

CHAPTER 3 - LOCALITIES

PART 2 URBAN LOCALITY

Division 1 General Provisions for the Urban Locality

1.1 Urban Locality Code

The following provisions comprise the Urban Locality Code:-

- (1) compliance with the Urban Locality Code (Section 1.2);
- (2) overall outcomes for the Urban Locality, including overall outcomes for each **zone** in the **locality** (Division 2);
- (3) specific outcomes and probable solutions for Urban Locality (Division 3); and
- (4) specific outcomes and acceptable/probable solutions for each **zone** in the Urban Locality (Divisions 4-23).

1.2 Compliance with Urban Locality Code

Development that is consistent with the following complies with the Urban Locality Code:-

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

Division 2 Overall Outcomes for the Urban Locality

2.1 The overall outcomes are the purpose of the Urban Locality Code.

2.2 Overall Outcomes Sought for the Urban Locality

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

General

- (1) The Urban Locality is used principally for residential purposes, including medium density residential development, and also for non-residential uses such as business and community centres containing shopping and office facilities, business and **industry** areas containing predominantly service industries, schools, open space, sporting facilities and some **community facilities** that are integral to the proper and normal functioning of the residential area;
- (2) Urban development is consolidated within the Urban Locality and is progressively developed and incorporated into the **locality** creating interconnected and integrated urban neighbourhoods;
- (3) Non-residential development is conveniently located and is integrated into the pattern of development so as to maintain the character and amenity of residential areas;
- (4) Development providing opportunities for recreation and tourism, including nature based activities, occurs within appropriate locations within the Urban Locality; and
- (5) A wide range of conveniently located employment opportunities and services and facilities integrated with existing and intended future road networks and public transport services are provided.

Residential

- (6) A diversity of housing options and accommodation types, densities and residential allotment sizes are developed in appropriate locations within the Urban Locality to cater for the accommodation needs of residents through each stage of their lives.

Business and Industry Areas

- (7) Development maximises the use of available infrastructure and land and consolidates the existing business and **industry** areas located at Gympie Road, Petrie; Dohles Rocks Road, Murumba Downs; Paisley Drive, Lawnton; Timms Road, Everton Hills and Bunya Road, Everton Hills;
- (8) Development supports the role and function of the business and **industry** areas and these areas are not encroached upon by incompatible development; and
- (9) Business and **industry** areas are developed to a high standard both functionally and aesthetically.

Business and Community Centres

- (10) Centres are attractive, vibrant and integrated places for business and community activities and provide services and facilities for the residents;
- (11) Centres contain a diverse mix of business and commercial activities and community services and facilities and are responsive to community and business needs;
- (12) A network of existing and future centres provide a full range of district, neighbourhood and local level retailing, administrative and commercial activities;
- (13) All existing business centres are consolidated and compacted rather than expanding or sprawling in a linear fashion;
- (14) New centres are developed in appropriate locations;
- (15) The role and function of centres are not diminished by inappropriate development in areas adjacent to the existing centres or in unsuitable locations; and
- (16) Development does not have a significant adverse effect on:-
 - (a) the capacity of the Caboolture-Morayfield Principal Activity Centre to fulfil its intended role as the Principal Activity Centre for retail, commercial, recreational, community and cultural uses in the northern Brisbane metropolitan area; or
 - (b) other nearby Regional Activity Centres within and outside the Pine Rivers Shire including Chermside, Strathpine, North Lakes and Brookside-Mitchelton.

Community Needs

- (17) Development maximises the use of existing services and facilities and contributes to the provision of new facilities; and
- (18) **Community facilities** and services are accessible and conveniently located on the transport network.

Infrastructure Efficiency

- (19) Development occurs in an orderly manner having particular regard to the efficient and economic provision and ongoing maintenance of engineering and social infrastructure.

Transport Infrastructure

- (20) Land use and transport are integrated, including appropriate higher densities and a greater mix of uses in and around centres;
- (21) There are high levels of accessibility and mobility including efficient public transport within the Urban Locality;
- (22) Appropriate transport connections are provided to improve access and mobility between and through the Urban Locality;
- (23) The efficiency and effectiveness of the existing transport system and future transport corridors are protected and enhanced through appropriate development;
- (24) Transport infrastructure facilitates economic development opportunities and supports the development of centres, business and **industry** areas and resource based activities;
- (25) Development promotes and encourages well connected local public transport, walking and cycling networks and facilitates the integration of all modes of transport;
- (26) Development incorporates safe pathways for pedestrians and cyclists; and
- (27) Residential Street and pathway systems are designed and developed to facilitate use of public transport and encourage walking and cycling.

Public Spaces

- (28) A network of pleasant public spaces is developed within the Urban Locality including the provision of new public spaces and maximising the use of existing public spaces.

Amenity

- (29) Development occurs in a manner that maintains significant scenic landscapes;
- (30) The Urban Locality is developed in an attractive manner, with a high standard of residential amenity in the residential areas;
- (31) Development achieves high standards of amenity for residents and neighbours, including high levels of convenience and accessibility, and maintains or enhances residential character and streetscape;
- (32) The scale, density and character of development are in keeping with the existing and likely future development of the surrounding area and the adverse impacts of intrusive uses, noise and through-traffic are minimised;
- (33) Development maintains a high level of visual amenity at the interface between residential areas and commercial or industrial areas; and
- (34) The development of infrastructure minimises the adverse effects on amenity.

Community Identity

- (35) Development maintains and reinforces the distinctiveness of communities within the **locality** and the **Shire's** image and promotes a sense of identity and association with places in the **Shire**.

2.3 Overall Outcomes Sought for the Residential A Zone

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

- (1) **Low density residential uses** are established, predominantly in the form of a single house on each lot with other forms of residential development interspersed within the area;
- (2) **Medium density residential uses** are not developed in the Residential A zone, except in limited appropriate locations;
- (3) Non-residential land uses are only established in exceptional circumstances where residential character and amenity are maintained, the uses performed are allied to and compatible with the residential area and the uses do not undermine the viability of local centres; and
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development.

2.4 Overall Outcomes Sought for the Residential B Zone

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

- (1) A diversity of residential accommodation, including **low density residential uses** and **medium density residential uses**, are established predominantly in the form of medium density residential development;
- (2) Non-residential land uses are only established where residential character and amenity are maintained and the uses are allied to and compatible with the residential area;

- (3) Development maintains high levels of amenity for residents and neighbours and enhances streetscape character; and
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development.

2.5 Overall Outcomes Sought for the Special Residential Zone

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

- (1) Low density residential development in the form of **detached houses** on large residential lots is the predominant form of development;
- (2) Non-residential land uses are only established in exceptional circumstances where residential amenity is maintained, the use performed is allied to and compatible with the residential area and the uses do not undermine the viability of centres;
- (3) The form and nature of development is compatible with development on adjacent land and reflects the conservation values of any adjacent Conservation zoned land;
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development; and
- (5) High density forms of residential development do not occur in this **zone**.

2.6 Overall Outcomes Sought for the Park Residential Zone

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

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

2.7 Overall Outcomes Sought for the Rural Residential Zone

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

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

2.8 Overall Outcomes Sought for the Central Business Zone

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

- (1) Central Business zoned land forms the retail area of the District Centre and includes a major shopping complex, **showrooms**, convenience and specialty retail developments, **supermarket** and shopfront retailing that provide variety and choice within the central area;
- (2) Accommodates a range of retail, commercial, **office**, entertainment, community, recreational and leisure facilities required to service a wide cross-section of the community;
- (3) The central area is vibrant and attractive and includes **active building entrances** integrated with pedestrian thoroughfares, facilities that operate at night and safe, well lit public spaces;
- (4) **Office** and non-retail commercial uses complement, service and support the operation of the centre and are integrated with other activities in the centre; and
- (5) Provides a transport hub in the district and sub-regional road and public transport network and is locally accessible by and attractive to pedestrians and cyclists.

2.9 Overall Outcomes Sought for the Commercial Zone

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

- (1) A wide range of activities complement, service and support the principal and high order functioning of the Central Business zone, including inherently car-orientated uses such as **showrooms** and **service stations** and activities that involve outdoor display and/or storage of merchandise and materials;

- (2) A mix of business to business activities are mutually supportive and service other business activities;
- (3) Small businesses co-locate and interact in multi-purpose premises;
- (4) Businesses provide servicing, repair and maintenance;
- (5) Business and professional services provide personal services and services to businesses;
- (6) Storage, supply and distribution facilities provide a wide range of products and merchandise;
- (7) Community and institutional facilities and late night activities, such as indoor sports centres and reception rooms are established in the **zone**; and
- (8) Development along main road frontages and adjacent to residential development conforms to a high standard of amenity, visual presentation, urban design and streetscape.

2.10 Overall Outcomes Sought for the Local Business Zone

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

- (1) Provides a mix and range of local and neighbourhood retail, commercial and **community facilities**;
- (2) Development is designed to be integrated with other premises forming a centre for local neighbourhood shopping and community purposes;
- (3) One shopping centre or group of shops in convenient locations to serve the surrounding residential area and passing trade is provided;
- (4) A range of community services including commercial, health, welfare and child care services are catered for;
- (5) Dining and other convenience lifestyle features (e.g. alfresco dining) are incorporated into centre design;
- (6) Building height, bulk and location and hours of operations minimise impacts on the amenity of adjacent residential premises;
- (7) Landscaping and car parking provide a high standard of visual amenity and accommodate traffic generation associated with the use; and
- (8) Local centres are situated in conveniently accessible locations such as at identifiable hubs in the transport system that link the major road network, local road, public transport and walking, cycling and open space networks.

2.11 Overall Outcomes Sought for the Neighbourhood Facilities Zone

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

- (1) Non-retail facilities including **community facilities**, support commercial facilities and recreation facilities are co-located with local business centres to serve primarily the convenience needs of the local and neighbourhood population;
- (2) Limited retail facilities and lifestyle features such as alfresco dining are integrated with **community facilities** and adjoining local business centres; and
- (3) Development is low rise with onsite landscaping, car parking and service areas and hours of operation are limited to minimise impacts on the amenity of adjacent residential premises.

2.12 Overall Outcomes Sought for the Urban Village Zone

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

- (1) Development consolidates and reinforces the Petrie Village Centre as the community and commercial service centre for the surrounding residential areas;
- (2) Land uses and activities are co-located and designed so as to be fully integrated with other premises forming a centre for local shopping and community services incorporating ground floor active frontages on to streets, and/or pedestrian paths, shared car parking and public transport with emphasis on customer convenience including:-
 - (a) one shopping centre or group of shops in a convenient location to serve the surrounding residential area;
 - (b) any of a wide range of community services including commercial, health, welfare, education and child care services, religious, limited cultural, dining and other entertainment services;
 - (c) mixed use development such as shop top housing; and
 - (d) convenience lifestyle features (e.g. alfresco dining);
- (3) Petrie Village Centre provides a range of local shopping facilities, activities that serve the general public, non-retail facilities, both long-term and short-term resident/visitor/tourist accommodation and health, community and recreation facilities;

- (4) Development maintains high levels of amenity for residents and neighbours;
- (5) Building height, bulk and location and the hours of operations of uses minimise impacts on the amenity of surrounding properties and the streetscape; and
- (6) Landscaping and car parking provide a high standard of visual amenity and accommodate traffic generation associated with the use.

2.13 Overall Outcomes Sought for the Home Industry Zone

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

- (1) Development consists of the combined use of land for a **detached house** and a business of a service trade/commercial service nature;
- (2) Businesses are developed and operated only in association with a **detached house**;
- (3) The size of any lot is sufficient to enable the residential and business uses to be accommodated and to provide acceptable living conditions for the residential use;
- (4) The location of activities and distribution of residential and business uses on the **site** is appropriate to reduce the impact of the business use on the streetscape and the residential use; and
- (5) The conduct of business activities, in terms of the scale and impact, type of building construction, hours of operation, landscaping provision, screening and buffers and the **site** layout, does not have a detrimental impact on the character and amenity of the residential use or adjacent residential premises or the streetscape.

2.14 Overall Outcomes Sought for the Service Industry Zone

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

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

2.15 Overall Outcomes Sought for the General Industry Zone

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

- (1) Manufacturing, engineering, transport and **warehouse** activities and industrial uses are the predominant land uses in the General Industry zone;
- (2) Businesses and services that provide a direct convenience service and support role to industries and employees in the area are accommodated;
- (3) Development does not significantly detract from the character and amenity of nearby residential areas; and
- (4) Buildings and other works are designed and sited having regard to the amenity of surrounding residential areas, including appropriate design of buildings, provision of planted buffer areas and provision of appropriate landscaping.

2.16 Overall Outcomes Sought for the Future Urban Zone

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

- (1) The predominant form of development is semi-rural development in the form of detached dwellings on single lots pending the availability and provision of infrastructure;
- (2) The semi rural character and amenity of the area is maintained pending the future urbanisation of the area upon the provision and availability of infrastructure;
- (3) Land use and development does not compromise the future development of the land for residential and **ancillary** purposes and the future provision of infrastructure;
- (4) Upon provision and availability of infrastructure required to service urban development the predominate form of development land is **low density residential uses**;

- (5) Upon provision and availability of infrastructure required to service urban development a range of residential, commercial, retail, **service industry**, recreational and community uses of an appropriate scale and intensity occur in suitable locations; and
- (6) The form and nature of development is compatible with and reflects the physical characteristics of the land such as flooding, land slope, soil characteristics, visibility, views, existing significant vegetation and surrounding land uses.

2.17 Overall Outcomes Sought for the Rural Zone

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

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

2.18 Overall Outcomes Sought for the Conservation Zone

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

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

2.19 Overall Outcomes Sought for the Park and Open Space Zone

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

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

2.20 Overall Outcomes Sought for the Sports and Recreation Zone

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

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

2.21 Overall Outcomes Sought for the Special Facilities Zone

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

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

2.22 Overall Outcomes Sought for the Special Purposes Zone

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

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

Division 3 Specific Outcomes and Probable Solutions for the Urban Locality

3.1 Assessment Criteria for Assessable Development in the Urban Locality

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Residential	
SO 1 Residential development creates neighbourhoods defined by open space and road networks and are focused on schools, local shops and community facilities within convenient walking distance of dwellings.	PS 1 No solution provided.
SO 2 Development is integrated into the pattern of streets and open spaces.	PS 2 No solution provided.
SO 3 The existing pattern of development and the future development potential is taken into consideration in the design and location of new development, particularly reconfiguration of lots, to avoid compromising future development options and level of accessibility within the Urban Locality.	PS 3 No solution provided.
SO 4 Medium density residential uses are developed in areas zoned Residential B and other appropriate locations, including:- (1) sites in close proximity to centres and community facilities ; (2) sites with a high level of visual amenity that are adjacent to district and regional parks and open space or the Coast and River Lands Locality; (3) sites within easy walking distance (approximately 400-500m) of existing and committed future railway stations or bus facilities; and (4) sites in close proximity to land zoned Residential B; provided the character and amenity of the predominantly detached housing area and environmental values of the surrounding area are not prejudiced.	PS 4 No solution provided.
SO 5 The traffic impact of medium density residential uses does not detrimentally affect residential amenity, exceed the environmental capacity of the street or cause a traffic hazard.	PS 5 No solution provided.
SO 6 Medium density residential uses are consistent with the visual and general amenity of the area.	PS 6 No solution provided.
SO 7 Working from home is accommodated within residential areas, provided the amenity of neighbouring properties and the local area are not adversely affected and safe vehicular access is achieved.	PS 7 No solution provided.
SO 8 Special forms of residential development providing affordable housing and housing to meet special needs such as retirement villages , hospices, residential care units for the intellectually and physically handicapped and special rehabilitation units are developed within the Urban Locality.	PS 8 No solution provided.
SO 9 Rural Residential or Park Residential development does not occur within the Urban Locality, except in appropriate locations to buffer a particular land use from more intensive forms of residential development.	PS 9 No solution provided.
Business and Industry Areas	
SO 10 Compatible business and industry activities are co-located within the business and industry areas.	PS 10 No solution provided.
SO 11 Development of service trades and industries within the business and industry areas serve the local area without compromising surrounding residential amenity.	PS 11 No solution provided.
SO 12 Industrial lots may extend below the accepted flood level provided that each lot contains an adequate area for the construction of a building and associated facilities above the flood level.	PS 12 No solution provided.

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
SO 13 Where subdividing land abutts Gympie Road and Lawnton Pocket Road, frontages of all proposed allotments are maximised to minimise the effects on traffic flows along these roads.	PS 13 No solution provided.
Business and Community Centres	
SO 14 New centres are developed in appropriate locations which have the following characteristics:- (1) sites that are centrally located within the catchment for the centre; (2) sites that have a high level of accessibility; and (3) sites that have a high level of visibility.	PS 14 No solution provided.
SO 15 The amount, nature, location and timing of retail and office floor space does not have a significant adverse effect on the Caboolture-Morayfield Principal Activity Centre fulfilling its intended role as the principal retail, commercial and community centre in the northern Brisbane metropolitan area, or on the nearby centres of Chermshire, Strathpine, North Lakes or Brookside-Mitchelton fulfilling their roles in the network of Regional Activity Centres.	PS 15 No solution provided.
Community Needs	
SO 16 Community services and facilities such as schools, child care centres and public and local utilities that complement activities in centres are accommodated in the Urban Locality.	PS 16 No solution provided.
SO 17 Community facilities and services are co-located and integrated with centres to assist the revitalisation of centres and provide a focus for community activity.	PS 17 No solution provided.
Infrastructure Efficiency	
SO 18 Development does not compromise corridors required for future infrastructure.	PS 18 No solution provided.
SO 19 Compatible development occurs in proximity of infrastructure facilities and appropriate buffers are provided.	PS 19 No solution provided.
Transport Infrastructure	
SO 20 Vehicular access to non-residential development is located so that it is compatible with the ultimate design and planned improvements of roads and intersections.	PS 20 No solution provided.
SO 21 Pedestrian access to the Lawnton Railway Station is improved, particularly in the design and layout of new development and the provision of walkways and footpaths.	PS 21 No solution provided.
SO 22 Development is designed to mitigate against noise impacts from existing rail infrastructure and ensure the integrity of rail infrastructure is maintained.	PS 22 Reconfigurations (where creating more than one additional lot) are designed to mitigate noise impacts through the incorporation of noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.
Public Spaces	
SO 23 Public spaces are integrated with business and community centres to provide vibrant and attractive centres and a focus for community activity.	PS 23 No solution provided.
SO 24 Public spaces facilitate the conservation of natural areas and the protection of natural processes.	PS 24 No solution provided.
Public Health and Safety	
SO 25 Buffer areas are maintained around the two major industrial areas at the paper mill site and the Brendale Industrial area, located within the Major Employment Centres Locality, and incompatible uses are not located in close proximity to these two industrial areas.	PS 25 No solution provided.
SO 26 New development in centres, parks and in major pedestrian and bike ways incorporates crime prevention through environmental design (CPTED) principles.	PS 26 No solution provided.

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
SO 27 The hazards and risks associated with industrial areas are managed and new development is not exposed to unacceptable risk and incorporates consideration of risk into the design and siting of the development.	PS 27 No solution provided.
SO 28 Development on land within the Urban Locality and in proximity of the Major Employment Centres Locality does not unduly adversely impact the operation and vitality of the Major Employment Centres Locality.	PS 28 No solution provided.
Amenity	
SO 29 Residential development maintains high levels of amenity for residents and neighbours and enhances streetscape character.	PS 29 No solution provided.
SO 30 Any area, structure or physical feature provided to serve as a buffer is designed to be visually attractive and compatible with the desired character of the locality .	PS 30 No solution provided.
SO 31 Major public utilities and industrial uses are buffered and segregated from incompatible uses.	PS 31 No solution provided.
SO 32 The adverse effects of development are contained within the site to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 32 No solution provided.
SO 33 The built form respects the natural environment and land form.	PS 33 No solution provided.
SO 34 Retail, commercial, business and industrial developments are appropriately landscaped.	PS 34 No solution provided.
SO 35 Attractive and landscaped centres and public spaces incorporating urban design principles are provided.	PS 35 No solution provided.
SO 36 Encroachment of incompatible land uses in close proximity to the identified resource areas is avoided.	PS 36 No solution provided.
SO 37 Effective buffer distances or physical barriers are provided and maintained around sites used for extractive industry .	PS 37 No solution provided.
SO 38 Residential development provides an adequate buffer between any proposed residential buildings and any existing non-residential use.	PS 38 (1) Where residential development adjoins retail or commercial development, a 5m wide landscaped strip is provided; OR (2) Where the site adjoins industrial development, a 10m wide landscaped strip is provided.
SO 39 Development does not generate excessive volumes of additional traffic on adjoining residential streets and is designed to discourage industrial traffic from using the residential roads.	PS 39 No solution provided.
SO 40 Medium density housing development does not obtain vehicular access to or from Brahms Street.	PS 40 No solution provided.
SO 41 Infill residential development, including medium density development, is sensitively designed to minimise adverse impacts associated with perceptions of lack of privacy, increased noise and traffic and changes to streetscape character.	PS 41 No solution provided.
SO 42 Incompatible development within the locality provides adequate setbacks, buffering and landscaping to minimise the impact of development and loss of residential amenity.	PS 42 No solution provided.
SO 43 New uses and works for noise sensitive places are designed, sited or constructed to ensure:- (1) interior noise levels do not adversely impact on the primary functions of the use; and (2) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from rail noise.	PS 43 Uses and works for noise sensitive places achieve average L_{max} (10pm - 6am) not greater than 50 dB(A). This should be achieved within bedrooms, living areas and noise sensitive areas of non residential uses through:- (1) siting as far as possible away from the rail corridor noise source; or

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>(2) reducing infiltration of noise to bedrooms and living rooms through the use of roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or</p> <p>(3) reducing noise infiltration by locating bedrooms and living areas and orienting openings (e.g. windows and doors) away from the rail corridor noise source.</p>
SO 44 The Bruce Highway corridor is retained and enhanced as a scenic corridor through the Shire .	PS 44 No solution provided.
SO 45 Residential development in the vicinity of the Bruce Highway or the North South Arterial (see Outcome Map 3.2.2) provides a dense vegetated buffer area, separation distances and effective noise buffering measures that visually screen the highway and allows for acceptable air quality and noise standards to be maintained.	PS 45 A densely planted landscaped buffer of at least 20m measured from the ultimate road reserve is provided.
SO 46 Natural elements combined with landscaping, earth mounds, setbacks, trees and shrubs are used to provide noise attenuation and retain an attractive green corridor.	PS 46 Where noise attenuation is required pursuant to <i>Planning Scheme Policy PSP6 Traffic Noise Attenuation</i> , landscaping, earth mounds, setbacks combined with tree and shrub planting is used rather than fencing. Where fencing is used, it is not greater than 2m in height within 20m of the highway and combined with earth mounds and natural features if a greater height is required.
SO 47 Residential development in the vicinity of the North South Arterial provides a dense vegetated buffer area, separation distances and effective noise buffering measures that visually screen the arterial and allows for acceptable air quality and noise standards to be maintained.	PS 47 No solution provided.
SO 48 The design and location of the new link road between urban communities east and west of the Bruce Highway in the vicinity of the southern boundary of the Dakabin Tip:- <ul style="list-style-type: none"> (1) provides for noise attenuation, landscaping and other buffering that protects the surrounding residential amenity; and (2) discourages non-local through traffic from accessing this road via internal residential roads to the south. 	PS 48 No solution provided.
Environment	
SO 49 The natural land form and water quality within the Urban Locality is preserved through minimising the extent of earthworks undertaken in association with development.	PS 49 No solution provided.
SO 50 Areas of conservation value are protected, enhanced and rehabilitated through appropriate siting and design of low density residential development.	PS 50 No solution provided.
SO 51 A network of substantial tracts of natural vegetation is protected and established along creeks and rivers between these riparian corridors and the State Forests as well as in habitat fragments and core habitat areas.	PS 51 No solution provided.
SO 52 Development provides effective buffering from areas of environmental sensitivity.	PS 52 No solution provided.
SO 53 Development of estuarine floodplain land:- <ul style="list-style-type: none"> (1) does not involve significant changes to landform or vegetation by way of filling, excavating or clearing; (2) does not require high levels of flood immunity; (3) is effectively managed to avoid significant adverse impacts on hydrological conditions (both upstream and downstream) or water quality; and (4) is of a scale and character that maintains natural conditions and does not have adverse visual impacts. 	PS 53 No solution provided.
SO 54 The integrity and viability of the natural ecosystems in the Hays Inlet and fish habitat area are conserved.	PS 54 No solution provided.

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Infrastructure	
SO 55 Infrastructure including public utilities and major telecommunication facilities is designed and located to avoid detrimental impacts on the visual quality and environmental values of Conservation zoned land.	PS 55 No solution provided.
Additional Outcomes for Precinct UL-1	
SO 56 The following non-residential uses are additional consistent uses if established on sites adjacent to the Dakabin Tip in the Future Urban zone in Precinct UL-1 :- (1) community facilities (2) golf course (3) hotel (4) indoor sport (5) local government purposes (6) major sporting facilities (7) playing fields (8) tourist uses	PS 56 No solution provided.
SO 57 The following residential uses are inconsistent uses in Precinct UL-1 within 200m of the boundary of the Dakabin Tip:- (1) accommodation units (2) high density multiple dwelling units (3) low density residential uses (4) medium density residential uses (5) motel	PS 57 No solution provided.
SO 58 Consistent development in Precinct UL-1 has the following characteristics:- (1) where located adjacent to a water course in this precinct , development protects riparian open space corridors; (2) where located in the view shed of the Bruce Highway, development maintains a high standard of visual presentation in the form of landscaping and building design and siting; (3) where located on land between Kerr Road and the Dakabin Tip, development does not compromise the proposed road link between Dakabin and Mango Hill and incorporates appropriate measures to protect surrounding residential amenity; and (4) development does not adversely affect the functioning of the Dakabin Tip or the animal refuge.	PS 58 No solution provided.
Additional Outcomes for Precinct UL-2	
SO 59 Consistent development in the service trades area in Precinct UL-2 has the following characteristics:- (1) approximate site area of 5 hectares; (2) includes service industry , indoor sporting facilities and commercial services , providing the services are allied to and compatible with the Dakabin area and local tourism and recreational activities; (3) the proposed road link between Dakabin and Mango Hill is not compromised; (4) all individual site access is provided from internal roads with one intersection on Old Gympie Road and no direct frontage access to Old Gympie Road; (5) a high standard of visual presentation in the form of extensive landscaping and building design and siting maintained along all road frontages;	PS 59 No solution provided.

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(6) development incorporates appropriate measures to protect surrounding residential amenity; and</p> <p>(7) development provides a riparian open space corridor along the water course forming the eastern boundary of the precinct of sufficient width to protect water quality.</p>	
Additional Outcomes for Precinct UL-3	
<p>SO 60 Consistent development in Precinct UL-3 forms a local centre having the following characteristics:-</p> <p>(1) a range of uses in accordance with the following area allocations:-</p> <p>(a) offices, neighbourhood facilities, and community facilities up to approximately 3ha in site area; and</p> <p>(b) commercial services, showrooms, indoor entertainment and sport, hotel and service station up to approximately 5ha in site area;</p> <p>(2) direct access to Old Gympie Road is limited;</p> <p>(3) car parking and access are designed to allow shared driveways, car parking facilities and vehicular access between sites via internal service roads;</p> <p>(4) landscaping and buffering is provided to protect the amenity of nearby existing and future residential properties; and</p> <p>(5) an effective buffer is provided between the Alma Park Zoo and any business uses in Precinct UL-3.</p>	<p>PS 60 No solution provided.</p>
Additional Outcomes for Precinct UL-4	
<p>SO 61 Consistent development in Precinct UL-4 has the following characteristics:-</p> <p>(1) an effective buffer retained between the Alma Park Zoo and areas of closer residential development; and</p> <p>(2) low density residential development in the form of larger lots.</p>	<p>PS 61 Minimum lot size is 4000m² with a minimum depth of 100m.</p>
Additional Outcomes for Precinct UL-5	
<p>SO 62 Consistent development in Precinct UL-5 has the following characteristics:-</p> <p>(1) effective buffering is provided to Alma Park Zoo;</p> <p>(2) no direct access is provided to Alma Road other than as an intersection for a new internal access road; and</p> <p>(3) the rear of lots abut Alma Road and a high standard of visual presentation in the form of extensive landscaping is maintained along all road frontages.</p>	<p>PS 62 No solution provided.</p>
Additional Outcomes for Precinct UL-6	
<p>SO 63 Consistent development in Precinct UL-6 has the following characteristics:-</p> <p>(1) larger fully serviced lots of minimum size 1500m² provided as a buffer and transition between Saltwater Creek;</p> <p>(2) predominantly low density residential development; and</p> <p>(3) the character and identity of the Mango Hill Village is suitably protected while providing an appropriate level of connectivity by bikeway, pedestrian and/or street connections to future adjacent residential neighbourhoods.</p>	<p>PS 63 No solution provided.</p>
Additional Outcomes for Precinct UL-7	
<p>SO 64 The following additional uses are consistent uses if located in the Future Urban zone in Precinct UL-7 in the short to medium-term:-</p> <p>(1) horticultural nursery</p> <p>(2) agriculture</p> <p>(3) garden centre</p>	<p>PS 64 No solution provided.</p>

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Additional Outcomes for Precinct UL-8	
<p>SO 65 Consistent development in Precinct UL-8 has the following characteristics:-</p> <ol style="list-style-type: none"> (1) a range of uses in accordance with the following area allocations:- <ol style="list-style-type: none"> (a) a local shopping centre, food outlets and offices up to 6000m² GFA occupying a site of approximately 3ha; and (b) neighbourhood facilities, community facilities, commercial services, showrooms, indoor entertainment and sport, hotel and service station occupying a site area of approximately 3 ha. (2) direct access to Dohles Rocks Road is limited; (3) car parking and access are designed to allow shared driveways, car parking facilities and vehicular access between sites via internal service roads; (4) the important 'gateway' location of this precinct to Griffin is recognised by land use and development having a high standard of building design, car parking, access and landscaping; (5) landscaping and buffering is provided to protect the amenity of nearby existing and future residential properties; and (6) development incorporates measures to protect the values of the adjoining areas of environmental significance. 	<p>PS 65 No solution provided.</p>
Additional Outcomes for Precinct UL-9	
<p>SO 66 The following additional uses are consistent uses if located in the Future Urban zone in Precinct UL-9:-</p> <ol style="list-style-type: none"> (1) low impact eco-tourism and recreation activities; and (2) interpretative, nature based recreation/tourist uses including accommodation and catering facilities associated with the North Pine area and the region's natural attractions including the estuary, river and associated wetland areas. 	<p>PS 66 No solution provided.</p>
<p>SO 67 Consistent development in Precinct UL-9:-</p> <ol style="list-style-type: none"> (1) is sited, designed, constructed and operated so as to protect and enhance the environmental values of the area; (2) is compatible with the residential character and amenity of the surrounding area; and (3) does not compromise the North South Arterial corridor. 	<p>PS 67 No solution provided.</p>
Additional Outcomes for Precinct UL-12	
<p>SO 68 Upon the provision of full infrastructure services to the land, urban residential development is established in Precinct UL-12.</p>	<p>PS 68 No solution provided.</p>
<p>SO 69 Land use and development does not constrain the future expansion of urban residential living into the area by potentially:-</p> <ol style="list-style-type: none"> (1) impacting on future urban residential amenity; and (2) jeopardising the provisions of effective and efficient service systems and networks to support urban residential living. 	<p>PS 69 No solution provided.</p>
<p>SO 70 Thoroughfares for non-local traffic are avoided.</p>	<p>PS 70 No solution provided.</p>
<p>SO 71 The character and identity of the Mango Hill Village is suitably protected while providing an appropriate level of connectivity by bikeway, pedestrian and/or street connections to future adjacent residential neighbourhoods.</p>	<p>PS 71 No solution provided.</p>

URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Additional Outcomes for Precinct UL-13	
SO 72 Consistent development in Precinct UL-13 has the following characteristics:- (1) a range of local shops, small offices , community services and facilities and tourist related facilities are provided to serve the local residential area; and (2) safe coordinated access is provided.	PS 72 No solution provided.
Additional Outcomes for Precinct UL-14	
SO 73 Consistent development in Precinct UL-14 has the following characteristics:- (1) in the long-term, high quality development incorporating industries compatible with the operation of the Paper Mill, distribution, research and development and other business/ industry purposes having the character of a business park, occurs in accordance with a master plan at a highly accessible location with no direct frontage access to Dohles Rocks Road; (2) development is integrated and maintains a high standard of siting, design and internal landscaping; (3) effective landscape buffers are provided along the major road frontages of the precinct ; and (4) the Petrie to Kippa-Ring transport corridor is not compromised.	PS 73 No solution provided.
SO 74 High impact uses are located in the middle of the Paper Mill site and lower impact uses located towards the periphery of the Paper Mill site .	PS 74 No solution provided.
Additional Outcomes for Precinct UL-15	
SO 75 This precinct accommodates commercial uses (excluding indoor entertainment and sport, motel and service station) or service industry uses that provide a buffer between the industrial areas to the north and the residential areas to the south, subject to:- (1) the amenity of surrounding residential areas are not adversely affected; (2) the floor level of any building is at or below 75m AHD; (3) buildings are a maximum of two storeys in height above the level of South Pine Road; (4) development of a limited number of access points minimises traffic conflicts on South Pine Road and ensures the efficient functioning of South Pine Road; (5) if the land is developed for industrial uses, then access is to be provided from Timms Road only; and (6) the design of commercial buildings minimises reflected noise from South Pine Road which may impact upon the residential area on the southern side of the road (long flat walls are avoided).	PS 75 No solution provided.
Additional Outcomes for Precinct UL-16	
SO 76 This precinct is used primarily for commercial uses, generally in accordance with the outcomes for the Commercial zone within the Urban Locality.	PS 76 No solution provided.
Additional Outcomes for Precinct UL-17	
SO 77 This precinct accommodates service industries, general industries and related uses, generally in accordance with the outcomes for the Service Industry and General Industry zones within the Urban Locality.	PS 77 No solution provided.
SO 78 Uses that attract non-industrial traffic into the industrial area are not accommodated within this precinct .	PS 78 No solution provided.

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

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

Acceptable Solutions for Self Assessable Development - Residential A Zone	
Site Cover	
AS 1	For all development other than a single detached house and associated outbuildings on a single lot , maximum site coverage is 50%.
Residential Character and Infrastructure Services	
AS 2	One detached house is located on each lot.
Additional Solution for Sub-Precinct RA-8	
AS 3	Development of Lot 2 RP 114208, 1321 Anzac Avenue does not compromise the dedication of the missing link of Cotterell Street.

4.2 Assessment Criteria for Assessable Development in the Residential A Zone

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


RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(12) Caravan/Transportable Home Park	
(13) Caretaker's Residence	
(14) Cattery	
(15) Cemetery	
(16) Commercial Services	
(17) Community Facilities	
(18) Concrete Batching Plant	
(19) Contractor's Depot	
(20) Crematorium	
(21) Dairy	
(22) Detached House – if more than 1 detached house on a lot	
(23) Domestic Storage	
(24) Educational Establishment	
(25) Extractive Industry	
(26) Farm Forestry	
(27) Fast Food Delivery Service	
(28) Food Outlet	
(29) Funeral Parlour	
(30) General Industry	
(31) Hardware Shop	
(32) Hazardous and Offensive Industry	
(33) High Density Multiple Dwelling Units	
(34) Hospital	
(35) Hotel	
(36) Indoor Entertainment and Sport	
(37) Infill Housing – if located outside Sub-Precincts RA-1, RA-2 or RA-3	
(38) Institution	
(39) Intensive Animal Husbandry	
(40) Kennels	
(41) Major Telecommunication Facility	
(42) Market	
(43) Motel	
(44) Motor Sport	
(45) Night Club	
(46) Non-Intensive Animal Husbandry	
(47) Office	
(48) Outdoor Recreation	
(49) Outdoor Sales	
(50) Passenger Terminal	
(51) Place of Worship	
(52) Radio Station	
(53) Recycling Depot	
(54) Retail Nursery	
(55) Rural Industry	
(56) Salvage Yard	
(57) Service Industry	
(58) Service Station	
(59) Shooting	
(60) Shop	
(61) Showroom	

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(62) Simulated Conflict (63) Special Use (64) Stock Sales Yard (65) Tourist Cabins (66) Vehicle Sales (67) Veterinary Clinic (68) Veterinary Hospital (69) Warehouse	
Site Cover	
SO 3 Maximum site coverage is 50%.	PS 3 Maximum site coverage is 50%.
Built Form	
SO 4 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 4 No solution provided.
Streetscape	
SO 5 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area.	PS 5 No solution provided.
Traffic, Access and Car Parking	
SO 6 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 6 No solution provided.
SO 7 Car parking facilities do not dominate the development or street frontage.	PS 7 No solution provided.
SO 8 Development does not result in on-street parking congestion.	PS 8 No solution provided.
Building Setback	
SO 9 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 9 No solution provided.
Amenity	
SO 10 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 10 No solution provided.
SO 11 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 11 No solution provided.
Advertising Signage	
SO 12 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 12 No solution provided.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
ADDITIONAL OUTCOMES FOR MEDIUM DENSITY RESIDENTIAL USES	
SO 13 Medium density residential uses are only developed in appropriate locations including:- (1) sites in close proximity to centres and community facilities ; (2) sites with a high level of visual amenity that are adjacent to district and regional parks and open space or the Coast and River Lands Locality; (3) sites within easy walking distance (approximately 400-500m) of existing and committed future railway stations or bus facilities; and (4) sites in close proximity to land zoned Residential B; provided the character and amenity of the predominantly detached housing area and environmental values of the surrounding area are not prejudiced.	PS 13 No solution provided.
SO 14 Medium density residential uses are consistent with the visual and general amenity of the area.	PS 14 No solution provided.
ADDITIONAL OUTCOMES FOR DETACHED HOUSES ON SMALL RESIDENTIAL LOTS	
SO 15 Detached houses on small residential lots are located and designed to retain the character and amenity of the residential area.	PS 15 No solution provided.
SO 16 Detached houses and associated private outdoor recreation areas on small residential lots occur on relatively flat or gently sloping land.	PS 16 Detached houses and associated private outdoor recreation occur on land with a slope of less than 10%.
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 17 Non-residential development is compatible with the residential nature and character of the area.	PS 17 No solution provided.
Preferred Location of Non-Residential Development	
SO 18 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 18 Non-residential development is generally located on a road that functions as at least a trunk collector street ² within the road network.
Height of Non-Residential Buildings	
SO 19 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 19 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 20 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 20 No solution provided.
Operating Hours of Non-Residential Uses	
SO 21 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 21 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 22 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 22 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Buffers and Screening for Non-Residential Developments	
SO 23 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	<p>PS 23 Where a site adjoins land zoned for residential purposes:-</p> <p>(1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary;</p> <p>AND</p> <p>(2) a 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the site that adjoin land zoned for residential purposes;</p> <p>AND</p> <p>(3) fencing is constructed of materials such as colourbond, brick or timber.</p>
Frontage Landscaped Buffers for Non-Residential Developments	
SO 24 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<p>PS 24.1 (1) If the site is located opposite land zoned for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the site;</p> <p>OR</p> <p>(2) If the site is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the site.</p> <p>AND</p> <p>PS 24.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.</p>
Impact of Non-Residential Developments on Amenity	
SO 25 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	<p>PS 25.1 Non-residential uses are designed so that entries face the street and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 25.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 25.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p>AND</p> <p>PS 25.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 25.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>
Additional Outcomes for Sub-Precincts RA-1, RA-2 and RA-3	
SO 26 Infill housing is developed in Sub-Precincts RA-1, RA-2 and RA-3.	PS 26 No solution provided.
Additional Outcomes for Sub-Precinct RA-5	
SO 27 The large dam near Kremzow Road is retained.	PS 27 No solution provided.
SO 28 Residential development is adequately buffered from the adjoining Extractive Industry zoned land.	PS 28 Allotments adjoining the Extractive Industry zoned land contain minimum areas of 4,000m ² and depths of not less than 100m.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Additional Outcomes for Sub-Precinct RA-6	
<p>SO 29 A mix of low density residential uses and medium density residential uses is developed on this lot. An appropriate mix and layout is developed having regard to:-</p> <ol style="list-style-type: none"> (1) the amenity of existing residential areas surrounding the land; (2) proximity to existing and proposed open space, retail and community facilities and public transport; and (3) satisfactory vehicle and pedestrian access. 	<p>PS 29 75% of the site is developed for predominantly detached housing, low density multiple dwelling units and/or detached houses on small residential lots and 25% of the site is developed for medium density multiple dwelling units.</p>
Additional Outcomes for Sub-Precinct RA-7	
<p>SO 30 Buildings associated with low and medium density multiple dwelling units, duplexes and associated units are designed to reflect 1930s domestic architecture and relevant features of the prevailing attractive streetscapes, features and built form including:-</p> <ol style="list-style-type: none"> (1) mass and proportion; (2) building materials and patterns; (3) colours and decorative elements; (4) roof form and pitch; (5) façade articulation, detailing, window and door proportions; (6) verandahs, eaves and parapets; (7) fencing styles; and (8) window hoods. 	<p>PS 30 Buildings associated with low and medium density multiple dwelling units, duplexes and associated units incorporate elements of 1930s and attractive domestic architecture of Petrie. Examples of attractive domestic architecture of Petrie include:-</p> 

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 31 The design and materials of front fences and walls associated with low and medium density multiple dwelling units , duplexes and associated units contribute to safe attractive streetscapes.	PS 31 Fences and walls along the front boundary associated with low and medium density multiple dwelling units , duplexes and associated units :- (1) are no more than 1.2m high if solid; and (2) if greater than 1.2m high, are at least 30% transparent except where providing privacy and security to the main private open space for the residence or where traffic volumes exceed 6000 vehicles per day. The following is an illustration of an attractive front fence:- 
SO 32 Landscaping associated with low and medium density multiple dwelling units complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale.	PS 32 Landscaping is undertaken in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .
Additional Outcomes for Sub-Precinct RA-8	
SO 33 The missing link of Cotterell Street is dedicated when Lot 2 RP 114208, 1321 Anzac Avenue is developed for low density multiple dwelling units or reconfigured.	PS 33 No solution provided.
SO 34 Development of Lot 2 RP 114208, 1321 Anzac Avenue, does not compromise the dedication of the missing link of Cotterell Street.	PS 34 No solution provided.
Additional Outcomes for Sub-Precinct RA-9	
SO 35 Detached houses on small residential lots is consistent with the preferred form of development and occurs in Sub-Precinct RA-9 , having regard to:- (1) the amenity of existing residential areas surrounding the land; (2) proximity to existing and proposed open space, retail and community facilities and public transport; and (3) satisfactory vehicle and pedestrian access.	SO 35 No solution provided.

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

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

Acceptable Solutions for Self Assessable Development - Residential B Zone	
Site Cover	
AS 1	For all development other than a single detached house and associated outbuildings on a single lot , maximum site coverage is 50%.
Residential Character and Infrastructure Services	
AS 2	One detached house is located on each lot.
Additional Solution for Sub-Precinct RB-6	
AS 3	Development of Lot 2 RP 114208, 1321 Anzac Avenue does not compromise the dedication of the missing link of Cotterell Street.

5.2 Assessment Criteria for Assessable Development in the Residential B Zone

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

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(12) Cemetery	
(13) Commercial Services	
(14) Concrete Batching Plant	
(15) Contractor's Depot	
(16) Crematorium	
(17) Dairy	
(18) Detached House – if more than 1 detached house on a lot	
(19) Domestic Storage	
(20) Educational Establishment	
(21) Extractive Industry	
(22) Farm Forestry	
(23) Fast Food Delivery Service	
(24) Food Outlet	
(25) Funeral Parlour	
(26) General Industry	
(27) Hardware Shop	
(28) Hazardous and Offensive Industry	
(29) Hotel	
(30) Indoor Entertainment and Sport	
(31) Infill Housing – if located outside Sub-Precinct RB-9	
(32) Institution	
(33) Intensive Animal Husbandry	
(34) Kennels	
(35) Major Telecommunication Facility	
(36) Market	
(37) Motor Sport	
(38) Night Club	
(39) Non-Intensive Animal Husbandry	
(40) Office	
(41) Outdoor Recreation	
(42) Outdoor Sales	
(43) Passenger Terminal	
(44) Radio Station	
(45) Recycling Depot	
(46) Retail Nursery	
(47) Rural Industry	
(48) Salvage Yard	
(49) Service Industry	
(50) Service Station	
(51) Shooting	
(52) Shop	
(53) Showroom	
(54) Simulated Conflict	
(55) Special Use	
(56) Stock Sales Yard	
(57) Tourist Cabins	
(58) Vehicle Sales	
(59) Veterinary Clinic	
(60) Veterinary Hospital	
(61) Warehouse	


RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Site Cover	
SO 3 Maximum site coverage is 50%.	PS 3 Maximum site coverage is 50%.
Intensity of Development	
SO 4 Development is compatible with the amenity and character of existing residential areas surrounding the land.	PS 4 No solution provided.
SO 5 Where a site adjoins land zoned Residential A, the height, scale and building bulk of development along the common boundaries does not unduly affect the amenity of the Residential A zoned land.	PS 5 No solution provided.
Built Form	
SO 6 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 6 No solution provided.
Streetscape	
SO 7 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area.	PS 7 No solution provided.
Traffic, Access and Car Parking	
SO 8 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 8 No solution provided.
SO 9 Car parking facilities do not dominate the development or street frontage.	PS 9 No solution provided.
SO 10 Development does not result in on-street parking congestion.	PS 10 No solution provided.
Building Setback	
SO 11 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 11 No solution provided.
Amenity	
SO 12 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 12 No solution provided.
SO 13 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 13 No solution provided.
Advertising Signage	
SO 14 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 14 No solution provided.

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

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Frontage Landscaped Buffers for Non-Residential Developments	
SO 24 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	<p>PS 24.1 (1) If the site is located opposite land zoned for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the site;</p> <p>OR</p> <p>(2) if the site is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the site.</p> <p>AND</p> <p>PS 24.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.</p>
Impact of Non-Residential Developments on Amenity	
SO 25 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	<p>PS 25.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 25.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 25.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p>AND</p> <p>PS 25.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 25.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>
Additional Outcomes for Sub-Precinct RB-1	
SO 26 Development establishes adequate buffers from non-residential developments in the area and traffic on Leitchs Road.	<p>PS 26.1 A 30m wide landscaped buffer strip is provided along the south-western boundary of the precinct to minimise any impacts on the amenity of the precinct, from traffic on the re-aligned Leitchs Road and from industrial activities to south and west.</p> <p>AND</p> <p>PS 26.2 The landscaped buffer strip acts as a noise attenuation device and is comprised of either mounding or a screen acoustic fence of 2m in height.</p>
SO 27 Adequate setbacks are provided to buffer the development from the open drain along Coulthards Creek.	<p>PS 27 No solution provided.</p>
SO 28 Revegetation is undertaken on land abutting Coulthards Creek to enhance the creek as an environmental corridor.	<p>PS 28 No solution provided.</p>
SO 29 The primary vehicle access point to any development is from Leitchs Road (former alignment).	<p>PS 29 No solution provided.</p>

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 30 The urban form and design of development in this precinct is varied.	PS 30 The precinct is developed to create a number of distinctive residential developments (e.g. a number of medium density multiple dwelling unit developments each with its own private communal open space around which the buildings are designed and oriented, or detached houses on small residential lots , designed and oriented around central public open space which is encompassed by public roads. Each development has its own distinguishable architectural design).
Additional Outcomes for Sub-Precinct RB-2	
SO 31 A retirement village is a consistent use if located in Sub-Precinct RB-2.	PS 31 No solution provided.
Additional Outcomes for Sub-Precinct RB-3	
SO 32 The following uses are consistent uses if located in Sub-Precinct RB-3:- (1) educational establishment (2) hospital (3) retirement village	PS 32 No solution provided.
SO 33 Detached houses on small residential lots is a consistent form of development if located in Sub-Precinct RB-3.	PS 33 No solution provided.
Additional Outcomes for Sub-Precinct RB-4	
SO 34 The following uses are consistent uses if located in Sub-Precinct RB-4:- (1) accommodation units (2) hospital (3) offices (medical centre, professional consulting rooms, government and semi government uses) (4) retirement village	PS 34 No solution provided.
SO 35 Detached houses on small residential lots is a consistent form of development if located in Sub-Precinct RB-4.	PS 35 No solution provided.
SO 36 Land use and development does not operate for extended hours or late at night in a manner which impacts on residential amenity.	PS 36 No solution provided.
SO 37 Development, including any vehicle crossings, protects the environmental values of Blackduck Creek.	PS 37.1 There is no vehicle crossing of Blackduck Creek. AND PS 37.2 Environmental protection measures are incorporated into the development to protect the environmental values of Blackduck Creek.
Additional Outcomes for Sub-Precinct RB-5	
SO 38 Medium density residential dwelling units on sites having frontage to Anzac Avenue are only established where vehicular access is only obtained from side or rear streets such as Reid, Taylor or Petrie Streets.	PS 38 Medium density residential dwelling units on sites having frontage to Anzac Avenue are only established where vehicular access is only obtained from side or rear streets such as Reid, Taylor or Petrie Streets.
SO 39 Medium density residential dwelling units are not established where vehicular access is proposed from Anzac Avenue.	PS 39 Medium density residential dwelling units are not established where vehicular access is proposed from Anzac Avenue.

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 40 Buildings associated with <i>low</i> and <i>medium density multiple dwelling units</i>, duplexes and <i>associated units</i> are designed to reflect 1930s domestic architecture and relevant features of the prevailing attractive streetscapes, features and built form including:-</p> <ol style="list-style-type: none"> (1) mass and proportion; (2) building materials and patterns; (3) colours and decorative elements; (4) roof form and pitch; (5) façade articulation, detailing, window and door proportions; (6) verandahs, eaves and parapets; (7) fencing styles; and (8) window hoods. 	<p>PS 40 Buildings associated with <i>low</i> and <i>medium density multiple dwelling units</i>, duplexes and <i>associated units</i> incorporate elements of 1930's and attractive domestic architecture of Petrie. Examples of attractive domestic architecture of Petrie include:-</p> 

RESIDENTIAL B ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 41 The design and materials of front fences and walls associated with low and medium density multiple dwelling units , duplexes and associated units contribute to safe attractive streetscapes.	PS 41 Fences and walls along the front boundary associated with low and medium density multiple dwelling units , duplexes and associated units : (1) are no more than 1.2m high if solid; and (2) if greater than 1.2m high are at least 30% transparent except where providing privacy and security to the main private open space for the residence or where traffic volumes exceed 6000 vehicles per day. The following is an illustration of an attractive front fence:- 
SO 42 Landscaping associated with low and medium density multiple dwelling units complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale.	PS 42 Landscaping is undertaken in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .
Additional Outcomes for Sub-Precinct RB-6	
SO 43 The missing link of Cotterell Street is dedicated when Lot 2 RP 114208, 1321 Anzac Avenue is developed for medium density multiple dwelling units or reconfigured.	PS 43 No solution provided.
SO 44 Development of Lot 2 RP 114208, 1321 Anzac Avenue does not compromise the dedication of the missing link of Cotterell Street.	PS 44 No solution provided.
Additional Outcomes for Sub-Precinct RB-7	
SO 45 Motel is a consistent use if located in Sub-Precinct RB-7 .	PS 45 No solution provided.
Additional Outcomes for Sub-Precinct RB-8	
SO 46 Medium density multiple dwelling units obtain vehicular access via Paul Street rather than Anzac Avenue.	PS 46 Medium density multiple dwelling units obtain vehicular access via Paul Street rather than Anzac Avenue.
Additional Outcomes for Sub-Precinct RB-9	
SO 47 Medium density multiple dwelling units only obtain access from Beattie and Caine Streets, not Anzac Avenue.	PS 47 No solution provided.
SO 48 Infill housing is developed in Sub-Precinct RB-9 .	PS 48 No solution provided.
Additional Outcomes for Sub-Precinct RB-10	
SO49 Multiple dwelling units are located on a site : (1) having a size which:- (a) adequately accommodates the siting and use of buildings, car parking and manoeuvring areas and other associated facilities while maintaining the established or desired character of the area and operating safety of the road network; and (b) minimises the number of vehicular access driveways; and (2) having a minimum road frontage of 40m to minimise driveways and cater for: (a) vehicular movement to and from the site for vehicles appropriate to the scale of the development on the site and adjoining sites; and (b) vehicular movements on the development site .	PS49.1 For multiple dwelling units , the site has a minimum frontage of 40m. PS49.2 For multiple dwelling units , the site has not more than one access point to Queens Road and is shared with an adjoining development site . PS49.3 For multiple dwelling units with frontage to Queens Road, vehicle access driveways are located along a side boundary and easements, or suitable alternative tenure, are secured that will allow future development to utilise a common driveway.

Division 6 Specific Outcomes and Probable Solutions for the Special Residential Zone

6.1 Assessment Criteria for Assessable Development in the Special Residential Zone

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Special Residential zone:-</p> <ol style="list-style-type: none"> (1) Associated Unit - if maximum GFA is 60m² (excluding roofed verandah) (2) Bed and Breakfast Accommodation - if maximum of 1 bedroom (3) Detached House - if maximum of 1 detached house on a lot (4) Display Home (5) Environmental Park (6) Estate Sales Office (7) Home Business – if maximum area¹ is 30m² and is fully enclosed in a building and excluding the hire of a tennis court (8) Local Utilities (9) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Special Residential zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit - if GFA exceeds 60m² (excluding roofed verandah) (7) Bulk Garden Supplies (8) Camping Grounds (9) Car Depot (10) Car Park (11) Caravan/Transportable Home Park (12) Cattery (13) Cemetery (14) Commercial Services (15) Community Facilities (16) Concrete Batching Plant (17) Contractor's Depot (18) Crematorium (19) Dairy (20) Detached House – if more than 1 detached house on a lot (21) Domestic Storage (22) Educational Establishment (23) Extractive Industry (24) Farm Forestry (25) Fast Food Delivery Service (26) Food Outlet (27) Funeral Parlour (28) General Industry (29) Hardware Shop (30) Hazardous and Offensive Industry 	<p>PS 2 No solution provided.</p>

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(31) High Density Multiple Dwelling Units (32) Hospital (33) Hotel (34) Indoor Entertainment and Sport (35) Infill Housing (36) Institution (37) Intensive Animal Husbandry (38) Kennels (39) Low Density Multiple Dwelling Units (40) Major Telecommunication Facility (41) Market (42) Medium Density Multiple Dwelling Units (43) Motel (44) Motor Sport (45) Night Club (46) Office (47) Outdoor Recreation (48) Outdoor Sales (49) Passenger Terminal (50) Pensioner Units (51) Place of Worship (52) Radio Station (53) Recycling Depot (54) Retirement Village (55) Rural Industry (56) Salvage Yard (57) Service Industry (58) Service Station (59) Shooting (60) Shop - if GFA exceeds 200m ² (61) Showroom (62) Simulated Conflict (63) Special Use (64) Stock Sales Yard (65) Tourist Cabins (66) Vehicle Sales (67) Veterinary Clinic (68) Veterinary Hospital (69) Warehouse	
Reconfiguring of Lots	
SO 3 Reconfiguring of lots does not increase the number or density of lots other than in accordance with the approved plan of development .	PS 3 No solution provided.
SO 4 Where Special Residential zoned land provides a buffer between smaller urban lots and potentially incompatible non-residential uses:- (1) the buffering role is not diminished; and (2) reconfiguring of lots does not increase the density of lots.	PS 4 No solution provided.

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

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

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>(2) if the site is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the site.</p> <p>AND</p> <p>PS 22.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.</p>
Impact of Non-Residential Developments on Amenity	
<p>SO 23 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.</p>	<p>PS 23.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 23.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 23.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p>AND</p> <p>PS 23.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 23.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 7 Specific Outcomes and Probable Solutions for the Park Residential Zone

7.1 Assessment Criteria for Assessable Development in the Park Residential Zone

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Park Residential zone:-</p> <ol style="list-style-type: none"> (1) Animal Accommodation (2) Associated Unit – if maximum GFA is 60m² (excluding roofed verandah) (3) Bed and Breakfast Accommodation – if maximum of 1 bedroom (4) Detached House – if maximum of 1 detached house on a lot (5) Display Home (6) Domestic Storage – if maximum GFA is 150m² (7) Environmental Park (8) Estate Sales Office (9) Home Business – if maximum area¹ is 30m² and is fully enclosed within a building and excluding the hire of a tennis court (10) Local Utilities (11) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Park Residential zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit – if maximum GFA exceeds 60m² (excluding roofed verandah) (6) Bulk Garden Supplies (7) Camping Grounds (8) Car Depot (9) Car Park (10) Caravan/Transportable Home Park (11) Cemetery (12) Commercial Services (13) Community Facilities (14) Concrete Batching Plant (15) Contractor's Depot (16) Crematorium (17) Dairy (18) Detached House – if more than 1 detached house on a lot (19) Educational Establishment (20) Extractive Industry (21) Farm Forestry (22) Fast Food Delivery Service (23) Food Outlet (24) Funeral Parlour (25) General Industry (26) Hardware Shop 	<p>PS 2 No solution provided.</p>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(27) Hazardous and Offensive Industry (28) High Density Multiple Dwelling Units (29) Hospital (30) Hotel (31) Indoor Entertainment and Sport (32) Infill Housing (33) Institution (34) Intensive Animal Husbandry (35) Kennels (36) Low Density Multiple Dwelling Units (37) Major Telecommunication Facility (38) Market (39) Medium Density Multiple Dwelling Units (40) Motel (41) Motor Sport (42) Night Club (43) Office (44) Outdoor Recreation (45) Outdoor Sales (46) Passenger Terminal (47) Pensioner Units (48) Place of Worship (49) Radio Station (50) Retirement Village (51) Rural Industry (52) Salvage Yard (53) Service Industry (54) Service Station (55) Shooting (56) Shop (57) Showroom (58) Simulated Conflict (59) Special Use (60) Stock Sales Yard (61) Tourist Cabins (62) Vehicle Sales (63) Veterinary Clinic (64) Veterinary Hospital (65) Warehouse	
Reconfiguring of Lots	
SO 3 Reconfiguring to create additional lots occurs at a maximum density of 1.25 lots per hectare.	PS 3 No solution provided.
SO 4 Reconfiguring to create additional lots may occur at a lot size less than that stated in <i>PS 1</i> of the <i>Park Residential Subdivision Design Code</i> (Ch. 6, Part 2, Div. 3) if:- (1) the minimum lot area is 4000m ² ; (2) the site contains:- (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; (3) the maximum density is 1.25 lots per hectare; and (4) 50% of the site is transferred to Council for environmental purposes.	PS 4 No solution provided.

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Incompatible Development	
SO 5 Industrial and commercial activities and intensive rural pursuits are incompatible with the amenity and character of park residential areas and are not located in the Park Residential zone.	PS 5 No solution provided.
Built Form	
SO 6 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 6 No solution provided.
Streetscape	
SO 7 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area.	PS 7 No solution provided.
Traffic, Access and Car Parking	
SO 8 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 8 No solution provided.
SO 9 Car parking facilities do not dominate the development or street frontage.	PS 9 No solution provided.
SO 10 Development does not result in on-street parking congestion.	PS 10 No solution provided.
Building Setback	
SO 11 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 11 No solution provided.
Amenity	
SO 12 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 12 No solution provided.
SO 13 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 13 No solution provided.
Advertising Signage	
SO 14 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 14 No solution provided.
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 15 Non-residential development is compatible with the residential nature and character of the area.	PS 15 No solution provided.

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Preferred Location of Non-Residential Development	
SO 16 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 16 No solution provided.
Height of Non-Residential Buildings	
SO 17 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 17 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 18 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 18 No solution provided.
Operating Hours of Non-Residential Uses	
SO 19 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 19 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 20 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 20 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 21 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 21 No solution provided.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 22 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 22 No solution provided.
Impact of Non-Residential Developments on Amenity	
SO 23 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	<p>PS 23.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 23.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 23.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p>AND</p>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 23.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 23.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 8 Specific Outcomes and Probable Solutions for the Rural Residential Zone

8.1 Assessment Criteria for Assessable Development in the Rural Residential Zone

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Rural Residential zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Animal Accommodation (3) Associated Unit – if maximum GFA is 60m² (excluding roofed verandah) (4) Bed and Breakfast Accommodation – if maximum of 2 bedrooms (5) Detached House – if maximum of 1 detached house on a lot (6) Display Home (7) Domestic Storage – if maximum GFA is 150m² (8) Environmental Park (9) Estate Sales Office (10) Farm Forestry (11) Home Business – if maximum area¹ of 100m² and is fully enclosed within a building and excluding the hire of more than 1 tennis court (12) Local Utilities (13) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Rural Residential zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit – if maximum GFA exceeds 60m² (excluding roofed verandah) (6) Bulk Garden Supplies (7) Camping Grounds (8) Car Park (9) Caravan/Transportable Home Park (10) Cemetery (11) Commercial Services (12) Community Facilities (13) Concrete Batching Plant (14) Contractor's Depot (15) Crematorium (16) Dairy (17) Detached House – if more than 1 detached house on a lot (18) Educational Establishment (19) Extractive Industry (20) Fast Food Delivery Service (21) Food Outlet (22) Funeral Parlour (23) General Industry (24) Hardware Shop (25) Hazardous and Offensive Industry 	<p>PS 2 No solution provided.</p>

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(26) High Density Multiple Dwelling Units (27) Hospital (28) Hotel (29) Indoor Entertainment and Sport (30) Infill Housing (31) Institution (32) Intensive Animal Husbandry (33) Kennels (34) Low Density Multiple Dwelling Units (35) Market (36) Medium Density Multiple Dwelling Units (37) Motel (38) Motel Sport (39) Night Club (40) Office (41) Outdoor Recreation (42) Outdoor Sales (43) Passenger Terminal (44) Pensioner Units (45) Place of Worship (46) Radio Station (47) Retirement Village (48) Rural Industry (49) Salvage Yard (50) Service Industry (51) Service Station (52) Shooting (53) Shop (54) Showroom (55) Simulated Conflict (56) Special Use (57) Stock Sales Yard (58) Tourist Cabins (59) Vehicle Sales (60) Veterinary Hospital (61) Warehouse	
Reconfiguring of Lots	
SO 3 Reconfiguring to create additional lots occurs at a maximum density of 0.5 lots per hectare.	PS 3 No solution provided.
SO 4 Reconfiguring to create additional lots may occur at a lot size less than that stated in <i>PS 1</i> of the <i>Rural Residential Subdivision Design Code</i> (Ch. 6, Part 2, Div. 4) if:- (1) the minimum lot area is 1ha; (2) the site contains:- (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; and (3) the maximum density is 0.5 lots per hectare; and (4) 50% of the site is transferred to Council for environmental purposes.	PS 4 No solution provided.
Incompatible Development	
SO 5 Commercial, industrial and intensive rural activities that are not allied to and compatible with the semi-rural lifestyle are not located in the Rural Residential zone.	PS 5 No solution provided.

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

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Height of Non-Residential Buildings	
SO 17 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 17 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 18 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 18 No solution provided.
Operating Hours of Non-Residential Uses	
SO 19 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 19 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 20 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 20 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 21 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 21 No solution provided.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 22 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 22 No solution provided.
Impact of Non-Residential Developments on Amenity	
SO 23 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	<p>PS 23.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 23.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 23.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p>AND</p> <p>PS 23.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 23.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 9 Specific Outcomes and Probable Solutions for the Central Business Zone

9.1 Assessment Criteria for Assessable Development in the Central Business Zone

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

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(9) Camping Grounds</p> <p>(10) Caravan/Transportable Home Park</p> <p>(11) Cattery</p> <p>(12) Cemetery</p> <p>(13) Concrete Batching Plant</p> <p>(14) Contractor's Depot</p> <p>(15) Crematorium</p> <p>(16) Dairy</p> <p>(17) Detached House</p> <p>(18) Duplex Dwelling</p> <p>(19) Estate Sales Office</p> <p>(20) Extractive Industry</p> <p>(21) Farm Forestry</p> <p>(22) Funeral Parlour</p> <p>(23) General Industry</p> <p>(24) Hazardous and Offensive Industry</p> <p>(25) Home Business – if requires construction of a new detached house or other structure</p> <p>(26) Infill Housing</p> <p>(27) Institution</p> <p>(28) Intensive Animal Husbandry</p> <p>(29) Kennels</p> <p>(30) Low Density Multiple Dwelling Units</p> <p>(31) Major Telecommunication Facility</p> <p>(32) Motor Sport</p> <p>(33) Non-Intensive Animal Husbandry</p> <p>(34) Outdoor Recreation</p> <p>(35) Pensioner Units</p> <p>(36) Retirement Village</p> <p>(37) Rural Industry</p> <p>(38) Salvage Yard</p> <p>(39) Service Industry</p> <p>(40) Shooting</p> <p>(41) Simulated Conflict</p> <p>(42) Special Use – if no active building entrances to principal street frontage</p> <p>(43) Stock Sales Yard</p> <p>(44) Tourist Cabins</p> <p>(45) Vehicle Sales</p> <p>(46) Warehouse</p>	
Building Design	
<p>SO 3 Buildings are designed and orientated on the site in a manner which:-</p> <p>(1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building;</p> <p>(2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and</p> <p>(3) accentuates and highlights the location of the entry points to the operational component of the land use.</p>	<p>PS 3.1 Buildings on corner sites address both street frontages with display windows or entrances (irrespective of primary or secondary street designation) and incorporate corner design statements.</p> <p>AND</p> <p>PS 3.2 Customer entry points are sheltered from rain and direct solar exposure by a roof having an effective width of no less than 3m measured from the line of the access door.</p> <p>AND</p> <p>PS 3.3 Glazed display windows within those walls which face the road frontage having an aggregate area of no less than 50% of the face area of that section of the external wall between ground level and the awning over.</p>

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

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

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 10.4 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1 is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 10.5 Fencing is constructed of timber, brick or colourbond.</p> <p>AND</p> <p>PS 10.6 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p>AND</p> <p>PS 10.7 Other than those on-site service bays³ designed to accommodate service vehicles no larger than a van³, service vehicle³ standing areas, loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) within premises used for residential purposes either on or adjacent to the site. <p>AND</p> <p>PS 10.8 Unless more extensive buffering is required by another applicable code⁴, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 10.9 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p>AND</p> <p>PS 10.10 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in PS 10.8 and PS 10.9.</p> <p>AND</p> <p>PS 10.11 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
<p>SO 11 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 11.1 Where the site either adjoins or is on the opposite side of a frontage road to land which is included in a residential zone, all buildings and other structures on the site have an overall height above finished ground level of no more than 2 storeys.</p> <p>AND</p> <p>PS 11.2 Service structures, and mechanical plant are not visible from adjoining roads or land zoned for residential purposes.</p>
<p>SO 12 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.</p>	<p>PS 12 No solution provided.</p>
<p>SO 13 Development does not result in on-street parking congestion.</p>	<p>PS 13 No solution provided.</p>

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 14 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 14 No solution provided.
SO 15 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 15 No solution provided.
SO 16 The operating hours of development are appropriate and minimise the impact on amenity.	PS 16 No solution provided.
SO 17 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 17 No solution provided.
Pedestrian Access Ways	
SO 18 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles and contributes to an attractive streetscape.	<p>PS 18.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> (1) the paved pedestrian pathway within the frontage road reserve to the site; (2) designated passenger pick-up and set-down points on the site; (3) car parking facilities provided at the rear of the site; and (4) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 18.2 The pedestrian access ways prescribed under PS 18.1 are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 18.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;">AND</p> <p>PS 18.4 Changes of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Artificial Lighting	
SO 19 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.	PS 19 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i> .
SO 20 Artificial lighting necessarily associated with the use of the site is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site .	PS 20 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

CENTRAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Disabled Access to Outdoor Areas	
SO 21 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site .	<p>PS 21.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the site, other than service areas, that are normally accessible to people without disabilities.</p> <p>AND</p> <p>PS 21.2 The disabled access required under <i>PS 21.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 22 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 22.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p>AND</p> <p>PS 22.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p>AND</p> <p>PS 22.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which can be serviced by an industrial refuse collection vehicle⁶. <p>AND</p> <p>PS 22.4 Every waste storage and bin washout facility which is not fully enclosed within a building, is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
On-Site Conveniences for Patrons	
SO 23 The development incorporates conveniences for use by building owners, employees and patrons in conveniently accessible locations.	PS 23 No solution provided.
Mixed Use Development Incorporating a Residential Accommodation Component	
<p>SO 24 Sensitive areas of the residential accommodation component of any mixed use development on the land are:-</p> <ol style="list-style-type: none"> (1) adequately buffered from incompatible non-residential uses on both the site and adjacent land; and (2) so located and so constructed as to avoid or mitigate any adverse impacts between the residential and non-residential components of the land use. 	PS 24 No solution provided.

Division 10 Specific Outcomes and Probable Solutions for the Commercial Zone

10.1 Assessment Criteria for Assessable Development in the Commercial Zone

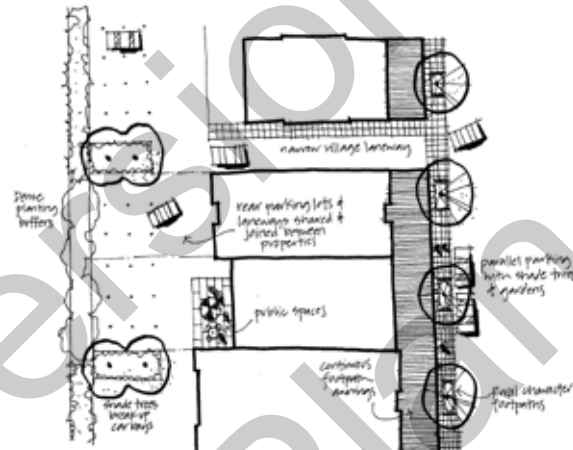
COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses - COMMERCIAL ZONED LAND EXCEPT SUB-PRECINCT C-5	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located on Commercial zoned land outside Commercial Sub-Precinct C-5:-</p> <ol style="list-style-type: none"> (1) Bulk Garden Supplies (2) Car Depot (3) Car Park (4) Caretaker's Residence (5) Commercial Services (6) Community Facilities (7) Educational Establishment (8) Environmental Park (9) Fast Foods Delivery Service (10) Food Outlet (11) Hardware Shop (12) Home Business – if located in an existing detached house (13) Indoor Entertainment and Sport (14) Local Utilities (15) Major Telecommunication Facility (16) Office (17) Outdoor Recreation (18) Outdoor Sales (19) Park (20) Place of Worship (21) Radio Station (22) Recycling Depot (23) Retail Nursery (24) Service Station – if exceeds 100m from a residential zone (25) Shop - if total GFA used as a shop on the lot (including an allotment subdivided in accordance with the <i>Body Corporate and Community Management Act 1997</i>) does not exceed 150m², and lot area or the area comprised in the community title scheme is at least 2000m² (26) Showroom (27) Special Use (28) Vehicle Sales (29) Veterinary Clinic (30) Veterinary Hospital 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located on Commercial zoned land outside Commercial Sub-Precinct C-5:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation 	<p>PS 2 No solution provided.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(9) Camping Grounds (10) Caravan/Transportable Home Park (11) Cattery (12) Cemetery (13) Concrete Batching Plant (14) Contractor's Depot (15) Crematorium (16) Dairy (17) Detached House (18) Display Home (19) Duplex Dwelling (20) Estate Sales Office (21) Extractive Industry (22) Farm Forestry (23) General Industry (24) Hazardous and Offensive Industry (25) High Density Multiple Dwelling Units (26) Home Business – if requires construction of a new detached house or other structure (27) Hospital (28) Infill Housing (29) Institution (30) Intensive Animal Husbandry (31) Kennels (32) Low Density Multiple Dwelling Units (33) Medium Density Multiple Dwelling Units (34) Motor Sport (35) Night Club (36) Non-Intensive Animal Husbandry (37) Pensioner Units (38) Retirement Village (39) Rural Industry (40) Salvage Yard (41) Service Station – if less than 100m from a residential zone (42) Shooting (43) Shop – if total GFA used as a shop on the lot (including an allotment subdivided in accordance with the <i>Body Corporate and Community Management Act 1997</i>) exceeds 150m ² , or lot area or the area comprised in the community title scheme is less than 2000m ² (44) Simulated Conflict (45) Stock Sales Yard (46) Tourist Cabins (47) Warehouse	
Consistent and Inconsistent Uses - COMMERCIAL SUB-PRECINCT C-5	
SO 3 The following uses are consistent uses if complying with the applicable codes and are located in Sub-Precinct C-5 of the Commercial zone:- (1) Commercial Services (2) Environmental Park (3) Home Business (4) Local Utilities (5) Office – if excluding medical and dental suites (6) Park	PS 3 No solution provided.

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

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(51) Pensioner Units (52) Place of Worship (53) Radio Station (54) Recycling Depot (55) Retail Nursery (56) Retirement Village (57) Rural Industry (58) Salvage Yard (59) Service Station (60) Shooting (61) Shop (62) Showroom (63) Simulated Conflict (64) Special Use (65) Stock Sales Yard (66) Tourist Cabins (67) Vehicle Sales (68) Veterinary Clinic (69) Veterinary Hospital (70) Warehouse	
Building Design	
SO 5 Buildings are designed and orientated on the site in a manner which:- (1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building; (2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and (3) accentuates and highlights the location of the entry points to the operational component of the land use.	PS 5.1 Customer entry points sheltered from rain and direct solar exposure by a roof having an effective width of no less than 3m measured from the line of the access door. AND PS 5.2 Glazed display windows within those walls which face the road frontage having an aggregate area of no less than 50% of the face area of that section of the external wall between ground level and the awning over.
Awnings	
SO 6 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.	PS 6.1 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 4m above finished ground level are provided:- (1) adjacent to every glazed display window; and (2) active building entrances . AND PS 6.2 Awnings constructed within the reserve of the frontage road are:- (1) supported entirely by a building or other structure contained within the confines of the site ; and (2) set back no less than 600mm from the line of the face of the kerb within the frontage road.
SO 7 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.	PS 7 No solution provided.
Energy Efficiency	
SO 8 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:- (1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and	PS 8 All buildings which are used for purposes other than residential accommodation and have a gross floor area of more than 2500m ² achieve the following standards:- (1) roofs, or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5; (2) external walls, but excluding glazing panels within those walls, insulated to R1.0; and

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the site in regard to reflected light and heat from elements of the building fabric.	(3) all glazing totally shaded from direct solar exposure between 9am and 3pm on every day between 21 September and 21 March of the following year. There is no probable solution for reflected light and heat under this element.
Landscaping	
SO 9 Landscaping is provided and maintained in a manner that:- (1) is consistent with the streetscape character of the area; (2) incorporates appropriate street trees; (3) retains significant landforms, trees and vegetation where possible; (4) establishes an inviting micro-climate; (5) provides shade areas; (6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site ; (7) incorporates pedestrian links between adjacent sites ; (8) provides and highlights direct pedestrian linkages between adjacent development sites ; (9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale; (10) incorporates irrigation; (11) satisfies the commercial expectations of business owners and operators; and (12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site .	PS 9.1 Shade trees on footpaths and in car parks are clean trunked, compatible with parked vehicles (non sap/berry/leaf/seed dropping species) and are provided at the rate of 1 tree per 4m ² at 4m spacings. AND PS 9.2 15% of the site is landscaped including in the following locations:- (1) boundary buffers; (2) 3m wide frontage buffer strips; (3) car parks; and (4) screening vegetation. The calculation of the 15% landscaping includes pedestrian access ways provided on site . AND PS 9.3 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .
Car Parking	
SO 10 Car parking is designed and located so that:- (1) it does not dominate or break up the street frontage; (2) car parking areas and driveways are shared and linked with adjoining properties where possible; (3) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and (4) it is convenient and adequate for the demands of customers and visitors.	PS 10.1 Where the site has a single road frontage:- (1) car parking areas are located behind or underneath buildings built to the street; or (2) the front wall of the closest building to the frontage road is set back no more than 22.5m from the road boundary to the site . For purposes of this provision, the road boundary includes any identified probable future land acquisition line . AND PS 10.2 Where the site has multiple road frontages:- (1) car parking areas are located behind or underneath buildings built to the street; or (2) the front wall of the closest building to the primary frontage road is set back no more than 22.5m from that frontage road to the site . For purposes of this provision, the road boundary includes any identified probable future land acquisition line . AND PS 10.3 Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between sites via internal service roads.

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>AND</p> <p>PS 10.4 Car parking is designed generally in accordance with the following illustrations in terms of location, landscaping and expanse:-</p>  <p>AND</p> <p>PS 10.5 2m wide irrigated landscaped beds are provided along any boundaries of car parks that adjoin public walkways or parks, where the car park contains 20 or more car parking spaces.</p>
SO 11 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the site .	PS 11 No solution provided.
Impact on the Amenity and Character of the Surrounding Area	
<p>SO 12 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located and are buffered from adjacent sensitive land uses, in a manner which:-</p> <ol style="list-style-type: none"> (1) is in keeping with the desired or established character of the area; (2) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) natural light and ventilation; and (3) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 12.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 12.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 12.3 Where any building can be seen from the common boundary of the site adjoining land zoned for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p>AND</p> <p>PS 12.4 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ol style="list-style-type: none"> (1) the same distance as the existing residential buildings on the adjoining land; or (2) 6m where there is no existing building on the adjoining land. <p>AND</p> <p>PS 12.5 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1 is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 12.6 Fencing is constructed of timber, brick or colourbond.</p> <p>AND</p> <p>PS 12.7 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p>AND</p> <p>PS 12.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes. <p>AND</p> <p>PS 12.9 Unless more extensive buffering is required by another applicable code⁴, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 12.10 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p>AND</p> <p>PS 12.11 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in <i>PS 12.9</i> and <i>PS 12.10</i>.</p> <p>AND</p> <p>PS 12.12 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
<p>SO 13 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 13.1 Where the site either adjoins or is on the opposite side of a frontage road to land which is included in a residential zone, all buildings and other structures on the site have an overall height above finished ground level of no more than 7.5m.</p> <p>AND</p> <p>PS 13.2 Service structures and mechanical plant are not visible from adjoining roads or land zoned for residential purposes.</p>
SO 14 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.	PS 14 No solution provided.
SO 15 Development does not result in on-street parking congestion.	PS 15 No solution provided.
SO 16 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 16 No solution provided.
SO 17 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 17 No solution provided.
SO 18 The operating hours of development are appropriate and minimise the impact on amenity.	PS 18 No solution provided.
SO 19 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 19 No solution provided.

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Pedestrian Access Ways	
SO 20 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles and contributes to an attractive streetscape.	<p>PS 20.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> (1) the paved pedestrian pathway within the frontage road reserve to the site; (2) designated passenger pick-up and set-down points on the site; (3) car parking facilities provided at the rear of the site; and (4) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 20.2 The pedestrian access ways prescribed under <i>PS 20.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 20.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;">AND</p> <p>PS 20.4 Change of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Artificial Lighting	
SO 21 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.	<p>PS 21 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
SO 22 Artificial lighting necessarily associated with the use of the site is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site .	<p>PS 22 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Disabled Access to Outdoor Areas	
SO 23 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site .	<p>PS 23.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the site, other than service areas, that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 23.2 The disabled access required under <i>PS 23.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 24 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 24.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meeting the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p style="text-align: center;">AND</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 24.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p>AND</p> <p>PS 24.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site area³ which can be serviced by an industrial refuse collection vehicle⁶. <p>AND</p> <p>PS 24.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
On-Site Conveniences for Patrons	
SO 25 The development incorporates conveniences for use by building owners, employees and patrons in conveniently accessible locations.	PS 25 No solution provided.
Additional Outcomes for Sub-Precinct C-2	
SO 26 The following additional uses are consistent uses if located in Sub-Precinct C-2 :-	PS 26 No solution provided.
<ol style="list-style-type: none"> (1) funeral parlour (2) hotel (3) motel 	
SO 27 Development does not adversely affect traffic flows particularly along Gympie Road.	PS 27 No solution provided.
SO 28 The layout and design of development provides an attractive visual appearance from Gympie Road and Todds Road.	PS 28 No solution provided.
Additional Outcomes for Sub-Precinct C-3	
SO 29 Service industry is a consistent use if located in Sub-Precinct C-3 .	PS 29 No solution provided.
SO 30 Development does not adversely affect traffic flows particularly along Gympie Road.	PS 30 No solution provided.
SO 31 The layout and design of development provides an attractive visual appearance from Gympie Road and Todds Road.	PS 31 No solution provided.
Additional Outcomes for Sub-Precinct C-4	
SO 32 Development of non-residential premises adjoining land zoned for residential purposes is designed to avoid overlooking of adjoining residences and maintain the amenity of the residential premises in terms of:-	PS 32.1 Windows in the second storey walls facing the adjoining residences have minimum 1.5m high sills.
<ol style="list-style-type: none"> (1) visibility of service areas and structures such as air conditioners, loading bays; (2) compatibility of building form, facades and roof shapes; (3) noise and lighting containment; (4) extent, size and location of advertising devices; and (5) accessway and parking areas. 	<p>AND</p> <p>PS 32.2 Balconies, verandahs or other structures are located and designed to minimise the potential for overlooking of adjoining residences.</p> <p>AND</p> <p>PS 32.3 Noisy operations, night lighting and advertising devices are located and oriented away from adjacent residential properties and visually and acoustically screened to protect residential amenity.</p>

COMMERCIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>AND</p> <p>PS 32.4 Multiple allotments include provision for combined parking and access by either amalgamation or reciprocal easement rights.</p>
Additional Outcomes for Sub-Precinct C-5	
SO 33 Offices excluding medical and dental suites are developed in Sub-Precinct C-5 .	PS 33 No solution provided.
SO 34 Existing houses may be used for offices , excluding medical and dental suites.	PS 34 No solution provided.
SO 35 Maximum site coverage of 50%.	PS 35 No solution provided.
SO 36 Safe access is provided to properties.	PS 36 No solution provided.

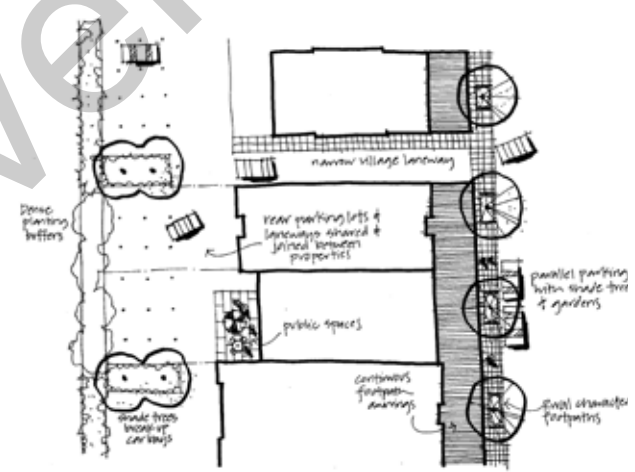
Division 11 Specific Outcomes and Probable Solutions for the Local Business Zone

11.1 Assessment Criteria for Assessable Development in the Local Business Zone

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Local Business zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units - where part of a mixed use development (2) Car Park (3) Caretaker's Residence (4) Commercial Services (5) Community Facilities (6) Display Home - where part of a mixed use development and does not occupy the ground floor (7) Environmental Park (8) Fast Food Delivery Service (9) Food Outlet (10) Hardware Shop (11) High Density Multiple Dwelling Units - where part of a mixed use development and within 400m of a railway station (12) Home Business – if located in an existing detached house (13) Local Utilities (14) Medium Density Multiple Dwelling Units – if located in Sub-Precinct LB-1 or where part of a mixed use development (15) Office (16) Park (17) Recycling Depot (18) Retail Nursery (19) Shop (20) Veterinary Clinic 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Local Business zone:-</p> <ol style="list-style-type: none"> (1) Adult Product Shop (2) Agriculture (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit (7) Bed and Breakfast Accommodation (8) Bulk Garden Supplies (9) Camping Grounds (10) Caravan/Transportable Home Park (11) Cattery (12) Cemetery (13) Concrete Batching Plant (14) Contractor's Depot (15) Crematorium (16) Dairy (17) Detached House (18) Duplex Dwelling (19) Estate Sales Office (20) Extractive Industry 	<p>PS 2 No solution provided.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
(21) Farm Forestry (22) Funeral Parlour (23) General Industry (24) Hazardous and Offensive Industry (25) Home Business – if requires construction of a new detached house or other structure (26) Hospital (27) Hotel (28) Indoor Entertainment and Sport – if entertainment use only (29) Infill Housing (30) Institution (31) Intensive Animal Husbandry (32) Kennels (33) Low Density Multiple Dwelling Units (34) Major Telecommunication Facility (35) Motel (36) Motor Sport (37) Night Club (38) Non-Intensive Animal Husbandry (39) Outdoor Recreation (40) Outdoor Sales (41) Pensioner Units (42) Radio Station (43) Retirement Village (44) Rural Industry (45) Salvage Yard (46) Service Industry (47) Shooting (48) Showroom (49) Simulated Conflict (50) Stock Sales Yard (51) Tourist Cabins (52) Vehicle Sales (53) Veterinary Hospital (54) Warehouse	
Building Height	
SO 3 Except where part of a mixed use development, maximum height of buildings is 2 storeys .	PS 3 Except where part of a mixed use development, maximum height of buildings is 2 storeys .
Building Design	
SO 4 Buildings are designed and orientated on the site in a manner which:- (1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building; (2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and (3) accentuates and highlights the location of the entry points to the operational component of the land use.	PS 4 No solution provided.

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
Awnings	
SO 5 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.	PS 5 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 3.5m above finished ground level are provided for the full length of any wall facing the road boundary to the development site .
SO 6 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.	PS 6 No solution provided.
Energy Efficiency	
SO 7 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:- <ul style="list-style-type: none"> (1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and (2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the site in regard to reflected light and heat from elements of the building fabric. 	PS 7.1 All buildings which are used for purposes other than residential accommodation and have a gross floor area of more than 2500m ² achieve the following standards:- <ul style="list-style-type: none"> (1) roofs or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5; (2) external walls, but excluding glazing panels within those walls, insulated to R1.0; and (3) all glazing totally shaded from direct solar exposure between 9am and 3pm on every day between 21 September and 21 March of the following year. <p>There is no probable solution for reflected light and heat under this element.</p>
Landscaping	
SO 8 Landscaping is provided and maintained in a manner that:- <ul style="list-style-type: none"> (1) is consistent with the streetscape character of the area; (2) incorporates appropriate street trees; (3) retains significant landforms, trees and vegetation where possible; (4) establishes an inviting micro-climate; (5) provides shade areas; (6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site; (7) incorporates pedestrian links between adjacent sites; (8) provides and highlights direct pedestrian linkages between adjacent development sites; (9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale; (10) incorporates irrigation; (11) satisfies the commercial expectations of business owners and operators; and (12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site. 	PS 8.1 Shade trees on footpaths and in car parks are clean trunked, compatible with parked vehicles (non sap/berry/leaf/seed dropping species) and are provided at the rate of 1 tree per 4m ² at 4m spacings. <p style="text-align: center;">AND</p> PS 8.2 Where parking is located between the front of buildings and the frontage road boundary, 15% of the site is landscaped including the following locations:- <ul style="list-style-type: none"> (1) boundary buffers; (2) 3m wide frontage buffer strips; (3) car parks; and (4) screening vegetation. <p>The calculation of the 15% landscaping includes pedestrian access ways provided on site.</p> <p style="text-align: center;">OR</p> PS 8.3 Where parking is located behind buildings built to the road boundary, a minimum of 10% of the site is landscaped including the area of:- <ul style="list-style-type: none"> (1) landscaped buffers; (2) frontage landscaping; (3) car park landscaping; and (4) pedestrian pathways. <p style="text-align: center;">AND</p> PS 8.4 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
Car Parking	
<p>SO 9 Car parking is designed and located so that:-</p> <ol style="list-style-type: none"> (1) it does not dominate or break up the street frontage; (2) car parking areas and driveways are shared and linked with adjoining properties where possible; (3) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and (4) it is convenient and adequate for the demands of customers and visitors. 	<p>PS 9.1 Where the site has a single road frontage:-</p> <ol style="list-style-type: none"> (1) car parking areas are located behind or underneath buildings built to the street; <p>OR</p> <ol style="list-style-type: none"> (2) the front wall of the closest building to the frontage road is set back no more than 22.5m from the road boundary to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p>AND</p> <p>PS 9.2 Where the site has multiple road frontages:-</p> <ol style="list-style-type: none"> (1) car parking areas are located behind or underneath buildings built to the street; or (2) the front wall of the closest building to the primary frontage road is set back no more than 22.5m from that frontage road to the site. <p>For purposes of this provision, the road boundary includes any identified probable future land acquisition line.</p> <p>AND</p> <p>PS 9.3 Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between sites via internal service roads.</p> <p>AND</p> <p>PS 9.4 Car parking is designed generally in accordance with the following illustrations in terms of location, landscaping and expanse:-</p>  <p>AND</p> <p>PS 9.5 2m wide irrigated landscaped beds are provided along any boundaries of car parks that adjoin public walkways or parks, where the car park contains 20 or more car parking spaces.</p>
<p>SO 10 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the site.</p>	<p>PS 10 No solution provided.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
Impact on the Amenity and Character of the Surrounding Area	
<p>SO 11 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located and are buffered from adjacent sensitive land uses, in a manner which:-</p> <ol style="list-style-type: none"> does not adversely impact on the traditional pattern of shop fronts and streetscapes; is in keeping with the desired or established character of the area; does not result in significant loss of amenity to uses on adjacent land or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> overshadowing; privacy and overlooking; and natural light and ventilation; and does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 11.1 Development is designed so that entries face the street and service areas and driveways are not located on boundaries adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 11.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 11.3 Where any building can be seen from the common boundary of the site adjoining land zoned for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p>AND</p> <p>PS 11.4 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ol style="list-style-type: none"> the same distance as the existing residential buildings on the adjoining land; or 6m where there is no existing building on the adjoining land. <p>AND</p> <p>PS 11.5 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1, is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 11.6 Fencing is constructed of timber, brick or colourbond.</p> <p>AND</p> <p>PS 11.7 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p>AND</p> <p>PS 11.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> in a road or other public place; or from the common boundary of the site adjoining land zoned for residential purposes. <p>AND</p> <p>PS 11.9 Unless more extensive buffering is required by another applicable code⁴, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 11.10 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p>AND</p> <p>PS 11.11 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in <i>PS 11.9</i> and <i>PS 11.10</i>.</p> <p>AND</p> <p>PS 11.12 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
<p>SO 12 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <ol style="list-style-type: none"> does not adversely impact on the existing or desired streetscape for the area; and is in keeping with the desired or established character of the area. 	<p>PS 12.1 Where the site either adjoins or is on the opposite side of a frontage road to land which is included in a residential zone all buildings and other structures on the site have an overall height above finished ground level of no more than 7.5m.</p> <p style="text-align: center;">AND</p> <p>PS 12.2 Service structures, and mechanical plant are not visible from adjoining roads or land zoned for residential purposes.</p>
<p>SO 13 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.</p>	<p>PS 13 No solution provided.</p>
<p>SO 14 Development does not result in on-street parking congestion.</p>	<p>PS 14 No solution provided.</p>
<p>SO 15 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.</p>	<p>PS 15 No solution provided.</p>
<p>SO 16 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.</p>	<p>PS 16 No solution provided.</p>
<p>SO 17 The operating hours of development are appropriate and minimise the impact on amenity.</p>	<p>PS 17 No solution provided.</p>
<p>SO 18 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.</p>	<p>PS 18 No solution provided.</p>
Pedestrian Access Ways	
<p>SO 19 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles, and contributes to an attractive streetscape.</p>	<p>PS 19.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> the paved pedestrian pathway within the frontage road reserve to the site; designated passenger pick-up and set-down points on the site; car parking facilities provided at the rear of the site; and on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 19.2 The pedestrian access ways prescribed under <i>PS 19.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 19.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;">AND</p> <p>PS 19.4 Change of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Artificial Lighting	
<p>SO 20 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.</p>	<p>PS 20 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
SO 21 Artificial lighting necessarily associated with the use of the site is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site .	PS 21 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.
Disabled Access to Outdoor Areas	
SO 22 Safe, dignified and equitable access for physically disabled persons is provided to and within, all appropriate outdoor areas of the site .	PS 22.1 Access for physically disabled persons is provided to and within, those outdoor areas of the site , other than service areas that are normally accessible to people without disabilities. AND PS 22.2 The disabled access required under <i>PS 22.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> .
On-Site Waste Storage, Recycling and Disposal Facilities	
SO 23 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:- (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles.	PS 23.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container ⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land. AND PS 23.2 Every waste storage container which is:- (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; is stored within a facility which incorporates the same features as those required for an on-site bin washout facility. AND PS 23.3 The waste storage and bin washout facilities provided on the site are located:- (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable ⁴ to the development; and (2) within part of an on-site service area ³ which can be serviced by an industrial refuse collection vehicle ⁶ . AND PS 23.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.
On-Site Conveniences for Patrons	
SO 24 The development incorporates conveniences for use by building owners, employees and patrons in conveniently accessible locations.	PS 24 No solution provided.

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solution
Mixed Use Development Incorporating a Residential Accommodation Component	
<p>SO 25 Sensitive areas of the residential accommodation component of any mixed use development on the land are:-</p> <ol style="list-style-type: none"> (1) adequately buffered from incompatible non-residential uses on both the site and adjacent land; and (2) so located and so constructed as to avoid or mitigate any adverse impacts between the residential and non-residential components of the land use. 	<p>PS 25 No solution provided.</p>

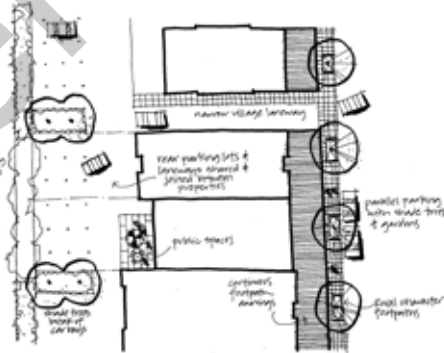
Division 12 Specific Outcomes and Probable Solutions for the Neighbourhood Facilities Zone

12.1 Assessment Criteria for Assessable Development in the Neighbourhood Facilities Zone

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Neighbourhood Facilities zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units - where part of a mixed use development (2) Car Park (3) Caretaker's Residence (4) Commercial Services (5) Community Facilities (6) Display Home - where part of a mixed use development and does not occupy the ground floor (7) Environmental Park (8) High Density Multiple Dwelling Units - where part of a mixed use development and within 400m of a railway station (9) Home Business – if located in an existing detached house (10) Local Utilities (11) Medium Density Multiple Dwelling Units - where part of a mixed use development (12) Office (13) Park (14) Recycling Depot (15) Retail Nursery - if maximum GFA is 150m² (16) Shop - if retailing antiques, arts, crafts, handmade items, tourist novelties only 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Neighbourhood Facilities zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units - where not part of a mixed use development (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation (9) Bulk Garden Supplies (10) Camping Grounds (11) Car Depot (12) Caravan/Transportable Home Park (13) Cattery (14) Cemetery (15) Concrete Batching Plant (16) Contractor's Depot (17) Crematorium (18) Dairy (19) Detached House (20) Domestic Storage (21) Duplex Dwelling 	<p>PS 2 No solution provided.</p>

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(22) Educational Establishment (23) Estate Sales Office (24) Extractive Industry (25) Farm Forestry (26) Food Outlet – if including a drive through facility (27) Funeral Parlour (28) General Industry (29) Hardware Shop (30) Hazardous and Offensive Industry (31) Home Business – if requires construction of a new detached house or other structure (32) Hospital (33) Hotel (34) Indoor Entertainment and Sport – if entertainment uses only (35) Infill Housing (36) Institution (37) Intensive Animal Husbandry (38) Kennels (39) Low Density Multiple Dwelling Units (40) Major Telecommunication Facility (41) Market (42) Medium Density Multiple Dwelling Units - where not part of a mixed use development (43) Motor Sport (44) Night Club (45) Non-Intensive Animal Husbandry (46) Outdoor Recreation (47) Outdoor Sales (48) Passenger Terminal (49) Pensioner Units (50) Radio Station (51) Retail Nursery – if GFA exceeds 150m ² (52) Retirement Village (53) Rural Industry (54) Salvage Yard (55) Service Industry (56) Service Station (57) Shooting (58) Shop – if retailing other than antiques, arts, crafts, handmade items, tourist novelties only (59) Showroom (60) Simulated Conflict (61) Special Use (62) Stock Sales Yard (63) Tourist Cabins (64) Vehicle Sales (65) Veterinary Hospital (66) Warehouse	
Building Height	
SO 3 Except where part of a mixed use development, maximum height of buildings is 2 storeys .	PS 3 Except where part of a mixed use development, maximum height of buildings is 2 storeys .

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Building Design	
SO 4 Buildings are designed and orientated on the site in a manner which:- <ul style="list-style-type: none"> (1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building; (2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and (3) accentuates and highlights the location of the entry points to the operational component of the land use. 	PS 4 No solution provided.
Awnings	
SO 5 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.	PS 5 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 3.5m above finished ground level are provided for the full length of any wall facing the road boundary to the development site .
SO 6 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.	PS 6 No solution provided.
Energy Efficiency	
SO 7 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:- <ul style="list-style-type: none"> (1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and (2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the site in regard to reflected light and heat from elements of the building fabric. 	PS 7.1 All buildings which are used for purposes other than residential accommodation and have a gross floor area of more than 2500m ² achieve the following standards:- <ul style="list-style-type: none"> (1) roofs, or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5; (2) external walls, but excluding glazing panels within those walls, insulated to R1.0; and (3) all glazing totally shaded from direct solar exposure between 9am and 3pm on every day between 21 September and 21 March of the following year. <p>There is no probable solution for reflected light and heat under this element.</p>
Landscaping	
SO 8 Landscaping is provided and maintained in a manner that:- <ul style="list-style-type: none"> (1) is consistent with the streetscape character of the area; (2) incorporates appropriate street trees; (3) retains significant landforms, trees and vegetation where possible; (4) establishes an inviting micro-climate; (5) provides shade areas; (6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site; (7) incorporates pedestrian links between adjacent sites; (8) adjacent development sites; (9) complements the local character and incorporates plant species indigenous to the area, conducive to cultural heritage and appropriate in form, mass and scale; (10) incorporates irrigation; (11) satisfies the commercial expectations of business owners and operators; and (12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site. 	PS 8.1 Shade trees on footpaths and in car parks are clean trunked, compatible with parked vehicles (non sap/berry/leaf/seed dropping species) and are provided at the rate of 1 tree per 4m ² at 4m spacings. <p style="text-align: center;">AND</p> PS 8.2 Where parking is located between the front of buildings and the frontage road boundary, 15% of the site is landscaped including in the following locations:- <ul style="list-style-type: none"> (1) boundary buffers; (2) 3m wide frontage buffer strips; (3) car parks; and (4) screening vegetation. <p>The calculation of the 15% landscaping includes pedestrian access ways provided on site.</p> <p style="text-align: center;">OR</p> PS 8.3 Where parking is located behind buildings built to the road boundary, a minimum of 10% of the site is landscaped including the area of:- <ul style="list-style-type: none"> (1) landscaped buffers; (2) frontage landscaping; (3) car park landscaping; and (4) pedestrian pathways. <p style="text-align: center;">AND</p> PS 8.4 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> .

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

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:-</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) natural light and ventilation; and <p>(4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road.</p>	<p>PS 11.3 Where any building can be seen from the common boundary of the site adjoining land zoned for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p style="text-align: center;">AND</p> <p>PS 11.4 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ul style="list-style-type: none"> (1) the same distance as the existing residential buildings on the adjoining land; or (2) 6m where there is no existing building on the adjoining land. <p style="text-align: center;">AND</p> <p>PS 11.5 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1, is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 11.6 Fencing is constructed of timber, brick or colourbond.</p> <p style="text-align: center;">AND</p> <p>PS 11.7 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p style="text-align: center;">AND</p> <p>PS 11.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ul style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes. <p style="text-align: center;">AND</p> <p>PS 11.9 Unless more extensive buffering is required by another code within this planning scheme which is applicable⁴ to the particular site, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p style="text-align: center;">AND</p> <p>PS 11.10 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable⁴ code.</p> <p style="text-align: center;">AND</p> <p>PS 11.11 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in PS 11.9 and PS 11.10.</p> <p style="text-align: center;">AND</p> <p>PS 11.12 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
<p>SO 12 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <ul style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 12.1 Where the site either adjoins or is on the opposite side of a frontage road to land which is included in a residential zone, all buildings and other structures on the site have an overall height above finished ground level of no more than 7.5m.</p> <p style="text-align: center;">AND</p> <p>PS 12.2 Service structures and mechanical plant are not visible from adjoining roads or land zoned for residential purposes.</p>

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 13 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.	PS 13 No solution provided.
SO 14 Development does not result in on-street parking congestion.	PS 14 No solution provided.
SO 15 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 15 No solution provided.
SO 16 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 16 No solution provided.
SO 17 The operating hours of development are appropriate and minimise the impact on amenity.	PS 17 No solution provided.
SO 18 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 18 No solution provided.
Pedestrian Access Ways	
SO 19 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles, and contributes to an attractive streetscape.	<p>PS 19.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> (1) the paved pedestrian pathway within the frontage road reserve to the site; (2) designated passenger pick-up and set-down points on the site; (3) car parking facilities provided at the rear of the site; and (4) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 19.2 The pedestrian access ways prescribed under <i>PS 19.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 19.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p style="text-align: center;">AND</p> <p>PS 19.4 Changes of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Artificial Lighting	
SO 20 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.	PS 20 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i> .
SO 21 Artificial lighting, necessarily associated with the use of the site , is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site .	PS 21 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

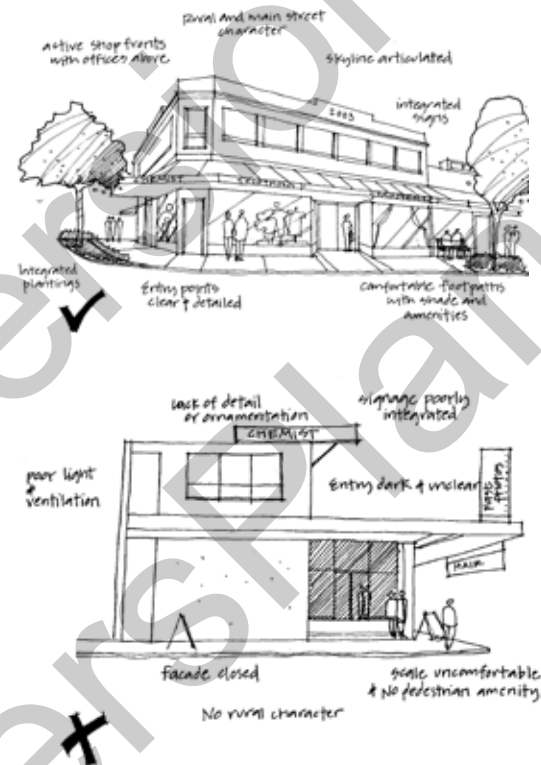

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Disabled Access to Outdoor Areas	
SO 22 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site .	<p>PS 22.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the site, other than service areas, that are normally accessible to people without disabilities.</p> <p>AND</p> <p>PS 22.2 The disabled access required under <i>PS 22.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 23 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 23.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p>AND</p> <p>PS 23.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p>AND</p> <p>PS 23.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which can be serviced by an industrial refuse collection vehicle⁶. <p>AND</p> <p>PS 23.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
On-Site Conveniences for Patrons	
<p>SO 24 The development incorporates conveniences for use by building owners, employees and patrons in conveniently accessible locations.</p>	<p>PS 24 No solution provided.</p>

Division 13 Specific Outcomes and Probable Solutions for the Urban Village Zone

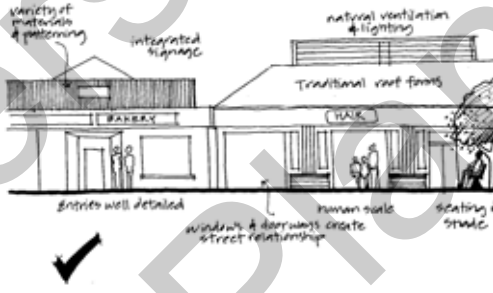
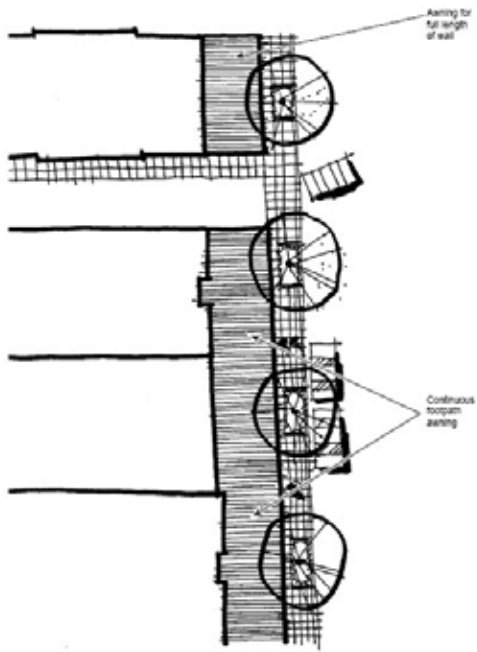
13.1 Assessment Criteria for Assessable Development in the Urban Village Zone

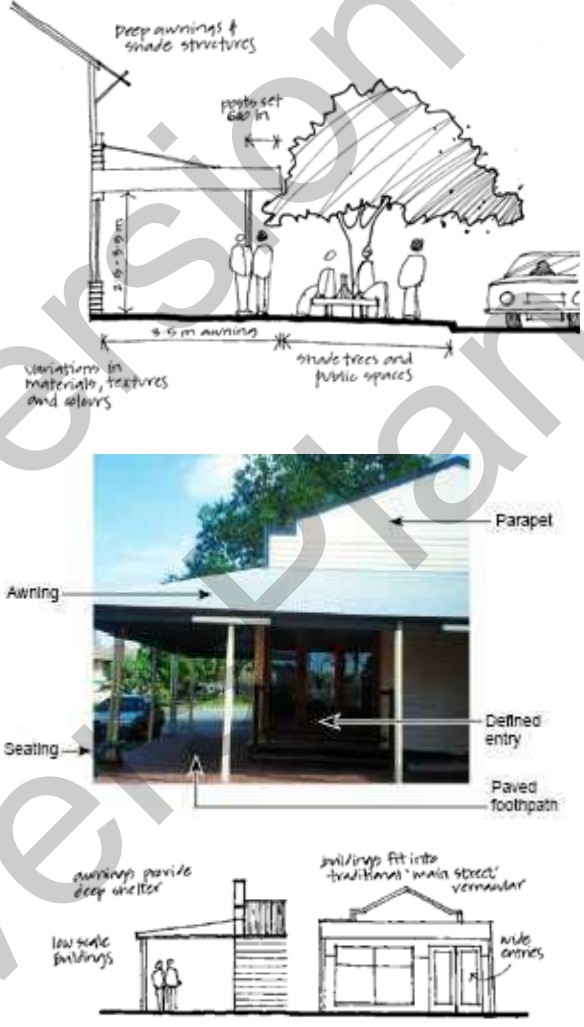
URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Urban Village zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units - where part of a mixed use development (2) Associated Unit - if maximum GFA 60m² (excluding roofed verandah) (3) Bed and Breakfast Accommodation - if maximum of 1 bedroom (4) Car Park (5) Caretaker's Residence (6) Commercial Services (7) Community Facilities (8) Display Home - where part of a mixed use development and does not occupy the ground floor (9) Duplex Dwelling (10) Educational Establishment (11) Environmental Park (12) Fast Food Delivery Service (13) Food Outle - if excluding drive through facility (14) Hardware Shop (15) Hotel - if expansion of existing hotel (16) Indoor Entertainment and Sport (17) Local Utilities (18) Low Density Multiple Dwelling Units (19) Market (20) Medium Density Multiple Dwelling Units - where part of a mixed use development (21) Motel (22) Office (23) Park (24) Radio Station (25) Recycling Depot (26) Retail Nursery (27) Retirement Village (28) Shop (29) Showroom (30) Vehicle Sales - if expansion of existing vehicles sales (31) Veterinary Clinic 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Urban Village zone:-</p> <ol style="list-style-type: none"> (1) Adult Product Shop (2) Agriculture (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit – if GFA exceeds 60m² (excluding roofed verandah) (7) Bulk Garden Supplies 	<p>PS 2 No solution provided.</p>

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(8) Camping Grounds (9) Caravan/Transportable Home Park (10) Cattery (11) Cemetery (12) Concrete Batching Plant (13) Contractor's Depot (14) Crematorium (15) Dairy (16) Detached House (17) Extractive Industry (18) Farm Forestry (19) Food Outlet - if including a drive through facility (20) General Industry (21) Hazardous and Offensive Industry (22) Hospital (23) Hotel – if not expansion of existing hotel (24) Infill Housing (25) Institution (26) Intensive Animal Husbandry (27) Kennels (28) Major Telecommunication Facility (29) Motor Sport (30) Night Club (31) Non-Intensive Animal Husbandry (32) Outdoor Recreation (33) Outdoor Sales (34) Pensioner Units (35) Place of Worship (36) Rural Industry (37) Salvage Yard (38) Service Industry (39) Service Station (40) Shooting (41) Simulated Conflict (42) Special Use (43) Stock Sales Yard (44) Tourist Cabins (45) Vehicle Sales – if not expansion of existing vehicle sales (46) Veterinary Hospital (47) Warehouse	
Building Height	
SO 3 Except where part of a mixed use development, maximum height of buildings is 2 storeys .	PS 3.1 Except where part of a mixed use development, maximum height of buildings is 2 storeys . AND PS 3.2 Buildings on the Dayboro Road, Anzac Avenue and Gympie Road are a minimum of 2 storeys in height to create main street character through strong definition of streets.

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Building Design	
<p>SO 4 Building scale complements the predominant scale of buildings in the Petrie Village area, with the mass of buildings visually reduced by incorporating variations in building form, materials and elevations.</p>	<p>PS 4 Buildings and frontages incorporate awnings, façade detailing, entrance features, street planting, seating and display windows. The following figures illustrate desirable and undesirable treatments:-</p> 
<p>SO 5 Buildings are designed to reinforce the character of the Petrie Village and provide interest to the streetscape.</p> <p>Design principles include:-</p> <ol style="list-style-type: none"> (1) roofs with simple forms and rooflines; (2) roofs with pitches, gables and overhangs; (3) roof materials that are predominantly non-tile; (4) facades with depth, recesses, patterning and parapets; (5) verandahs and balconies; and (6) facades that incorporate variations in materials, colours and textures. 	<p>PS 5.1 Roofs and verandahs incorporate simple forms and lines and include pitches, gables and overhangs.</p> <p>AND</p> <p>PS 5.2 Facades:-</p> <ol style="list-style-type: none"> (1) have depth; (2) incorporate recesses; (3) have patterning; (4) have parapets; and (5) incorporate variations in materials, colours and textures. <p>The following images illustrate examples of traditional facades and verandahs:-</p> 

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	 <p>AND</p> <p>PS 5.3 Timber and natural materials such as stone and flag, are predominant. The use of brick and masonry is only used on walls not visible from the road frontages of the <i>site</i>.</p> <p>AND</p> <p>PS 5.4 Building form includes decorative or ornamental finishes or fenestrations.</p> <p>The following images illustrate acceptable or traditional facade details:-</p> 


URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 6 Buildings are designed and orientated in a manner that:-</p> <ol style="list-style-type: none"> (1) addresses the road frontage and provides an active frontage; (2) retains the traditional village pattern of shop fronts and streetscapes; (3) provides clear direction to and accentuates the entry points; (4) provides for buildings built to the front boundary; (5) provides for buildings built to the side boundaries; (6) uses natural building materials rather than brick and masonry; and (7) includes decorative or ornamental finishes or fenestrations. 	<p>PS 6.1 The building design incorporates the following features:-</p> <ol style="list-style-type: none"> (1) activity generating features such as entrances and display windows at the road frontage side of the building; (2) accentuates and highlights the location of the entry points to the operational component of the land use; (3) glazed display windows within those walls which face the road frontage have a minimum aggregate area of 50% of the ground floor wall; and (4) customer or visitor entry points that are sheltered from weather by a 3m wide roof measured from the line of the access door.  <p>AND</p> <p>PS 6.2 Buildings are located on the front boundary line except where to accommodate seating, outdoor dining, pedestrian entry/court or other public amenities.</p> <p>AND</p> <p>PS 6.3 Buildings are built to the side boundaries to present a continuous street facade where a vehicle footpath crossing is not required.</p>
Awnings	
<p>SO 7 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.</p>	<p>PS 7 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 3.5m above finished ground level are provided for the full length of any wall facing the road boundary to the development site.</p> 





URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 8 Awnings or verandahs are provided and designed to reinforce the Petrie Village character by incorporating:-</p> <ol style="list-style-type: none"> (1) simple lines; (2) fenestration features; (3) corrugated iron cladding; and (4) predominately traditional heritage colours such as cream, white, dark green, navy, burgundy, timber tones and terracotta. 	<p>PS 8 Awnings are designed generally in accordance with the following illustrations in terms of scale, width, height, location and relationship to footpath elements:-</p> 
<p>SO 9 Awnings are set back from the face of the kerb to allow for street trees and light poles.</p>	<p>PS 9 Awnings are set back a minimum of 600mm from the face of the kerb. A greater set back is permitted to allow for street trees and light poles as cutouts for these street elements are not permitted. Verandah posts are encouraged.</p>
<p>SO 10 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.</p>	<p>PS 10 No solution provided.</p>
Energy Efficiency	
<p>SO 11 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:-</p> <ol style="list-style-type: none"> (1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and (2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the site in regard to reflected light and heat from elements of the building fabric. 	<p>PS 11.1 All non-residential buildings with a GFA that exceeds 2500m² achieve the following standards:-</p> <ol style="list-style-type: none"> (1) roofs, or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5; (2) external walls, except glazing panels, insulated to R1.0; and (3) all glazing totally shaded from direct solar exposure between 9am and 3pm on every day between 21 September and 21 March of the following year. <p>There is no probable solution for reflected light and heat under this element.</p>

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Landscaping	
<p>SO 12 Landscaping is provided and maintained in a manner that:-</p> <ol style="list-style-type: none"> (1) is consistent with the streetscape character of the area; (2) incorporates appropriate street trees; (3) retains significant landforms, trees and vegetation where possible; (4) establishes an inviting micro-climate; (5) provides shade areas; (6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site; (7) incorporates pedestrian links between adjacent sites; (8) provides and highlights direct pedestrian linkages between adjacent development sites; (9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale; (10) incorporates irrigation; (11) satisfies the commercial expectations of business owners and operators; and (12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site. 	<p>PS 12.1 Shade trees on footpaths and in car parks are clean trunked, compatible with parked vehicles (non sap/berry/leaf/seed dropping species) and are provided at the rate of 1 tree per 4m² at 4m spacings.</p> <p>AND</p> <p>PS 12.2 Where parking is located between the front of buildings and the frontage road boundary, 15% of the site is landscaped including in the following locations:-</p> <ol style="list-style-type: none"> (1) boundary buffers; (2) 3m wide frontage buffer strips; (3) car parks; and (4) screening vegetation. <p>The calculation of the 15% landscaping includes pedestrian access ways provided on site.</p> <p>OR</p> <p>PS 12.3 Where parking is located behind buildings built to the road boundary a minimum of 10% of the site is landscaped including the area of:-</p> <ol style="list-style-type: none"> (1) landscaped buffers; (2) frontage landscaping; (3) car park landscaping; and (4) pedestrian pathways. <p>AND</p> <p>PS 12.4 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
Car Parking	
<p>SO 13 Car parking is designed and located so that:-</p> <ol style="list-style-type: none"> (1) it does not dominate or break up the street frontage; (2) the traditional pattern of shop fronts and streetscapes is retained; (3) car parking areas and driveways are shared and linked with adjoining properties where possible; (4) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and (5) it is convenient and adequate for the demands of customers and visitors. 	<p>PS 13.1 Car parking areas are located behind buildings built to the front boundary.</p> <p>AND</p> <p>PS 13.2 Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between sites via internal service roads.</p> <p>AND</p> <p>PS 13.3 Car parking is designed generally in accordance with the following illustrations in terms of location, landscaping and expanse:-</p>  <p>AND</p> <p>PS 13.4 Areas of hard pavement are broken into sections not more than 210m² or clusters of maximum 12 cars, with landscaping.</p>

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>AND</p> <p>PS 13.5 2m wide irrigated landscaped beds are provided along any boundaries of car parks that adjoin public walkways or parks, where the car park contains 20 or more car parking spaces.</p>
<p>SO 14 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the site.</p>	<p>PS 14 No solution provided.</p>
Impact on the Amenity and Character of the Surrounding Area	
<p>SO 15 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located and are buffered from adjacent sensitive land uses, in a manner which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the traditional pattern of shop fronts and streetscapes; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) natural light and ventilation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 15.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 15.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 15.3 Where any building is can be seen from the common boundary of the site adjoining land zoned for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p>AND</p> <p>PS 15.4 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ol style="list-style-type: none"> (1) the same distance as the existing residential buildings on the adjoining land; or (2) 6m where there is no existing building on the adjoining land. <p>AND</p> <p>PS 15.5 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1, is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 15.6 Fencing is constructed of timber, brick or colourbond.</p> <p>AND</p> <p>PS 15.7 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p>AND</p> <p>PS 15.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes. <p>AND</p> <p>PS 15.9 Unless more extensive buffering is required by another code within this planning scheme which is applicable⁴ to the particular site, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p>

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 15.10 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable⁴ code.</p> <p style="text-align: center;">AND</p> <p>PS 15.11 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in <i>PS 15.9</i> and <i>PS 15.10</i>.</p> <p style="text-align: center;">AND</p> <p>PS 15.12 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
<p>SO 16 Building work on a site which is in close proximity to land zoned for residential purposes takes a form which:-</p> <ol style="list-style-type: none"> (1) does not adversely impact on the existing or desired streetscape for the area; and (2) is in keeping with the desired or established character of the area. 	<p>PS 16.1 Where the site either adjoins or is on the opposite side of a frontage road to land which is zoned for residential purposes, all buildings and other structures on the site have an overall height above finished ground level of no more than two storeys.</p> <p style="text-align: center;">AND</p> <p>PS 16.2 Service structures and mechanical plant can not be seen from the boundary of the site adjoining any road or land zoned for residential purposes.</p>
SO 17 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.	PS 17 No solution provided.
SO 18 Development does not result in on-street parking congestion.	PS 18 No solution provided.
SO 19 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 19 No solution provided.
SO 20 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 20 No solution provided.
SO 21 The operating hours of development are appropriate and minimise the impact on amenity.	PS 21 No solution provided.
SO 22 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 22 No solution provided.
Pedestrian Access Ways	
<p>SO 23 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles, and contributes to an attractive streetscape.</p>	<p>PS 23.1 Direct and clearly defined pedestrian access pathways constructed to the standard required for use by physically disabled people under <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i> are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> (1) the paved pedestrian pathway within the frontage road reserve to the site; (2) designated passenger pick-up and set-down points on the site; (3) car parking facilities provided at the rear of the site; and (4) on-site car parking facilities set aside for use by physically disabled people. <p style="text-align: center;">AND</p> <p>PS 23.2 The pedestrian access ways prescribed under <i>PS 23.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p style="text-align: center;">AND</p> <p>PS 23.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p>

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>AND</p> <p>PS 23.4 Footpaths are sealed with coloured or stenciled concrete or pavers.</p> <p>AND</p> <p>PS 23.5 Changes of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Driveways	
<p>SO 24 Driveways to rear car parking areas are designed to:-</p> <ol style="list-style-type: none"> (1) retain the scale and continuity of the streetscape; (2) provide safe and convenient access ways; (3) allow for sharing or co-location; and (4) provide adequate and safe sight distances. 	<p>PS 24.1 Driveways are located adjacent to side boundaries.</p> <p>AND</p> <p>PS 24.2 Driveways provide for visual surveillance and visual connection to the frontage road from the car parking area.</p> <p>AND</p> <p>PS 24.3 Driveways are located to allow for sharing and/or co-location.</p> <p>AND</p> <p>PS 24.4 Driveways are a minimum of 3.5m wide.</p>
Artificial Lighting	
<p>SO 25 An adequate level of illumination is provided at all times at the pedestrian access point to the site and within those areas of the site which would ordinarily be used during hours of twilight and darkness.</p>	<p>PS 25 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
<p>SO 26 Artificial lighting, necessarily associated with the use of the site, is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site.</p>	<p>PS 26 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Signage	
<p>SO 27 Signage is designed and located to complement and reinforce the Petrie Village character through:-</p> <ol style="list-style-type: none"> (1) traditional rather than modern styling; (2) incorporating colour, materials and lettering styles consistent with the village theme; (3) being in scale with the building, landscape and adjacent signs; (4) not dominating building facades and streetscapes; and (5) being integrated into the design and elevation of the building. 	<p>PS 27.1 Signage is integrated into the design and elevation of the building by using the architectural features of the building rather than additional projecting structures.</p> <p>AND</p> <p>PS 27.2 Signage:-</p> <ol style="list-style-type: none"> (1) is provided at a maximum of 1 internal illuminated sign of a maximum size of 2m x 0.3m (horizontal faces) and 1 other external sign per tenancy; (2) is located on parapets or fascias; (3) is not attached to or positioned above the roof; (4) does not block display windows; (5) is not a free standing pylon sign; (6) is not located above the parapet; (7) does not involve bunting or incorporate flashing or revolving components; and (8) incorporates predominantly traditional heritage colours such as cream, white, dark green, navy, burgundy, timber tones and terracotta. <p>The following images illustrate examples of traditional signage:-</p> 

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	   
Frontage Fencing	
SO 28 Fences and walls to street fronts and public spaces are minimised and are:- <ol style="list-style-type: none"> (1) complementary to the streetscape; (2) of traditional material and colours; and (3) not an impediment to pedestrian movements. 	PS 28.1 Fences and walls facing the street or public spaces are:- <ol style="list-style-type: none"> (1) not more than 1.2m in height; (2) of timber construction; and (3) predominantly white, cream or other colour occurring in the surrounding natural landscape and at least 30% transparent. <p style="text-align: center;">AND</p> PS 28.2 Fences screening services or infrastructure, or between the building and the side boundaries, may be up to 2m in height subject to a 1m wide landscape strip being provided to screen the fence.
Street Furniture	
SO 29 Street furniture and structures complement the Petrie Village character and:- <ol style="list-style-type: none"> (1) consist predominantly of timber and metal materials; (2) incorporate predominantly traditional heritage colours such as cream, white, dark green, navy, burgundy, timber tones and terracotta; (3) are functional; 	PS 29.1 Street furniture and structures are provided in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i> . <p style="text-align: center;">AND</p> PS 29.2 Street furniture and structures align with the adopted colour theme for the area. <p style="text-align: center;">AND</p>

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(4) are low maintenance; and</p> <p>(5) are robust and durable.</p>	<p>PS 29.3 The following images illustrate examples of acceptable street furniture:-</p>  
Disabled Access to Outdoor Areas	
<p>SO 30 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site.</p>	<p>PS 30.1 Access for physically disabled persons is provided to, and within, those outdoor areas of the site, other than service areas, that are normally accessible to people without disabilities.</p> <p style="text-align: center;">AND</p> <p>PS 30.2 The disabled access required under <i>PS 30.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 31 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <p>(1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land;</p> <p>(2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and</p> <p>(3) are readily accessible by waste collection vehicles.</p>	<p>PS 31.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p style="text-align: center;">AND</p> <p>PS 31.2 Every waste storage container which is:-</p> <p>(1) stored external to a building; or</p> <p>(2) stored on a surface which is crossed by stormwater overland flow; or</p> <p>(3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person;</p>

URBAN VILLAGE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p>AND</p> <p>PS 31.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which can be serviced by an industrial refuse collection vehicle⁶. <p>AND</p> <p>PS 31.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
Mixed Use Development Incorporating a Residential Accommodation Component	
<p>SO 32 Sensitive areas of the residential accommodation component of any mixed use development on the land are:-</p> <ol style="list-style-type: none"> (1) adequately buffered from incompatible non-residential uses on both the site and adjacent land; and (2) located and constructed to avoid or mitigate any adverse impacts between the residential and non-residential components of the land use. 	<p>PS 32 No solution provided.</p>
<p>SO 33 Uses within mixed use developments are located to promote commercial viability and facilitate reasonable standards of residential amenity.</p>	<p>PS 33 Mixed use development is established with business uses, particularly retail activities, located on the ground floor street frontages while residential use and associated home business are located on the second storey or behind the street frontage.</p>
<p>SO 34 Business uses address the street with clear articulated entries and features or display windows.</p>	<p>PS 34 No solution provided.</p>

Division 14 Specific Outcomes and Probable Solutions for the Home Industry Zone

14.1 Assessment Criteria for Assessable Development in the Home Industry Zone

HOME INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Home Industry zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Associated Unit - if maximum GFA is 60m² (excluding roofed verandahs) (3) Bed and Breakfast Accommodation - if maximum of 2 bedrooms (4) Car Depot - if a detached house exists on the site (5) Cattery - if a detached house exists on the site (6) Commercial Services - if a detached house exists on the site (7) Detached House – if maximum of 1 detached house on a lot (8) Display Home (9) Domestic Storage – if maximum GFA is 150m² (10) Environmental Park (11) Estate Sales Office (12) Home Business - if maximum area¹ of 100m² and fully enclosed within a building and excluding the hire of more than 1 tennis court (13) Local Utilities (14) Park (15) Recycling Depot - if a detached house exists on the site (16) Retail Nursery - if a detached house exists on the site (17) Service Industry - if a detached house exists on the site (18) Veterinary Hospital - if a detached house exists on the site (19) Warehouse - if a detached house exists on the site 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Home Industry zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Animal Accommodation (5) Aquaculture (6) Associated Unit – if maximum GFA exceeds 60m² (excluding roofed verandah) (7) Bulk Garden Supplies (8) Car Depot – if a detached house does not exist on the site (9) Car Park (10) Caravan/Transportable Home Park (11) Caretaker's Residence (12) Cattery – if a detached house does not exist on the site 	<p>PS 2 No solution provided.</p>

HOME INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
(13) Cemetery	
(14) Child Care Centre	
(15) Commercial Services – if a detached house does not exist on the site	
(16) Concrete Batching Plant	
(17) Contractor's Depot	
(18) Crematorium	
(19) Dairy	
(20) Detached House – if more than 1 detached house on a lot	
(21) Domestic Storage – if GFA exceeds 150m ²	
(22) Duplex Dwelling	
(23) Educational Establishment	
(24) Environmental Park	
(25) Estate Sales Office	
(26) Extractive Industry	
(27) Farm Forestry	
(28) Fast Food Delivery Service	
(29) Food Outlet	
(30) Funeral Parlour	
(31) General Industry	
(32) Hardware Shop	
(33) Hazardous and Offensive Industry	
(34) High Density Multiple Dwelling Units	
(35) Hospital	
(36) Hotel	
(37) Indoor Entertainment and Sport – if entertainment uses only	
(38) Infill Housing	
(39) Institution	
(40) Intensive Animal Husbandry	
(41) Kennels	
(42) Low Density Multiple Dwelling Units	
(43) Major Telecommunication Facility	
(44) Market	
(45) Medium Density Multiple Dwelling Units	
(46) Motel	
(47) Motor Sport	
(48) Night Club	
(49) Office	
(50) Outdoor Sales	
(51) Passenger Terminal	
(52) Pensioner Units	
(53) Place of Worship	
(54) Radio Station	
(55) Recycling Depot – if a detached house does not exist on the site	
(56) Retirement Village	
(57) Rural Industry	
(58) Salvage Yard	
(59) Service Industry – if a detached house does not exist on the site	

HOME INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
(60) Shooting (61) Shop (62) Showroom (63) Simulated Conflict (64) Special Use (65) Stock Sales Yard (66) Tourist Cabins (67) Vehicle Sales (68) Veterinary Clinic (69) Veterinary Hospital – if a detached house does not exist on the site (70) Warehouse – if a detached house does not exist on the site	
Area of Lot for Reconfiguration	
SO 3 The area of any new lot is adequate to:- (1) accommodate the detached house and business use; (2) dispose of effluent; (3) provide adequate setback and buffer areas; and (4) provide acceptable living conditions.	PS 3 (1) If the site is provided with reticulated sewerage, it has a minimum area of 2000m ² ; OR (2) If sewerage is not provided to the site , it has a minimum area of 6000m ² .
Scale and Impact of Business Uses	
SO 4 Where the site is used for car depot, cattery, commercial service, recycling depot, retail nursery, service industry, veterinary clinic or warehouse :- (1) the site is also used for a detached house ; AND (2) at least 1 of the people engaged in carrying out the use is the registered proprietor of the site and resides in the detached house ; AND (3) a maximum of 3 people in addition to people resident on the site are involved in carrying out the activity.	PS 4 No solution provided.
Impact of Setback on Streetscape	
SO 5 Residential buildings are located towards the frontage of lots to enhance the streetscape.	PS 5 (1) Where the site is less than 6000m ² , residential buildings are located within 30m from the main street frontage; OR (2) Where the area of the site is 6000m ² or more, residential buildings are located within 50m from the main street frontage.
SO 6 The business use is located towards the rear of lots to reduce the impact of the business use on the streetscape and to provide a buffer between the residential and business uses on the site .	PS 6 (1) Where the site is less than 6000m ² , the business use is located more than 50m from the main street frontage; OR (2) Where the area of the site is 6000m ² or more, the business use is located more than 70m from the main street frontage.
Amenity of Area	
SO 7 Development does not interfere with the amenity of the area by reason of noise, dust, smoke, soot, ash, odour, lighting or other emissions.	PS 7 No solution provided.
SO 8 The design, orientation or construction materials do not have a detrimental effect on the amenity of the area or adjoining development.	PS 8 No solution provided.

HOME INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
SO 9 The business use is operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 9 Noise created from the business use (other than noise associated with the movement of vehicles) does not exceed background noise levels at the boundaries of the site between the hours of 10pm. and 7pm.
Building Construction	
SO 10 The style and materials of any building constructed for business purposes is consistent with the character of the surrounding area and does not detract from the visual amenity.	PS 10 No solution provided.
Hours of Operation	
SO 11 The hours of operation of the business use are consistent with the use of the site for residential purposes and provides acceptable living conditions.	PS 11 No solution provided.
Landscaping	
SO 12 Sufficient areas of landscaping are provided and maintained on site to reduce the impact of the business use on the residential use on the site and any residential uses on surrounding lots.	PS 12 No solution provided.
Screening/Buffers	
SO 13 An effective screen/buffer is provided and maintained to minimise the impact of any business use, in terms of noise and visual impact, on any adjoining lots not zoned for industrial purposes.	<p>PS 13.1 Where the site adjoins land in any non-industrial zone, a 2m high solid fence is erected and maintained around the building and site areas utilised for business purposes between the business use and any residential premises on adjoining land.</p> <p>AND</p> <p>PS 13.2 Fencing is constructed of materials compatible with the character of adjoining properties.</p> <p>AND</p> <p>PS 13.3 (1) Where non-residential development (except industrial development) adjoins land zoned for residential purposes, a 5m wide landscaped buffer strip is provided and maintained along the common boundary;</p> <p>OR</p> <p>(2) Where industrial development adjoins land zoned for residential purposes, a 10m wide landscaped buffer strip is provided and maintained along the common boundary.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 14 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 14.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p>AND</p> <p>PS 14.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p>AND</p>

HOME INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
	<p>PS 14.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection vehicle⁶. <p style="text-align: center;">AND</p> <p>PS 14.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>
Additional Outcomes for Sub-Precinct HI-1	
SO 15 The existing number of allotments is retained and no additional allotments are created.	PS 15 No solution provided.
Additional Outcomes for Sub-Precinct HI-2	
SO 16 New lots are adequately buffered from the adjoining Extractive Industry and General Industry zoned land.	<p>PS 16.1 Allotments adjoining the Extractive Industry and General Industry zoned land contain minimum areas of 4000m² and depths of not less than 100 metres.</p> <p style="text-align: center;">AND</p> <p>PS 16.2 A 50m wide open space buffer, retaining the existing native vegetation, is provided between the rear of lots and the boundary of the adjoining Extractive Industry and General Industry zoned land.</p>
SO 17 Where the site adjoins land zoned Service Industry or Extractive Industry, detached houses are located a minimum of 100m from the land zoned General Industry or Extractive Industry.	PS 17 Where the site adjoins land zoned Service Industry or Extractive Industry, detached houses are located a minimum of 100m from the land zoned General Industry or Extractive Industry.

Division 15 Specific Outcomes and Acceptable/Probable Solutions for the Service Industry Zone

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

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

Acceptable Solutions for Self Assessable Development – Service Industry Zone

On-Site Waste Storage, Recycling and Disposal Facilities

AS 5.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the **site** and meet the acceptable construction standards outlined in *Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas* is provided on the land.

AND

AS 5.2 Every waste storage container⁵ which is:-

- (1) stored external to a building; or
- (2) stored on a surface which is crossed by stormwater overland flow; or
- (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person;

is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.

AND

AS 5.3 The waste storage and bin washout facilities provided on the **site** are located:-

- (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and
- (2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection⁶ vehicle.

AND

AS 5.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the **site** and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.

15.2 Assessment Criteria for Assessable Development in the Service Industry Zone

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

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

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

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

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Additional Outcomes for Sub-Precinct SI-1	
SO 8 Development is designed, located and of a scale that enhances the Petrie Village character.	PS 8 No solution provided.
SO 9 Development consolidates and reinforces the Petrie Village centre as the community and commercial service centre for the surrounding land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential.	PS 9 No solution provided.
Additional Outcomes for Sub-Precinct SI-2	
SO 10 Development presents a well landscaped, high standard of appearance and is designed to include sufficient landscaping to reduce the impact of the industrial use on the streetscape.	PS 10.1 A 6m wide landscaped buffer is provided to the street. AND PS 10.2 Car parking areas are located between the landscaped buffer and any buildings located on <i>site</i> .
SO 11 Access to development is designed to reduce the impact on the street.	PS 11.1 Access points are located to minimise turning movements to the street. AND PS 11.2 Internal road systems limit access points.
SO 12 Development is designed and constructed to minimise interference with the amenity of any nearby residential area.	PS 12 Development is oriented away from any nearby residential area.
Additional Outcomes for Sub-Precinct SI-3	
SO 13 Development is provided with safe and practical access without adversely impacting traffic flow on Collins Road and Old Northern Road.	PS 13 The existing number of allotments (Lot 4 on RP125482 and Lot 5 on SP103032, Collins Road, Everton Hills) is retained and no additional allotments are created.
Additional Outcomes for Sub-Precinct SI-4	
SO 14 Consistent development in Sub-Precinct SI-4 has the following characteristics:- (1) an area of approximately 6.3 hectares comprising Lots 1 and 2 RP 200652 is developed for service trades and industry to service the local area; (2) this sub-precinct has the character of service trades area/light industry estate; (3) the existing and likely future residential use of surrounding land is taken into account in <i>site</i> and building design; (4) options for a future vehicle link from Dohles Rocks to the potential future railway station is not compromised and is designed to act as a buffer to adjacent land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential; (5) a 10m wide densely vegetated buffer is provided and maintained along the eastern boundary of Lot 2 on RP 200652 at the common boundary with adjoining Residential A zoned land; (6) vehicle access to this sub-precinct is only from an internal road system off Dohles Rocks Road. No direct access is provided from Dohles Rocks Road; and (7) this sub-precinct presents a well landscaped, high standard of appearance when viewed from Dohles Rocks Road.	PS 14 No solution provided.

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Additional Outcomes for Sub-Precinct SI-5	
<p>SO 15 Consistent development in Sub-Precinct SI-5 has the following characteristics:-</p> <ol style="list-style-type: none"> (1) in the long-term, high quality development incorporating industries compatible with the operation of the Paper Mill, distribution, research and development and other business/industry purposes having the character of a business park, occurs in accordance with a master plan at a highly accessible location with no direct frontage access to Dohles Rocks Road; (2) development is integrated and maintains a high standard of siting, design and internal landscaping; (3) effective landscape buffers are provided along the major road frontages of the site; and (4) the Petrie to Kippa-Ring transport corridor is not compromised. 	<p>PS 15 No solution provided.</p>
Additional Outcomes for Sub-Precinct SI-6	
<p>SO 16 Consistent development in Sub-Precinct SI-6 has the following characteristics:-</p> <ol style="list-style-type: none"> (1) due to the high visibility and location of this area as a gateway to Kallangur, development:- <ol style="list-style-type: none"> (a) has a high standard of landscaping, building siting, design and finish; (b) has the character of a small integrated local employment area which provides for the needs of the Paper Mill or the surrounding local communities; and (c) is not dominated by advertising signs and devices; (2) effective buffering to existing land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential; (3) vehicle access arrangements that do not involve the surrounding residential area; (4) retention of safe, viable existing mature vegetation; (5) comprises uses/activities such as neighbourhood facilities (other than offices), hardware suppliers, showrooms and home based businesses; (6) the Petrie to Kippa-Ring transport corridor is not compromised; and (7) the service trades area is consolidated. 	<p>PS 16 No solution provided.</p>
Additional Outcomes for Sub-Precinct SI-7	
<p>SO 17 The following commercial uses are consistent uses in Sub-Precinct SI-7 if complying with the applicable codes:-</p> <ol style="list-style-type: none"> (1) Community Facilities (2) Educational Establishment (3) Indoor Entertainment & Sport (4) Office (5) Place of Worship (6) Radio Station (7) Retail Nursery (8) Service Station (9) Showroom (10) Veterinary Clinic 	<p>PS 17 No solution provided.</p>

Division 16 Specific Outcomes and Acceptable/Probable Solutions for the General Industry Zone

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

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

Acceptable Solutions for Self Assessable Development – General Industry Zone	
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>AS 5.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 - Construction Standards for Bin washout Facilities, Shared Car Wash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p>	
AND	
<p>AS 5.2 Every waste storage container⁵ which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p>	
AND	
<p>AS 5.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection⁶ vehicle. 	
AND	
<p>AS 5.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>	

16.2 Assessment Criteria for Assessable Development in the General Industry Zone

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the General Industry zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Aquaculture (3) Bulk Garden Supplies (4) Car Depot (5) Car Park (6) Caretaker's Residence (7) Commercial Services – if GFA exceeds 150m² (8) Concrete Batching Plant – if more than 100m from a Residential zone (9) Contractor's Depot (10) Dairy (11) Environmental Park (12) Estate Sales Office (13) Fast Food Delivery Service (14) Food Outlet - if maximum GFA is 150m² (15) General Industry - if excludes any ancillary hazardous and offensive industry component (16) Hardware Shop – if located within Sub-Precinct GI-2 (17) Indoor Entertainment and Sport – if sport uses only and located within Sub-Precinct GI-2 (18) Local Utilities (19) Non-Intensive Animal Husbandry (20) Outdoor Sales (21) Park (22) Public utilities (23) Recycling Depot 	<p>PS 1 No solution provided.</p>

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
(24) Service Industry (25) Vehicle Sales - if for the sale of heavy vehicles (26) Warehouse	
SO 2 The following uses are inconsistent uses and are not located in the General Industry zone:- (1) Accommodation Units (2) Adult Product Shop (3) Animal Accommodation (4) Associated Unit (5) Bed and Breakfast Accommodation (6) Camping Grounds (7) Caravan/Transportable Home Park (8) Cemetery (9) Commercial Services – if GFA is 150m ² or less (10) Community Facilities (11) Concrete Batching Plant – if within 100m of a Residential zone (12) Crematorium (13) Detached House (14) Domestic Storage (15) Display Home (16) Duplex Dwelling (17) Educational Establishment (18) Extractive Industry (19) Farm Forestry (20) Food Outlet – if GFA exceeds 150m ² (21) Funeral Parlour (22) General Industry – if includes any ancillary hazardous and offensive industry component (23) Hazardous and Offensive Industry (24) High Density Multiple Dwelling Units (25) Home Business (26) Hospital (27) Hotel (28) Indoor Entertainment and Sport – if entertainment uses only (29) Infill Housing (30) Institution (31) Intensive Animal Husbandry (32) Low Density Multiple Dwelling Units (33) Market (34) Medium Density Multiple Dwelling Units (35) Motel (36) Night Club (37) Pensioner Units (38) Place of Worship (39) Retirement Village (40) Rural Industry (41) Shop (42) Simulated Conflict (43) Special Use (44) Tourist Cabins (45) Veterinary Clinic	PS 2 No solution provided.

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
Non-Industrial Traffic	
SO 3 Development that attracts the general public, including indoor entertainment and sport, outdoor recreation, showrooms and vehicle sales , is located at the periphery of the zone , or on major roads through the zone , so non-industrial traffic does not penetrate the industrial road system.	PS 3 No solution provided.
Building Facade	
SO 4 The front facade of industrial buildings are constructed of appropriate materials to reduce reflectivity and to produce a high standard of amenity within the industrial area.	PS 4 The front facade of buildings are constructed of brick, concrete, glass or other similar materials, but not including uncoated corrugated iron, galvanised iron or steel, unless an industrial building is located at least 20m from any street frontage.
Building Setbacks, Screening, Landscaping and Buffers	
SO 5 The development incorporates adequate quantities of landscaping in appropriate locations to:- <ul style="list-style-type: none"> (1) complement the existing or desired streetscape for the area; (2) to provide visual relief from expanses of hard elements of the built environment both on and adjacent to the development site; (3) satisfy the expectations of the owners and operators of businesses on the development site; and (4) minimise the impact of industrial development, including on site storage areas, in terms of noise and visual impact on:- <ul style="list-style-type: none"> (a) any adjoining lots not zoned for industrial purposes; (b) the future development of adjoining allotments zoned for industrial purposes; (c) the streetscape of all roads to which the site has frontage; and (d) from any river to which the site has frontage. 	<p>PS 5.1 8% of the site is landscaped.</p> <p style="text-align: center;">AND</p> <p>PS 5.2 Unless more extensive buffering is required by another applicable code:-</p> <ul style="list-style-type: none"> (1) a 10m wide landscaped buffer is provided and maintained for the full length of, and adjacent to, those boundaries of the site which abut land within a residential zone; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> (2) a 3m wide landscaped buffer strip is provided and maintained where the site adjoins land zoned for any purpose other than residential or industrial. <p style="text-align: center;">AND</p> <p>PS 5.3 (1) A 2m wide landscaped strip is provided between the road boundary to the site and any driveway or parking facilities which separate an on-site building and that road boundary.</p> <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> (2) Where the site is on the opposite side of a frontage road to land which is included in a residential zone, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage, unless more extensive buffering is required by another code; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> (3) Where an open storage area is located adjoining an allotment frontage, a 3m wide landscaped buffer is provided and maintained on site for the full length of that road frontage. <p style="text-align: center;">AND</p> <p>PS 5.4 A 1m wide landscaped buffer strip extends along the side boundaries of the site to a point in line with the front wall of any building or proposed building.</p> <p style="text-align: center;">AND</p> <p>PS 5.5 Where the site adjoins land in any other non-industrial zone, a 2m high (measured above finished ground level) solid fence is erected and maintained along the entire length of the side and rear boundaries of the site that adjoin the non-industrial zone.</p> <p style="text-align: center;">AND</p> <p>PS 5.6 Where visual screen fencing is required it is constructed of new materials and comprises of brick, timber, fibre cement sheeting, colourbond pressed metal or painted or coloured concrete.</p> <p style="text-align: center;">AND</p>

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
	<p>PS 5.7 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers required by the codes.</p> <p>AND</p> <p>PS 5.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes.
Artificial Lighting	
<p>SO 6 Artificial lighting, necessarily associated with the use of the development site, is operated in such a manner as not to cause unreasonable disturbance to any person or animal on adjacent land or on land within the general vicinity of the development site.</p>	<p>PS 6 Artificial lighting within the overall development site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Risk/Hazard	
<p>SO 7 The risk to public safety, property and the environment from technological risk and hazards (fire, explosion and chemical release) are as low as reasonably practical and within acceptable limits.</p>	<p>PS 7 Uses incorporating dangerous goods storage (where not a hazardous or offensive industry) are not located within 100m of land zoned Residential A, Residential B, Special Residential, Park Residential and Rural Residential.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 8 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:-</p> <ol style="list-style-type: none"> (1) are appropriately screened from internal thoroughfares, public areas of the site and adjacent land; (2) do not have a significant adverse effect on the amenity of the users of the site or the occupants of adjacent land; and (3) are readily accessible by waste collection vehicles. 	<p>PS 8.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁵ used on the site and meet the acceptable construction standards outlined in <i>Planning Scheme Policy PSP16 Construction Standards for Bin Washout Facilities, Shared Carwash Facilities and Waste Receptacle Storage Areas</i> is provided on the land.</p> <p>AND</p> <p>PS 8.2 Every waste storage container which is:-</p> <ol style="list-style-type: none"> (1) stored external to a building; or (2) stored on a surface which is crossed by stormwater overland flow; or (3) in a form that is not readily transported from its storage location to an on-site bin washout facility by an unassisted person; <p>is stored within a facility which incorporates the same features as those required for an on-site bin washout facility.</p> <p>AND</p> <p>PS 8.3 The waste storage and bin washout facilities provided on the site are located:-</p> <ol style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable⁴ to the development; and (2) within part of an on-site service area³ which is directly accessible by an industrial refuse collection vehicle⁶. <p>AND</p> <p>PS 8.4 Every waste storage and bin washout facility which is not fully enclosed within a building is screened from public areas of the site and adjoining land by a screen fence having a ratio of obscure area to open area of not less than 10 to 1.</p>

GENERAL INDUSTRY ZONE	
Specific Outcomes for Assessment Development	Probable Solutions
Additional Outcomes for Sub-Precinct GI-3	
<p>SO 9 Consistent development in Sub-Precinct GI-3 has the following characteristics:-</p> <ol style="list-style-type: none"> (1) in the long-term, high quality development incorporating industries compatible with the operation of the Paper Mill, distribution, research and development and other business/industry purposes having the character of a business park, occurs in accordance with a master plan at a highly accessible location with no direct frontage access to Dohles Rocks Road; (2) development is integrated and maintains a high standard of siting, design and internal landscaping; (3) effective landscape buffers are provided along the major road frontages of the sub-precinct, and (4) the Petrie to Kippa-Ring transport corridor is not compromised. 	<p>PS 9 No solutions provided.</p>
<p>SO 10 High impact uses are located in the middle of the Paper Mill site and lower impact uses located towards the periphery of the Paper Mill site.</p>	<p>PS 10 No solutions provided.</p>

Division 17 Specific Outcomes and Probable Solutions for the Future Urban Zone

17.1 Assessment Criteria for Assessable Development in the Future Urban Zone

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

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(25) General Industry (26) Hardware Shop (27) Hazardous and Offensive Industry (28) High Density Multiple Dwelling Units (29) Hospital (30) Hotel (31) Indoor Entertainment and Sport (32) Infill Housing (33) Institution (34) Intensive Animal Husbandry (35) Kennels (36) Low Density Multiple Dwelling Units (37) Major Telecommunication Facility (38) Market (39) Medium Density Multiple Dwelling Units (40) Motel (41) Motor Sport (42) Night Club (43) Office (44) Outdoor Sales (45) Passenger Terminal (46) Pensioner Units (47) Radio Station (48) Retirement Village (49) Rural Industry (50) Salvage Yard (51) Service Industry (52) Service Station (53) Shooting (54) Shop (55) Showroom (56) Simulated Conflict (57) Special Use (58) Stock Sales Yard (59) Tourist Cabins (60) Vehicle Sales (61) Veterinary Clinic (62) Veterinary Hospital (63) Warehouse	
Future Development Options Are Not Compromised	
SO 3 The existing pattern of development and the future development potential is taken into consideration in the design and location of new development, particularly reconfiguration of lots, to avoid compromising future development options and level of accessibility within the locality .	PS 3 No solution provided.
Compatible Reconfiguring of Lots	
SO 4 Reconfiguring of lots without full infrastructure services involves only one excision where:- (1) the subject lot has not been created by a previous excision; (2) the excision lot is of an appropriate size to accommodate a detached house , effluent disposal area, water supply and provide acceptable living conditions; and	PS 4 The excision lot size is between 1250m ² and 2000m ² .

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(3) the excision lot is located so as not to compromise or prejudice the future implementation of subdivision patterns or servicing of adjacent properties, to support urban residential living at urban densities with full infrastructure services .	
Compatible Material Change of Use	
SO 5 Land use and development does not constrain the future expansion of urban development into the area by potentially:- (1) impacting on future urban residential amenity; or (2) jeopardising the provisions of effective and efficient service systems and networks to support urban development.	PS 5 No solution provided.
UPON THE PROVISION OF FULL INFRASTRUCTURE SERVICES	
Development of Greenfield Sites to Create Neighbourhoods	
SO 6 The location, density and lot yield of reconfiguring a lot development reflects the environmental capacity and constraints of the site such as:- (1) significant vegetation; (2) acid sulfate soils; (3) flooding; and (4) waterways .	PS 6 No solution provided.
SO 7 Residential development of greenfield sites occurs in an orderly and progressive manner to create neighbourhoods that:- (1) have an appropriate mix of housing types and residential densities; (2) are defined by open space and/or road networks and focus on schools/local shops/ community facilities within convenient walking distance of dwellings; and (3) include provision for non-residential uses that are allied to and compatible with a residential neighbourhood.	PS 7 No solution provided.
Built Form	
SO 8 Building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	PS 8 No solution provided.
Streetscape	
SO 9 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area.	PS 9 No solution provided.
Traffic, Access and Car Parking	
SO 10 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 10 No solution provided.
SO 11 Car parking facilities do not dominate the development or street frontage.	PS 11 No solution provided.
SO 12 Development does not result in on-street parking congestion.	PS 12 No solution provided.

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Building Setback	
SO 13 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 13 No solution provided.
Amenity	
SO 14 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 14 No solution provided.
SO 15 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 15 No solution provided.
Advertising Signage	
SO 16 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 16 No solution provided.
ADDITIONAL REQUIREMENTS FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT	
SO 17 <i>Medium density residential uses</i> are developed in appropriate locations, including:- (1) sites in close proximity to centres and community facilities; (2) sites adjacent to district and regional parks and open space and the Coast and River Lands Locality, with a high level of visual amenity; (3) sites within easy walking distance (approximately 400-500m) of existing and committed future railway stations or bus facilities; and (4) sites in close proximity to land zoned Residential B; provided the character and amenity of the predominantly detached housing area and environmental values of the surrounding area are not prejudiced.	PS 17 No solution provided.
ADDITIONAL REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non Residential Development	
SO 18 Non-residential development is compatible with the residential nature and character of the area.	PS 18 No solution provided.
Preferred Location of Non-Residential Development	
SO 19 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 19 Non-residential development is generally located on a road that functions as at least a trunk collector street ² within the road network.
Height of Non-Residential Buildings	
SO 20 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 20 Non-residential buildings do not exceed more than one storey above ground level.

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Intensity of Non-Residential Uses	
SO 21 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 21 No solution provided.
Operating Hours of Non-Residential Uses	
SO 22 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 22 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 23 Non-residential uses are operated in a manner that does not detrimentally impact on the amenity of surrounding sites in terms of noise generation.	PS 23 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 24 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 24 Where a site adjoins land zoned for residential purposes:- (1) a 5m wide landscaped buffer strip is provided and maintained along the common boundary. AND (2) a 2m high solid fence is erected and maintained along the entire length of side and rear boundaries of the site that adjoin land zoned for residential purposes. AND (3) fencing is constructed of materials such as colourbond, brick or timber.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 25 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 25.1 (1) If the site is located opposite land zoned for residential purposes, a 3m wide landscape buffer is provided and maintained along the front boundary of the site . OR (2) if the site is not located opposite land zoned for residential purposes, a 2m wide landscape buffer is provided and maintained along the front boundary of the site . AND PS 25.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.
Impact of Non-Residential Developments on Amenity	
SO 26 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	PS 26.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land. AND PS 26.2 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors. AND PS 26.3 Non-residential buildings that can be seen from a boundary of the site adjoining land zoned for residential purposes have a residential appearance and scale in terms of roof shape, building materials and bulk. AND

FUTURE URBAN ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 26.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 26.5 Where a non-residential use adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>

Division 18 Specific Outcomes and Probable Solutions for the Rural Zone

18.1 Assessment Criteria for Assessable Development in the Rural Zone

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

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solution
<p>(11) Food Outlet - if maximum 40 seat capacity and in association with a shop retailing antiques, arts, crafts, handmade items or tourist novelties and including a drive through facility</p> <p>(12) Funeral Parlour</p> <p>(13) General Industry</p> <p>(14) Hardware Shop</p> <p>(15) Hazardous and Offensive Industry</p> <p>(16) High Density Multiple Dwelling Units</p> <p>(17) Hotel</p> <p>(18) Infill Housing</p> <p>(19) Intensive Animal Husbandry</p> <p>(20) Low Density Multiple Dwelling Units</p> <p>(21) Medium Density Multiple Dwelling Units</p> <p>(22) Motel</p> <p>(23) Night Club</p> <p>(24) Office</p> <p>(25) Outdoor Sales</p> <p>(26) Passenger Terminal</p> <p>(27) Pensioner Units</p> <p>(28) Retirement Village</p> <p>(29) Salvage Yard</p> <p>(30) Shop – if retailing other than antiques, arts, crafts, homemade items or tourist novelties</p> <p>(31) Showroom</p> <p>(32) Simulated Conflict</p> <p>(33) Special Use</p> <p>(34) Vehicle Sales</p>	
Reconfiguring of Lots	
<p>SO 3 Reconfiguring to create additional lots occurs at a maximum density of 0.0625 lots per hectare with lots not less than 16 hectares in size.</p>	<p>PS 3 The minimum area of a lot is 16 hectares.</p>
<p>SO 4 Reconfiguration to create additional lots may occur at a lot size less than that specified in SO 3 if:-</p> <p>(1) the site contains:-</p> <p>(a) significant vegetation; or</p> <p>(b) significant habitat; or</p> <p>(c) desired environmental corridors; and</p> <p>(2) the maximum density is 0.0625 lots per hectare; and</p> <p>(3) 50% of the site is transferred to Council for environmental purposes.</p>	<p>PS 4 No solution provided.</p>
Built Form	
<p>SO 5 Building height, length and location:-</p> <p>(1) are compatible with the low scale rural nature of the area;</p> <p>(2) minimises overlooking and overshadowing;</p> <p>(3) maintains privacy; and</p> <p>(4) does not cause significant loss of amenity to neighbouring residents.</p>	<p>PS 5 No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solution
Streetscape	
SO 6 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing and rural character of the area.	PS 6 No solution provided.
Traffic, Access and Car Parking	
SO 7 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 7 No solution provided.
SO 8 Car parking facilities do not dominate the development or street frontage.	PS 8 No solution provided.
SO 9 Development does not result in on-street parking congestion.	PS 9 No solution provided.
Building Setback	
SO 10 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 10 No solution provided.
Amenity	
SO 11 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 11 No solution provided.
SO 12 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 12 No solution provided.
Advertising Signage	
SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 13 No solution provided.
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 14 Non-residential development is compatible with the rural nature and character of the area.	PS 14 No solution provided.
Preferred Location of Non-Residential Development	
SO 15 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 15 No solution provided.
Height of Non-Residential Buildings	
SO 16 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the rural area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 16 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 17 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 17 No solution provided.

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

Division 19 Specific Outcomes and Probable Solutions for the Conservation Zone

19.1 Assessment Criteria for Assessable Development in the Conservation Zone

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

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

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

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

Division 20 Specific Outcomes and Acceptable/Probable Solutions for the Park and Open Space Zone

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

Acceptable Solutions for Self Assessable Development – Park and Open Space Zone	
Site Layout	
AS 1.1 Sites are located and designed to:-	
(1) form part of the green space network and integrate with pedestrian and bikeway facilities;	
(2) incorporate areas with cultural, recreational, ecological and aesthetic values; and	
(3) provide accessible, multi-functional and flexible focal points for the community consistent with the intended character and function of the area and level of management.	
AND	
AS 1.2 Sites do not include land which is:-	
(1) contaminated;	
(2) under power line easements;	
(3) flood prone land below the Q20; and	
(4) with unsuitable topography.	
AND	
AS 1.3 For community purpose land, at least 60% of the site area is above the Q50.	
AND	
AS 1.4 For local and neighbourhood park:-	
(1) the site has at least 50% road frontage;	
(2) local park minimum size is 0.4ha; and	
(3) neighbourhood park minimum size is 0.7ha.	
AND	
AS 1.5 For district park:-	
(1) the site has at least 40% road frontage; and	
(2) minimum size is 4ha.	
AND	
AS 1.6 For regional park:-	
(1) the site has at least 30% road frontage;	
(2) minimum size is 10ha;	
(3) the site is able to accommodate formal recreational pursuits that have minimal impact on residential amenity;	
(4) the site is reasonably flat;	
(5) constrained open space is not acceptable in this category; and	
(6) the site has a square or circular shape.	
Landscape Character and Design	
AS 2.1 Landscape and design of park and open space and community purpose land complements and protects:-	
(1) significant landmarks;	
(2) identified heritage values;	
(3) environmental values; and	
(4) the area's natural features.	
AND	
AS 2.2 Landscape and design of park and open space and community purpose land:-	
(1) is attractive and functional;	
(2) enhances the residential environment; and	
(3) reflects existing and intended character and function of the park and level of management.	
Drainage/Water Management	
AS 3.1 Site planning, layout and design:-	
(1) allows stormwater to be appropriately drained;	
(2) incorporates vegetation features to reduce stormwater flow and assist in infiltration;	
(3) avoids adversely impacting on adjoining premises; and	
(4) do not include stormwater features as part of the land.	

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

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

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Park and Open Space zone:- (1) Agriculture (2) Environmental Park (3) Local Utilities (4) Market (5) Non-Intensive Animal Husbandry (6) Park	PS 1 No solution provided.
SO 2 The following uses are inconsistent uses and are not located in the Park and Open Space zone:- (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Animal Accommodation (5) Aquaculture	PS 2 No solution provided.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(6) Associated Unit	
(7) Bed and Breakfast Accommodation	
(8) Bulk Garden Supplies	
(9) Camping Grounds	
(10) Car Depot	
(11) Caravan/Transportable Home Park	
(12) Caretaker's Residence	
(13) Cattery	
(14) Cemetery	
(15) Child Care Centre	
(16) Commercial Services	
(17) Community Facilities	
(18) Concrete Batching Plant	
(19) Contractor's Depot	
(20) Crematorium	
(21) Dairy	
(22) Detached House	
(23) Display Home	
(24) Duplex Dwelling	
(25) Educational Establishment	
(26) Estate Sales Office	
(27) Extractive Industry	
(28) Farm Forestry	
(29) Fast Food Delivery Service	
(30) Food Outlet	
(31) Funeral Parlour	
(32) General Industry	
(33) Hardware Shop	
(34) Hazardous and Offensive Industry	
(35) High Density Multiple Dwelling Units	
(36) Home Business	
(37) Hospital	
(38) Hotel	
(39) Indoor Entertainment and Sport	
(40) Infill Housing	
(41) Institution	
(42) Intensive Animal Husbandry	
(43) Kennels	
(44) Low Density Multiple Dwelling Units	
(45) Major Telecommunication Facility	
(46) Medium Density Multiple Dwelling Units	
(47) Motel	
(48) Motor Sport	
(49) Night Club	
(50) Office	
(51) Outdoor Recreation	
(52) Outdoor Sales	
(53) Passenger Terminal	
(54) Pensioner Units	
(55) Place of Worship	
(56) Radio Station	
(57) Retail Nursery	

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(58) Retirement Village (59) Rural Industry (60) Salvage Yard (61) Service Industry (62) Service Station (63) Shooting (64) Shop (65) Showroom (66) Simulated Conflict (67) Special Use (68) Stock Sales Yard (69) Tourist Cabins (70) Vehicle Sales (71) Veterinary Clinic (72) Veterinary Hospital (73) Warehouse	
Use of Parks	
SO 3 Use of park areas is primarily for informal recreation with some use:- (1) by schools for sporting activities; or (2) for athletics activities not controlled or organised by a club, organisation or business; or (3) occasionally for events, fairs, exhibitions or similar activities.	PS 3 No solution provided.
Amenity	
SO 4 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 4 No solution provided.
SO 5 Development is compatible with the nature and character of the area.	PS 5 No solution provided.
SO 6 Buildings and structures setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 6 No solution provided.
SO 7 The height of buildings and structures :- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the residential area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 7 Buildings do not exceed more than one storey above ground level.
Traffic, Access and Car Parking	
SO 8 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 8 No solution provided.
SO 9 Development does not result in on-street parking congestion.	PS 9 No solution provided.
SO 10 Car parking facilities do not detrimentally impact on residential amenity.	PS 10 No solution provided.
Operating Hours	
SO 11 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 11 No solution provided.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Noise	
SO 12 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 12 No solution provided.
Advertising Signage	
SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 13 No solution provided.
ADDITIONAL OUTCOMES FOR DEVELOPMENT OTHER THAN PARK	
Amenity	
SO 14 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with uses are designed, located and operated to protect the amenity of surrounding residential areas and the streetscape.	PS 14 Where the site adjoins land zoned for residential purposes, all activities involved in the use area located more than 5m from the boundary with the land zoned for residential purposes.
ADDITIONAL OUTCOMES FOR PARK	
Site Layout	
SO 15 Sites are physically suitable for park and open space and community purposes in terms of location, configuration, function and area.	<p>PS 15.1 Sites are located and designed to:-</p> <ol style="list-style-type: none"> (1) form part of the green space network and integrate with pedestrian and bikeway facilities; (2) incorporate areas with cultural, recreational, ecological and aesthetic values; and (3) provide accessible, multi-functional and flexible focal points for the community consistent with the intended character and function of the area and level of management. <p>AND</p> <p>PS 15.2 Sites do not include land which is:-</p> <ol style="list-style-type: none"> (1) contaminated; (2) under power line easements; (3) flood prone land below the Q20; and (4) with unsuitable topography. <p>AND</p> <p>PS 15.3 For community purpose land, at least 60% of the site area is above the Q50.</p> <p>AND</p> <p>PS 15.4 For local and neighbourhood park:-</p> <ol style="list-style-type: none"> (1) the site has at least 50% road frontage; (2) local park minimum size is 0.4ha; and (3) neighbourhood park minimum size is 0.7ha. <p>AND</p> <p>PS 15.5 For district park:-</p> <ol style="list-style-type: none"> (1) the site has at least 40% road frontage; and (2) minimum size is 4 ha. <p>AND</p> <p>PS 15.6 For regional park:-</p> <ol style="list-style-type: none"> (1) the site has at least 30% road frontage; (2) minimum size is 10ha; (3) the site is able to accommodate formal recreational pursuits that have minimal impact on residential amenity; (4) the site is reasonably flat; (5) constrained open space is not acceptable in this category; and (6) the site has a square or circular shape.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Landscape Character and Design	
SO 16 Landscape and design of the site and the associated provision of infrastructure maintains or enhances the character and amenity of the local area.	<p>PS 16.1 Landscape and design of park and open space and community purpose land complements and protects:-</p> <ol style="list-style-type: none"> (1) significant landmarks; (2) identified heritage values; (3) environmental values; and (4) the area's natural features. <p style="text-align: center;">AND</p> <p>PS 16.2 Landscape and design of park and open space and community purpose land:-</p> <ol style="list-style-type: none"> (1) is attractive and functional; (2) enhances the residential environment; and (3) reflects existing and intended character and function of the park and level of management.
Drainage/Water Management	
SO 17 The designated function and values of park and open space and community purpose land are not diminished by stormwater run-off and flooding.	<p>PS 17.1 Site planning, layout and design:-</p> <ol style="list-style-type: none"> (1) allows stormwater to be appropriately drained; (2) incorporates vegetation features to reduce stormwater flow and assist in infiltration; (3) avoids adversely impacting on adjoining premises; and (4) do not include stormwater features as part of the land. <p style="text-align: center;">AND</p> <p>PS 17.2 The useability of the land and its environmental, visual or landscape values are not diminished by flooding.</p> <p style="text-align: center;">AND</p> <p>PS 17.3 Land to be set aside for buildings and facilities that are prone to flood damage is at or above Q100.</p>
Access, Circulation and Parking	
<p>SO 18 Access to and within the area is safe and convenient and where appropriate includes provisions for vehicles, pedestrians and bicycles that are designed and located so as not to degrade the values of the park.</p> <p>Note:</p> <p><i>Awareness of the State's Disabilities Act (1992) and State's Disabilities Anti-discrimination Act (1991) should also be considered when designing the layout, so as to ensure that people with disabilities are not unreasonably excluded from access and use.</i></p>	<p>PS 18.1 Local parks are within 0.4km easy safe walking distance (ride or walk to the area in 5 minutes).</p> <p style="text-align: center;">AND</p> <p>PS 18.2 Neighbourhood parks are within 0.7km easy safe walking distance (ride or walk to the area in 5-7 minutes).</p> <p style="text-align: center;">AND</p> <p>PS 18.3 District parks:-</p> <ol style="list-style-type: none"> (1) are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes); (2) should be accessible by public transport; (3) should link to other open space areas (bikeways and community facilities); and (4) have well defined internal pedestrian and access accessible by people with mobility problems. <p style="text-align: center;">AND</p> <p>PS 18.4 Regional parks:-</p> <ol style="list-style-type: none"> (1) are within 10km radius (drive to or use public transport 20-30 minutes); and (2) should be accessible by public transport and major transport corridors.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Safety and Security	
SO 19 The safety of users is protected by minimising risk through design.	<p>PS 19.1 Siting, design and layout of park and open space and community purpose land has regard to:-</p> <ul style="list-style-type: none"> (1) safety from potentially dangerous features and environmental hazards; and (2) CPTED design principles to facilitate community surveillance of the area to ensure personal safety, reduce fear and anxiety and maximise visibility. <p style="text-align: center;">AND</p> <p>PS 19.2 Vegetation and physical features do not block views to the main area of the park, in particular playgrounds, or provide opportunities for concealment alongside major pathways.</p> <p style="text-align: center;">AND</p> <p>PS 19.3 Lighting is appropriately provided throughout park and open space areas and installed in accordance with relevant Australian Standards.</p>
Infrastructure and Facilities	
SO 20 Infrastructure and facilities are designed to an appropriate standard having regard to:- <ul style="list-style-type: none"> (1) the character of the surrounding area; (2) potential user groups; and (3) durability with respect to the level of use and potential vandalism. 	<p>PS 20 Base level facilities are provided in parks in accordance with <i>Planning Scheme Policy PSP30 - Landscape Design</i>.</p>

Division 21 Specific Outcomes and Probable Solutions for the Sports and Recreation Zone

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

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

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

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

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

Division 22 Specific Outcomes and Probable Solutions for the Special Facilities Zone

22.1 Assessment Criteria for Assessable Development in the Special Facilities Zone

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

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(37) Hazardous and Offensive Industry</p> <p>(38) High Density Multiple Dwelling Units</p> <p>(39) Home Business</p> <p>(40) Hospital</p> <p>(41) Hotel</p> <p>(42) Indoor Entertainment and Sport</p> <p>(43) Infill Housing</p> <p>(44) Institution</p> <p>(45) Intensive Animal Husbandry</p> <p>(46) Kennels</p> <p>(47) Low Density Multiple Dwelling Units</p> <p>(48) Major Telecommunication Facility</p> <p>(49) Market</p> <p>(50) Medium Density Multiple Dwelling Units</p> <p>(51) Motel</p> <p>(52) Motor Sport</p> <p>(53) Night Club</p> <p>(54) Non-Intensive Animal Husbandry</p> <p>(55) Office</p> <p>(56) Outdoor Recreation</p> <p>(57) Outdoor Sales</p> <p>(58) Passenger Terminal</p> <p>(59) Pensioner Units</p> <p>(60) Place of Worship</p> <p>(61) Radio Station</p> <p>(62) Recycling Depot</p> <p>(63) Retail Nursery</p> <p>(64) Retirement Village</p> <p>(65) Rural Industry</p> <p>(66) Salvage Yard</p> <p>(67) Service Industry</p> <p>(68) Service Station</p> <p>(69) Shooting</p> <p>(70) Shop</p> <p>(71) Showroom</p> <p>(72) Simulated Conflict</p> <p>(73) Special Use</p> <p>(74) Stock Sales Yard</p> <p>(75) Tourist Cabins</p> <p>(76) Vehicle Sales</p> <p>(77) Veterinary Clinic</p> <p>(78) Veterinary Hospital</p> <p>(79) Warehouse</p> <p>(80) Any use which is not allied to and compatible with the uses indicated by the number on the zone maps</p> <p>(81) Uses indicated by the number on the zone maps, and if a plan of development exists for the site and development are not generally in accordance with that plan.</p>	
Character and Amenity	
SO 3 An effective screen/buffer is provided and maintained to minimise the impact of development on surrounding areas.	PS 3 No solution provided.

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 4 Development is landscaped to minimise the impact of the development on the streetscape.	PS 4 No solution provided.
SO 5 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 5 No solution provided.
SO 6 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 6 No solution provided.
SO 7 Buildings, structures , car parks , service and loading vehicle facilities, lighting, site access and other activities associated with development are designed, located, screened and operated to protect the amenity of surrounding areas and the streetscape.	<p>PS 7.1 Development is orientated away from adjoining residential lots with service areas and driveways not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 7.2 Where any building is clearly visible from a residential property, buildings have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p>AND</p> <p>PS 7.3 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 7.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land.</p> <p>AND</p> <p>PS 7.5 Where development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>
Building Setback	
SO 8 Building setbacks:- (1) are consistent with the building line for development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding lots.	PS 8 No solution provided.
Built Form	
SO 9 Building height, length and location:- (1) is consistent with the prevailing building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the area; (3) minimises overlooking and overshadowing; (4) maintains privacy; and (5) does not cause significant loss of amenity to neighbouring residents.	PS 9 No solution provided.
Streetscape	
SO 10 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the character of the area.	PS 10 No solution provided.

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Intensity of Use	
SO 11 The intensity of the use in terms of the number of staff and clients is appropriate and minimises the impact on amenity.	PS 11 No solution provided.
Operating Hours	
SO 12 The operating hours of development are appropriate and minimise the impact on amenity.	PS 12 No solution provided.
Noise	
SO 13 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 13 No solution provided.
Advertising Signage	
SO 14 The proposed height, area and number of signs are appropriate to the size, nature and location of the development.	PS 14 No solution provided.
Traffic, Access and Car Parking	
SO 15 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 15 No solution provided.
SO 16 Car parking facilities do not dominate the development or street frontage.	PS 16 No solution provided.
SO 17 Development does not result in on-street parking congestion.	PS 17 No solution provided.
Plan of Development	
SO 18 Development is undertaken generally in accordance with any plan of development .	PS 18 No solution provided.
Additional Outcomes for Sub-Precinct SF-1	
SO 19 A buffer area is established and maintained along the Bunya Road boundary of the James Drysdale Recreation Reserve.	PS 19 No solution provided.
SO 20 Existing vegetation is retained and additional trees/shrubs are planted.	PS 20 No solution provided.
SO 21 Development has regard to topography and establishes a buffer area between the land used for recreation and refuse disposal purposes and the Rural zoned lot fronting Bunya Road (Lot 1 on SP144499 located at 404 Bunya Road, Bunya).	PS 21 Existing vegetation is retained.
Additional Outcomes for Sub-Precinct SF-2	
SO 22 Expansion of uses such as the Watson Park Church, School and Conference Facility, Alma Park Zoo, Dakabin Tip and Animal Refuge and sporting fields beyond existing Special Facilities zonings and special facilities development approvals provides appropriate buffering to surrounding residential areas, does not compromise residential amenity and provides safe traffic and access solutions that do not encourage non-local through traffic on local residential streets.	PS 22 No solution provided.
Additional Outcomes for Sub-Precinct SF-3	
SO 23 Development presents a well landscaped high standard of appearance and is designed to include sufficient landscaping to reduce the impact of the use on the streetscape.	PS 23.1 A 6m wide landscaped buffer is provided to the street. AND PS 23.2 Car parking areas are located between the landscaped buffer and any buildings located on site .
SO 24 Access to development is designed to reduce the impact on the street.	PS 24.1 Access points are located to minimise turning movements to the street. AND PS 24.2 Internal road systems limit access points.

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Additional Outcomes for Sub-Precinct SF-4	
<p>SO 25 Consistent development in Sub-Precinct SF-4 has the following characteristics:-</p> <ol style="list-style-type: none"> (1) the capacity and standard of the existing tertiary standard Sewerage Treatment Plant (STP) is upgraded in stages; (2) a new STP is constructed on the land adjoining the existing STP; (3) associated activities including the re-use and recycling of treated waste, growing of koala food trees and an advanced tree nursery are maintained; (4) the existing vegetated buffer and screen around the perimeter of the site is maintained and enhanced by further tree planting; (5) an open space corridor along the North Pine River is retained and enhanced across the southern boundary of the site; and (6) comprises uses/activities such as local utilities, park, public utilities, agriculture, plant nursery, recycling and reuse of treated waste products and sewerage treatment works. 	<p>PS 25 No solution provided.</p>
Additional Outcomes for Sub-Precinct SF-5	
<p>SO 26 Consistent development in Sub-Precinct SF-5 has the following characteristics:-</p> <ol style="list-style-type: none"> (1) production operations (including expansion) and associated activities continue as permitted by existing zonings and approvals; (2) business and industry activities undertaken on the Paper Mill site are complimentary to the continued operation of the mill; (3) the Paper Mill and associated activities are protected from encroachment by incompatible uses; (4) in the long-term, high quality development incorporating industries compatible with the operation of the Paper Mill, distribution, research and development and other business/industry purposes having the character of a business park occurs in accordance with a master plan at a highly accessible location with no direct frontage access to Dohles Rocks Road; (5) development is integrated and maintains a high standard of siting, design and internal landscaping; and (6) effective landscape buffers are provided along the major road frontages of the sub-precinct. 	<p>PS 26 No solution provided.</p>

Division 23 Specific Outcomes and Probable Solutions for the Special Purposes Zone

23.1 Assessment Criteria for Assessable Development in the Special Purposes Zone

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Special Purposes zone:- (1) Camping Grounds (2) Cemetery (3) Community Facilities (4) Crematorium (5) Educational Establishment (6) Environmental Park (7) Hospital (8) Local Utilities (9) Office (10) Outdoor Recreation (11) Park (12) Passenger Terminal (13) Public Utilities (14) Special Use	PS 1 No solution provided.
SO 2 The following uses are inconsistent uses and are not located in the Special Purposes zone:- (1) Accommodation Units (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation (9) Bulk Garden Supplies (10) Car Depot (11) Car Park (12) Caravan/Transportable Home Park (13) Caretaker's Residence (14) Cattery (15) Child Care Centre (16) Commercial Services (17) Concrete Batching Plant (18) Contractor's Depot (19) Dairy (20) Detached House (21) Display Home (22) Domestic Storage (23) Duplex Dwelling (24) Estate Sales Office (25) Extractive Industry (26) Farm Forestry (27) Fast Food Delivery Service (28) Food Outlet (29) Funeral Parlour (30) General Industry	PS 2 No solution provided.

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

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 5 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 5 No solution provided.
SO 6 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 6 No solution provided.
SO 7 Buildings, structures , car parks, service and loading vehicle facilities, lighting, site access and other activities associated with development are designed, located, screened and operated to protect the amenity of surrounding areas and the streetscape.	<p>PS 7.1 Development is orientated away from adjoining residential lots with service areas and driveways not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 7.2 Where any building is clearly visible from a residential property, buildings have a residential appearance and scale in terms of roof shape, building materials and bulk.</p> <p>AND</p> <p>PS 7.3 Walls facing land zoned for residential purposes are constructed of low maintenance solid masonry, concrete or brick and contain no openings other than solid doors.</p> <p>AND</p> <p>PS 7.4 Rubbish bin storage areas are enclosed and integrated in the design of the building or landscaped so they can not be seen from the street and adjoining land.</p> <p>AND</p> <p>PS 7.5 Where development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p>
Building Setback	
SO 8 Building setbacks:- (1) are consistent with the building line for development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding lots.	PS 8 No solution provided.
Built Form	
SO 9 Building height, length and location:- (1) is consistent with the prevailing building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the area; (3) minimises overlooking and overshadowing; (4) maintains privacy; and (5) does not cause significant loss of amenity to neighbouring residents.	PS 9 No solution provided.
Streetscape	
SO 10 The density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the character of the area.	PS 10 No solution provided.
Intensity of Use	
SO 11 The intensity of the use in terms of the number of staff and clients is appropriate and minimises the impact on amenity.	PS 11 No solution provided.

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

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

² See Chapter 6 Part 2 - Road Networks

³ The meaning of this term is given in the Access and Parking Code.

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

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

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