduces risk of soil and water contamination;
- Development enhances the character and amenity of Moreton Bay;
- Development seeks to minimise adverse impacts on the amenity of surrounding uses, particularly noise.

Indicative Uses

- Berths Moorings
- Pontoons
- Piles
- Jetties
- Revetment walls
- Channels
- General marina facilities and servicing operations

L) Preferred Use Area 30 – Public Boat Ramp and Boat Trailer Parking

Intent

Hardstand areas provided for parking cars and boat trailers, and access to trailer boat launching facilities for public use.

Area Principles

- Development meets the waterside access and parking needs of current and future public users of the precinct;
- Uses and other development do not prejudice the intended use of the precinct for public waterfront access and parking facilities.

Built Form

- Development provides adequate vehicle access, parking, manoeuvring, loading and unloading areas;
- Development contributes to the security of property and safety of people;

Infrastructure

- Existing infrastructure is utilised;
- Any further extension of infrastructure is provided in an orderly and cost effective way;
- Development manages the generation, storage, disposal, recycling or reuse of waste to a standard commensurate with the specific activities of the use;
- A legible, integrated, efficient, attractive and safe movement network is incorporated within the precinct, providing for a range of movement modes and facilities including pedestrians, cyclists, private vehicles and public transport;
- Movement network design minimises the opportunity for conflict between traffic, cyclists and pedestrians.

Environment

- Development includes a landscape setting that complements surrounding uses, and enhances nearby areas of streetscape value;
- The construction and operation of development minimises adverse environmental impacts;
- The risk of erosion is minimised;
- Clearing of native plants is limited and landscaping incorporates plant species that are native to the local area;
- Stormwater is managed to best-practice standards to minimise the water quality impacts associated with runoff;

- Development construction and operation reduces risk of soil and water contamination.

Indicative Uses

- Hardstand
- Public toilets
- Boat washdown bays
- Queuing areas
- Shade structures
- Park benches

M) Preferred Use Area 31 – Commercial Uses and Ancillary Services

Intent

The Commercial Uses and Ancillary Services precinct is an area for localised services and retail activities complementary to harbour and marina uses, as well as other ancillary non-residential uses that are essential for servicing a growing boat harbour community.

Area Principles

- Development of commercial uses in the harbour area does not challenge the primacy of other local centres in local government areas;
- Development serves the needs of the local catchment by providing local convenience services for the day-to-day needs of the harbour and/or marina users;
- Local employment opportunities are provided;
- Development forms part of a community node, providing a focus for community interaction and activity;
- Development is conveniently accessible to the catchment area it serves by private vehicles, public transport, pedestrian and cycle routes (where appropriate).

Built Form

- The scale of development achieves a high standard of built form that reinforces the 'sense of place' of the surrounding environs, maintains a low-rise appearance, contributes to an attractive streetscape along all road frontages, and ensures a high level of physical and visual interaction and pedestrian access at ground level;
- Where necessary parking may be exclusively designated between certain hours on certain days, to accommodate some uses that operate during different times;

Infrastructure

- Existing infrastructure is utilised;
- Any further extension of infrastructure is provided in an orderly and cost effective way;
- Development is serviced by infrastructure including reticulated water, reticulated sewerage, stormwater drainage, energy, telecommunications, constructed road access, and waste and recycling collection;
- Development manages the generation, storage, disposal, recycling or reuse of waste to a standard commensurate with the specific activities of the use;
- A legible, integrated, efficient, attractive and safe movement network is incorporated within the precinct, providing for a range of movement modes and facilities including pedestrians, cyclists, private vehicles, public transport, and delivery vehicles;

- Movement network design minimises the opportunity for conflict between traffic, cyclists and pedestrians.

Environment

- High quality landscaping and streetscape work complement the built form and reflect the function of the development;
- Development mitigates impacts associated with light, noise, air and traffic;
- Development provides usable public places and communal open space with allotments and on road reserves;
- Sufficient screening and landscaping ensures that car parking areas do not visually dominate the precinct;
- Development encourages the use of natural light and ventilation;
- The construction and operation of development minimises adverse environmental impacts;
- The risk of erosion is minimised;
- Clearing of native plants is limited and landscaping incorporates plant species that are native to the local area;
- Stormwater is managed to best-practice standards to minimise the water quality impacts associated with runoff;
- Development construction and operation reduces risk of soil and water contamination.

Indicative Uses

In the Boat Harbours:

- Boat chandlers
- Marina administration offices
- Local convenience shops and kiosks
- Mercantile offices
- Restaurants, cafe's and food outlets
- Commercial offices and associated facilities

4.11.8 HARBOUR DEVELOPMENT CODE

It should be noted that the Development Codes and Policies relating to the Scarborough Harbour were developed by the Port of Brisbane Corporation for the purpose of development in previously Strategic Port Land which included the Scarborough Harbour area. The Scarborough Harbour is now excluded from Strategic Port Land and development proposals are subject to the relevant Planning Scheme administered by the Moreton Bay Regional Council. Therefore, in amending the Harbour Development Code (Boat Harbours Code and the Tidal Works Code) and the associated Planning Scheme Policies 11 – 14 (only applicable in the Scarborough Harbour area), names of public sector entities have been substituted as follows:


- Port of Brisbane Corporation(PBC) – by Moreton Bay Regional Council (MBRC);
- Redcliffe City Council(RCC) – by Moreton Bay Regional Council(MBRC);
- Environmental Protection Agency(EPA) – Department of Environment and Resource Management(DERM).



It should also be noted that the Boat Harbour Code and the Tidal Works Code include “Encouraged Solutions” in column 3 of those codes, which deviates from the application of column 3 (Probable Solutions) of other (development and zone) codes in the Planning Scheme.

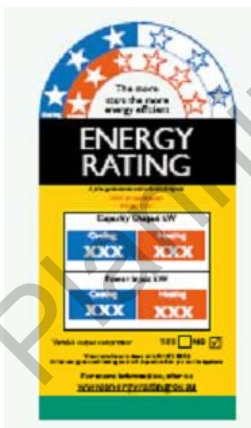
Unlike “Probable Solutions”, which represent one means of achieving the Specific Outcome, the “Encouraged Solutions are for guidance only and represent current best practice for development in harbours and marinas.

4.11.8(1) BOAT HARBOURS CODE


The Boat Harbours Code encourages the design of buildings and ancillary structures in the boat harbour precincts to be cognisant of the character of adjoining development, sustainable building innovations, and scenic amenity values of vistas across Moreton Bay. As well as achieving highly articulated and aesthetically appealing building façades, through the promotion of various materials, forms and structures; the code also encourages development which incorporates public open space linkages, distinctive landscaping concepts, foreshore accessibility and connectivity, and key design elements that are reflective of the maritime nature of the precinct.


Performance Criteria	Acceptable Solutions	Encouraged Solutions
Water Sensitive Urban Design		
<p>P1 Water Sensitive Urban Design (WSUD) principles are incorporated into the initial design phase for the site, to reduce the risk of surface or groundwater contamination.</p>	<p>A1 Water Sensitive Urban Design (WSUD) practices are incorporated into the stormwater and landscape design of the site. This includes, but is not limited to solutions such as grassed swales, bio-retention basins and permeable pavements.</p>  <p>FIGURE 1: WSUD in carparking - Grass Swale.</p>	<p>No encouraged solution is prescribed.</p>
<p>P2 The use of mains potable water supply is minimised through the use of water conservation fittings and fixtures.</p> <p>Note: Please refer to the Sustainable Development Policy to achieve the Performance Criteria.</p>	<p>A2 Minimum 4 star rated (WELS) appliances are installed in all kitchens and lunch areas.</p> <p>4 star rated (WELS) showerheads are installed in all showers.</p> <p>Minimum 4 star rated (WELS) taps are installed in all bathrooms basins and kitchen sinks.</p> <p>Dual flush 6/3 toilets are installed.</p> <p>Minimum 4 star rated (WELS) water efficient urinals, infrared operated or water-less urinals are installed.</p>	<p>E2 All additional water conservation measures outlined in the Sustainable Development Policy are considered where applicable.</p>


Performance Criteria	Acceptable Solutions	Encouraged Solutions
	 <p>FIGURE 2: Example of a Water Efficiency Labelling Scheme (WELS) symbol.</p>	
P3 Rainwater harvesting is used to supplement on site non-potable water needs.	A3 A rainwater harvesting system should be sized to provide the lesser of: <ul style="list-style-type: none"> 90% of the estimated non-potable; or 15 litres of rainwater storage per square metre of roof area.  <p>FIGURE 3: Example of rainwater harvesting from an industrial building</p>	E3 All additional energy conservation measures outlined in the Sustainable Development Policy are considered where applicable
Sustainable Design		
P4 The building design is to maximise its energy efficiency where possible.	A4 Buildings must be oriented to incorporate appropriate passive solar design and day lighting, while avoiding unwanted heat gain. All external glazing must comply with BCA Part J2.4 using glazing calculation Method 2 Energy Index Option B. Design external shading devices to protect North, East, and West glazed sides of the building. External wall insulation to be minimum total R-Value of R1.0 for all non air-conditioned spaces and R2.0 for all air-conditioned spaces. Metal external wall sheeting to be insulated from metal studs or frames by a minimum R0.2 thermal break. External wall colours to have a solar absorbance not more than 0.45 (eg avoid excess use of dark colour). Concrete block or slab external walls must be painted. Roof insulation (under metal roof on top of beams or purlins) to be minimum total R- value of R1.5 for all additional R2.0 insulation ceiling insulation to air-conditioned areas. Roof colour to have a solar absorbance of not more than 0.45 (eg avoid excess use of dark colours and zinalume).	E4 All additional energy conservation measures outlined in the Sustainable Development Policy are considered where applicable.


Performance Criteria	Acceptable Solutions	Encouraged Solutions
	Where appropriate, buildings must include provisions for natural ventilation, such as roof ventilators and operable windows.	
P5 Lighting must be designed to optimise energy efficiency where possible.	<p>A5 Natural lighting is incorporated into a building, where appropriate, for example translucent roof sheeting.</p> <p>Where natural lighting is employed to any part of a building (including near windows), artificial lighting to the same area shall be controlled by ambient light sensors to minimise operation when there is sufficient daylight.</p>	<p>E5 Occupant sensors switch off room lighting when the space is unoccupied.</p> <p>Daylight sensors prevent artificial lighting from switching on until there is insufficient light.</p> <p>Additional measures to improve energy efficiency of lighting as outlined in the Sustainable Development Policy are considered where applicable.</p>
P6 Equipment must be designed to optimise energy efficiency where possible.	<p>A6 All equipment must be properly maintained to maintain design efficiency performance.</p> <p>Select equipment that meets the National Minimum Energy Performance Standards (MEPS, refer to www.energyrating.gov.au).</p>  <p>FIGURE 4: Example of a minimum Energy Performance standards (MEPS) Symbol.</p> <p>Select office and entertainment equipment that meets the National Energy Star requirements (refer to www.energyrating.gov.au).</p> <p>Air-conditioning systems not more than 10kW in capacity must achieve a Cooling Star rating of not less than 4.5 Stars (www.energyrating.gov.au).</p> <p>Air-conditioning systems between 10kW and 65kW must have an Energy Efficient ratio (EER) not less than 3.0 with Coefficient of Performance (COP) not less than 3.3.</p> <p>Insulation and sealing to air-conditioning pipework and ducts must comply with BCA Specifications J5.2.</p>	<p>E6 Air-conditioning systems not more than 10kW in capacity must achieve a Cooling Star rating of not less than 5 Stars.</p> <p>Air-conditioning systems between 10kW and 65kW must have an Energy Efficient Ratio (EER) not less than 3.3 with Coefficient of Performance (COP) not less than 3.6.</p> <p>Additional measures to improve energy efficiency of mechanical equipment as outlined in the Sustainable Development Policy are considered where applicable.</p>

Performance Criteria	Acceptable Solutions	Encouraged Solutions
	<p>Where required, an energy efficient hot water system must be installed. This may include, but not be limited to a:</p> <ul style="list-style-type: none"> • solar-hot water system; or • heat pump system. 	
P7 The development must encourage waste recycling to limit waste sent to landfill.	<p>A7 Waste recycling facilities of an appropriate size are provided for the development and are indicated on plans.</p> <p>Waste facilities are easily accessible by building users and service vehicles of sufficient capacity to service the development.</p>	E7 All additional measures to reduce waste sent to landfill as outlined in the Sustainable Development Policy are considered where applicable.
P8 Any timber specified for the development must assist in reducing the destruction of rainforests and old growth forests.	A8 Where appropriate, timber specified for structure and finishes must be recycled or sourced from environmentally certified plantations.	E8 All additional material selection measures as outlined in the Sustainable Development Policy are considered where applicable.
P9 Materials and products requiring toxic chemicals for manufacturing processes should be avoided where possible.	A9 Timber with preservative treatment must be avoided where possible, or low toxic timber preservative used.	No encouraged solution is prescribed.
Building Design and Site Layout		
<p>P10 Buildings and structures viewed from the street frontage, public open space and marinas achieve a high standard of visual amenity, with particular consideration given to the character of the streetscape and nature of the precinct.</p> <p>Roof scapes remain visually unaffected by plant equipment or telecommunications equipment.</p>	<p>A10 All buildings and ancillary structures exhibit high-quality visual amenity and construction standards, through use of innovative, flexible and varied:</p> <ul style="list-style-type: none"> • Façade treatments; • Roof pitch design, height and style; • Parapet design, roofing heights and building treatments; • Recesses, overhangs & shade; and • Colours and building textures. <p>Air-conditioning units or plants are located in screened enclosures or behind the roofline, to inhibit visibility from street level.</p>	No encouraged solution is prescribed.

Performance Criteria	Acceptable Solutions	Encouraged Solutions
	 <p>Figure 5: Conceptual example of acceptable building design.</p>	
P11 Building height is compatible with surrounding development, and does not adversely impact on visual amenity.	A11 Maximum building height at any point does not exceed 8.5 metres from natural ground level. Note: This height limit does not include boat storage racks.	No encouraged solution is prescribed.
P12 Side boundary setbacks comply with <i>Standard Building Regulation 1993</i> . Finished floor levels comply with standards set by relevant local council.	A12 No Acceptable Solution is prescribed. Compliance with performance criteria is mandatory.	No encouraged solution is prescribed.
P13 Establish a setback to the water frontage to provide for public access along waters edge.	A13 A 4 metre setback is provided for along the waters edge from the top edge of bank. This is to provide for public access along the waters edge.	No encouraged solution is prescribed.
P14 The site is managed in an environmentally responsible manner. Note: Please refer to the Environmental Management Policy to achieve the Performance Criteria.	A14 The proposed use maintains and enhances the amenity of the local area, by having regard to impacts including, but not limited to: <ul style="list-style-type: none"> • Noise; • Hours of operation; • Traffic; • Lighting; • Signage; • Visual amenity; • Privacy; and • Emissions. 	No encouraged solution is prescribed.
P15 Conflicts with sensitive receiving environments are minimised.	A15 To reduce adverse impacts on neighbourhood amenity, the site layout locates potential noise sources away from surrounding sensitive receiving environments.	No encouraged solution is prescribed.
P16 Landscaping along road frontages positively contributes to the streetscape.	A16 A minimum of 5% of the site area is landscaped, including car parks, staff recreation areas, frontages and side buffers and is intrinsically linked to the WSUD for the	No encouraged solution is prescribed.

Performance Criteria	Acceptable Solutions	Encouraged Solutions
Note: Please refer to the Landscaping Policy to achieve the Performance Criteria	site.	
<p>P17 The use of prefabricated buildings is restricted and if required, the structure must comply with the Performance Criteria of the Demountable Buildings Policy.</p>  <p>FIGURE 6: Demountable building example complying with policy.</p>	<p>A17 The proposed development does not include the use of demountable buildings.</p>	<p>E17 Demountable buildings are not to be used on-site.</p>
Advertising Signage		
<p>P18 Advertising signage requires relevant approvals from council.</p>	<p>A18 Advertising signage requires, where relevant, approval from relevant local council.</p>	<p>No encouraged solution is prescribed.</p>
Landscaping		
<p>P19 Landscaping:</p> <ul style="list-style-type: none"> Needs to be considered in parallel with overall stormwater management system and in accordance with principles of WSUD; Is provided to all road and other public space frontages; Is maintained to a high level; Is designed to require limited water; and Enhances overall amenity of the harbour. <p>Landscape design includes Water Sensitive Urban Design measures to reduce stormwater runoff, and increase water storage and ground infiltration. Such</p>	<p>A19 A Landscape Master Plan (prepared in accordance with the Landscaping Policy) is submitted for approval by the Assessment Manager, and demonstrates that:</p> <ul style="list-style-type: none"> Landscaping is provided for the length of all frontages to a width of 3.0 metres; Incorporates xeriscaping to reduce watering, such as the use of drought tolerant native plant species; Suitable native species have been selected; There is appropriate planting density; A maintenance program has been developed addressing watering, fertilising, replacements, weed control and rubbish collection; Any outdoor recreation, seating, visitor and/or eating areas have the necessary facilities, and are located and treated to provide amenity for users; Service areas, such as rubbish bin storage 	<p>No encouraged solutions are prescribed.</p>

Performance Criteria	Acceptable Solutions	Encouraged Solutions
<p>technologies may include, but are not limited to, bio-retention basins, filter strips, and grass swales.</p> <p>Opportunities for on-site water infiltration are maximized through drainage of hardstand towards permeable surfaces such as turf swales and garden beds.</p> <p>Note: Please refer to the Landscaping Policy to assist in meeting this performance criteria.</p>	<p>areas, are appropriately screened; and</p> <ul style="list-style-type: none"> Details are included for any signage, fencing and lighting. <p>Vegetation and landforms are designed to assist dust filtration, provide screening from light and reduce noise levels.</p> <p>Where car-parking areas are located between a frontage and any building, landscaping is provided at the rate of one tree for every six car-parking spaces, with even distribution of the trees.</p> <p>Landscaping features are used to screen uncovered storage areas and loading/unloading areas from general view from frontages.</p> <p>Protective measures, such as kerbing and/or bollards, are used to protect landscaping from damage caused by site operations and activities.</p>	
 <p>FIGURE 7: Examples of native species.</p>		
Stormwater		
<p>P20 Stormwater drainage from the site is at approved locations and of an acceptable quality and volume to prevent harmful impacts on receiving waters.</p> <p>Note: Where possible, the application of WSUD principles should be used to satisfy this Performance Criteria.</p>	<p>A20 Stormwater drainage systems are designed and constructed to relevant local government standards.</p> <p>Stormwater and other site run-off is appropriately managed and treated on-site by use of WSUD principles via devices such as but not limited to, pollutant interceptors, settling ponds and retention basins.</p> <p>Stormwater discharge points are located so that they do not adversely impact on areas of high ecological value.</p> <p>Note: The Assessment Manager may:</p> <ul style="list-style-type: none"> Require tenure and/or other arrangements to be made between the proponent and another lessee to facilitate appropriate stormwater management arrangements; and Require certification by RPEQ. 	<p>No encouraged solutions are prescribed.</p>
Lighting		
<p>P21 All lighting:</p>	<p>A21 The design and appearance of lighting fixtures is complementary to amenity and</p>	<p>No encouraged solutions are</p>

Performance Criteria	Acceptable Solutions	Encouraged Solutions
<ul style="list-style-type: none"> Is energy efficient; Facilitates a safe and secure working environment; and Contributes to the overall amenity of the streetscape and the harbour environs. <p>Light emissions from outdoor lighting, either directly or by reflection, do not adversely impact on any person, activity or fauna.</p>	<p>streetscape values.</p> <p>Lighting structures are of a sufficient height to provide enhanced safety and security of an area.</p> <p>Outdoor lighting:</p> <ul style="list-style-type: none"> Is energy efficient by utilising such technologies as solar power; and Minimises light spillage and adverse impacts on the environment, either directly or by reflection, light shades and other devices to control and manage light are used to reduce light spillage affecting any sensitive place, use or area. Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting. <p>Highly efficient lighting technologies are installed, such as intelligent control systems to:</p> <ul style="list-style-type: none"> Dim and switch off lighting when not required; Use energy efficient fluorescent bulbs; Utilise timing and night lighting sensors; and Minimise the need for lighting by maximising daylight and the reflection of light. 	<p>prescribed.</p>
Environmental Management		
<p>P22 The proposed development must not adversely impact upon surrounding ecological system features, including:</p> <ul style="list-style-type: none"> Water quality; Air quality; Soil quality; and Disturbance to marine habitat. 	<p>A22 The development does not discharge pollutants into surrounding or adjacent waterways.</p> <p>The development does not cause an environmental nuisance or harm to marine habitat.</p> <p>The development is capable of providing sewer facilities for the disposal of sewage, liquid waste and contaminated bilge water.</p>	<p>E22 The site is operated within an approved Environmental Management System.</p> 
<p>P23 If required, the proposed use has, or seeks, a development approval and current registration certificates for any Environmentally Relevant Activities on-site, including, but not limited to:</p>	<p>A23 No acceptable solution is prescribed. Compliance with Performance Criteria therefore is mandatory.</p>	<p>E23 If required, the applicant has sought advice from the relevant administering authority (DERM, Brisbane City Council or Moreton Bay Regional Council) in relation to obtaining an approval and registration for an</p>

Performance Criteria	Acceptable Solutions	Encouraged Solutions
<ul style="list-style-type: none"> ERA 69 Boat maintaining or repair; ERA 73 Marina; ERA 51 Plastic manufacturing; ERA 26 Metal forming; ERA 25 Metal surface coating or commercial spray painting; ERA 24 Boiler making or engineering; ERA 23 Abrasive blasting; or ERA 11 Fuel storage. <p>Note: Please refer to the Environmental Management Plan Policy to assist in achieving the Performance Criteria.</p>		Environmentally Relevant Activities (ERA).
<p>P24 All development must obtain a:</p> <ul style="list-style-type: none"> Construction Environmental Management Plan (EMP); and an Operational Environmental Management Plan (EMP). <p>Submission of these EMPs must be received a minimum of two (2) weeks prior to commencement of site works.</p> <p>Note: Please refer to the Environmental Management Plan Policy for assistance in complying with this Performance Criteria.</p>	<p>A24 A Construction and Operational Environmental Management Plan (EMP) has been submitted to Council in accordance with the Environmental Management Plan Policy.</p>	<p>E24 Prepare an externally certified Environmental Management System (EMS) for the development.</p>
Storage		
<p>P25 All goods, containers, materials, machinery or tools stored on-site must:</p> <ul style="list-style-type: none"> Be stored in a safe manner; Not detract from the visual amenity of the local area; Satisfy all Local or State 	<p>A25 Any equipment, materials, machinery or tools of trade used in the marine industry activity are housed within a building.</p> <p>Storage areas for goods, materials and containers are not visible from the main street frontage, through use of measures such as screening or location within a building.</p> <p>Outdoor storage areas for any equipment,</p>	<p>E25 All storage areas are located within a building or behind demarcated hardstand areas that incorporate appropriate screening and landscaping.</p>


Performance Criteria	Acceptable Solutions	Encouraged Solutions
<p>agencies legislative requirements; and</p> <ul style="list-style-type: none"> Have a minimal impact on residential amenity within or adjacent to the site. 	<p>materials, machinery or tools used for marine industry activities are located at least 3 metres from the primary road frontage and/or waterway frontages, and screened from external views to the site.</p> <p>Boat storage racks are to be:</p> <ul style="list-style-type: none"> Certified by a Registered Professional Engineer of Queensland (RPEQ); and Are not to detract from the visual amenity of an adjacent residential area. 	
<p>P26 The total quantity of flammable or combustible liquids stored on-site is:</p> <ul style="list-style-type: none"> Stored in a safe manner; Licensed if exceeding the limits prescribed under the <i>Dangerous Goods Safety Management Act 2001</i>; Licensed if exceeding the limits prescribed under <i>Flammable and Combustible Liquids Regulation 1994</i>; and Licensed if requiring an ERA 11. 	<p>A26 Storage of hazardous/dangerous or flammable liquids/materials does not pose a threat to any person or neighbouring environment by being:</p> <ul style="list-style-type: none"> Stored within Australian Standard Chemical container; Located within a bunded and well ventilated area; and Provision of appropriate fire fighting and first aid equipment. <p>Quantities, location and type of dangerous or flammable liquids/materials are provided to the Assessment Manager.</p> <p>Is appropriately licensed, if required, in accordance with:</p> <ul style="list-style-type: none"> <i>Flammable and Combustible Liquids Regulation 1994</i>; <i>Dangerous Goods Safety Management Act 2001</i>; and ERA 11. 	<p>E26 If storing dangerous goods, the applicant has sought advice from the Department of Emergency Services' Chemical Hazards and Emergency Management (CHEM) Services regarding their obligations under the <i>Dangerous Goods Safety Management Act 2001</i>.</p> <p>If storing flammable or combustible liquids the applicant has sought advice from the local government in regards to appropriate licensing.</p>
Carparking		
<p>P27 Vehicle parking is provided which does not cause a nuisance or hazard to adjoining road network and must be safe and convenient for tenants and visitors.</p> <p>Note: Vehicle parking rates may be relaxed at the discretion of the Assessment Manager, where it can be demonstrated a low demand for parking spaces, or an agglomeration of peak and off-peak uses can offset parking demands.</p>	<p>A27 Carparking is provided at a rate of:</p> <ul style="list-style-type: none"> Marina berths - 1 carpark per every 3 new marina berths; Restaurant - 1 car space per 8m² of GFA; Shop - 3 car spaces + 1 per 50m² of GFA; or Office - 1 car space per 30m² of GFA; <p>1 disabled access space is to be provided at a rate of 1 space per 100 ordinary parking spaces. For example for 150 car spaces, 2 disabled spaces are to be provided. In</p>	<p>No encouraged solution is prescribed.</p>


Performance Criteria	Acceptable Solutions	Encouraged Solutions
	accordance with Australian Standards AS1428 and AS2890.1.	
P28 Carparking is integrated with site landscaping with the provision of shade tree or structures.	A28 Carparking is integrated with landscaping with drainage directed overland towards permeable surfaces. Shade trees or structures are provided to the carparking area.	No encouraged solution is prescribed.
Safety and Risk Management		
P29 The construction site is managed and operated to ensure a safe workplace for onsite employees.	A29 The Applicant and its appointed contractors are required to ensure that a workplace plan that meets the requirements of <i>Queensland Workplace Health and Safety Act 1995</i> is developed and implemented during construction.	No encouraged solution is prescribed.
Tenure		
P30 Applicant has been granted tenure for land the subject of the proposed use.	A30 No acceptable solution is prescribed therefore compliance with Performance Criteria is mandatory.	No encouraged solution is prescribed.

4.11.8(2) TIDAL WORKS CODE

This Code is only applicable to that part of the proposed development where it constitutes Tidal Works as defined in the *Coastal Protection and Management Act 1995*. This may include the construction of a basin, boat ramp, breakwater, bridge, dam, dock, dockyard, embankment, groyne, jetty, pipeline, pontoon, power line, seawall, slip, small craft facility, training wall, wharf or works in tidal water necessarily associated with the construction.

Performance Criteria	Acceptable Solutions	Encouraged Solutions
Port Operations		
P1 Tidal work must not have any potential adverse impacts on navigable waters.	A1 Tidal work must not: <ul style="list-style-type: none"> Interfere with the operation of ships entering or leaving the harbour; Interfere with the dredging operations at the harbour. 	No encouraged solution is prescribed.
Dredging		
P2 Tidal works application is of an acceptable standard.	A2 For dredging or excavations confirm and show on plans: <ul style="list-style-type: none"> The volume and type of material to be removed; The disposal area for the material to be removed; and The proposed dredging profile. <p>Applicant has investigated whether an application may need to be referred to DERM for an ERA 19 – Dredging material (other than by a port authority for which a royalty is not payable).</p> <p>Applicant has investigated the need for a resource allocation from DERM. This resource allocation approval, if required, has been obtained prior to submission of the tidal works approval.</p> <p>Applicant can demonstrate dredge spoil is being deposited to an area approved by DERM.</p>	E2 The advice of DERM via a pre-design conference is sought prior to the application being lodged.
Marinas		
P3 Marina design does not impede existing navigational channels or berths, and allows for the safe movement and manoeuvring of existing boats.	A3 New marinas accord with an approved marina structure plan.	No encouraged solution is prescribed.
P4 Determine whether the marina requires referral to Queensland Fire and Rescue Service for a marina with more	A4 No acceptable solution is prescribed. Compliance with performance criteria therefore is mandatory.	No encouraged solution is prescribed.

Performance Criteria	Acceptable Solutions	Encouraged Solutions
than 6 vessel berths, or to the administering authority for assessment of an Environmentally Relevant Activity (ERA) 73.		
<p>P5 Vehicle parking is provided which does not cause a nuisance or hazard to adjoining road network and must be safe and convenient for tenants and visitors.</p> <p>Vehicle parking rates may be relaxed at the discretion of the Assessment Manager, where it can be demonstrated a low demand for parking spaces.</p>	A5 Carparking is provided at a rate of 1 carpark per every 3 marina berths.	No encouraged solution is prescribed.
P6 Marina is designed to acceptable Australian engineering and design standards.	A6 Marina complies with Australian Standard 3962-2001.	No encouraged solution is prescribed.
P7 A sewerage pump facility is provided for use by the general public and not solely for the private use of the marina.	A7 Provision is made for a public sewerage pump out facility.	No encouraged solution is provided.
Environmental Management		
<p>P8 All developments undertaken must receive approval of both a:</p> <ul style="list-style-type: none"> Construction Environmental Management Plan (EMP); and an Operational Environmental Management Plan (EMP). <p>Submission of these EMPs must be received a minimum of two (2) weeks prior to commencement of site works.</p> <p>Note: Please refer to the Environmental Management Policy for assistance in complying with this Performance Criteria.</p>	A8 A construction and operational Environmental Management Plan (EMP) has been submitted in accordance with the Environmental Management Policy.	<p>E8 Prepare an externally certified Environmental Management System (EMS) for the development.</p>  <p>New marinas receive national environmental accreditation from Clean Marinas Australia, a division of the Marina Association.</p>

Performance Criteria	Acceptable Solutions	Encouraged Solutions
		
Fisherman's Jetty at Scarborough Boat Harbour.		
Safety and Risk Management		
P9 The construction site is managed and operated to ensure a safe workplace for onsite employees.	A9 The Applicant and its appointed contractors are required to ensure that a workplace plan that meets the requirements of <i>Queensland Workplace Health and Safety Act 1995</i> is developed and implemented during construction.	No encouraged solution is prescribed.
P10 The proposal does not pose a safety risk or fire hazard to adjoining people or property.	A10 The proposed structure and/or works meet all legislative requirements and/or Australian Standards regarding safety and risk management including required fire fighting infrastructure. Note: Possible consultation maybe required with Department of Emergency Services.	No encouraged solution is prescribed.
Tenure		
P11 Tenure has been issued for land the subject of the development application.	A11 All works are located within an approved perpetual (wet) lease..	No encouraged solution is prescribed.
Notes for Tidal Work submissions:		
<p>The following information is required to be lodged for concurrence agency assessment by DERM:</p> <ul style="list-style-type: none"> • Prescribed fee, refer to DERM's Fees and royalties payable under the <i>Coastal Act</i>; • Tenure information (including a lease plan or equivalent, showing the extent of the proposed works in relation to the defined meets and bounds of the subject site); • Certificate of title; • Applicant signature; and • Certification of works by professional engineer. <p>Drawings are required to be signed by the Registered Professional Engineer of Queensland, and as a minimum, submitted drawings are required to show:</p>		

Notes for Tidal Work submissions:
<ul style="list-style-type: none"> • Current real property description and boundaries; • Location of Mean High Water Springs on a plan view of site; • Clearly define works for which approval is sought; • Not show works which are not included in the works for which approval is sought; • The location and plan view dimensions with respect to real property boundaries of the proposed works for which approval is sought; • Existing works on the waterfront of the property which would abut proposed works; • Levels of Lowest Astronomical Tide, MHWS and Highest Astronomical Tide; • The datum for the level's shown; and • Design batter slopes where relevant.
<p>The relevant policy outcomes of the South-East Queensland Regional Coastal Management Plan have been considered and addressed. In particular, sections 2.1.1 Areas of state significance (social and economic) and 2.1.5 Maritime infrastructure may be relevant.</p>
<p>The following supporting information is required to be addressed for its concurrence agency assessment by Maritime Safety Queensland (MSQ):</p> <ul style="list-style-type: none"> • Location of the proposed and existing structures in relation to real property boundaries; • Numbered drawings with revision numbers, scaled and signed; • Dimensions of structures; • Actual metres and bounds descriptions of the property boundaries expressed as degrees, minutes and seconds; • Water allocation area plan and boundaries showing existing structures and water allocation of neighbouring properties 20 metres on either side; • Quayline distance; • A minimum of 1.5m of clearance to be maintained between the structure and the projected property boundaries and or the proposed water allocation boundary. This clearance also applies to ship berthed at this structure; and • Aerial photograph or panoramic that clearly defines proposed water allocation areas.
<p>The Queensland Fire and Rescue Service is an advice agency for an application for tidal works that involve a marina with more than 6 vessels/berths. This needs to be indicated on the IDAS Checklist form submitted to Council.</p>
<p>Any removal, destruction or damage of a marine plants proposed is required to be referred to the Department of Primary Industries and Fisheries as a concurrence agency.</p>