

CHAPTER 3 - LOCALITIES

PART 7 SEMI-URBAN LOCALITY

Division 1 General Provisions for the Semi-Urban Locality

1.1 Semi-Urban Locality Code

The following provisions comprise the Semi-Urban Locality Code:-

- (1) compliance with the Semi-Urban Locality Code (Section 1.2);
- (2) overall outcomes for the Semi-Urban Locality, including overall outcomes for each **zone** in the **locality** (Division 2);
- (3) specific outcomes and probable solutions for the Semi-Urban Locality (Division 3); and
- (4) specific outcomes and acceptable/probable solutions for each **zone** in the Semi-Urban Locality (Divisions 4 - 11).

1.2 Compliance with the Semi-Urban Locality Code

Development that is consistent with the following complies with the Semi-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 Semi-Urban Locality

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

2.2 Overall Outcomes Sought for the Semi-Urban Locality

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

- (1) The predominant form of development is low density park residential development consisting of larger residential lots with semi-urban infrastructure such as reticulated water supply;
- (2) A limited range of services and facilities are available within the Semi-Urban Locality with the majority of the community's needs for industrial, shopping, commercial and/or **community facilities** provided within the Urban, Major Employment Centres or Village Localities;
- (3) Non-residential uses that are allied to, or supplementary to, and compatible with the predominant residential land use are developed within the **locality**;
- (4) Development within the Semi-Urban Locality retains and enhances the role of the **locality** as an identifiable interface and transition between the Urban and Rural Living Localities;
- (5) Development maintains the high level of residential amenity and attractive semi-urban character based upon low density detached residential development in the **locality**; and
- (6) Development maintains the identity and distinctiveness of the **locality** and is complementary to the character of the landscape setting of the Semi-Urban Locality.

2.3 Overall Outcomes Sought for the Special Residential Zone

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

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

2.4 Overall Outcomes Sought for the Park Residential Zone

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

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

2.5 Overall Outcomes Sought for the Rural Residential Zone

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

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

2.6 Overall Outcomes Sought for the Conservation Zone

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

- (1) Areas of significant environmental and scenic value are conserved;

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

2.7 Overall Outcomes Sought for the Park and Open Space Zone

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

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

2.8 Overall Outcomes Sought for the Sports and Recreation Zone

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

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

2.9 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.

2.10 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 Semi-Urban Locality

3.1 Assessment Criteria for Assessable Development in the Semi-Urban Locality

SEMI-URBAN LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Land Uses	
SO 1 Non-residential uses, such as small scale and sustainable tourism and recreation activities, where allied to and supplementary to the low density residential land use are developed in the Semi-Urban Locality.	PS 1 No solution provided.
SO 2 Non-compatible uses, including commercial, industrial and medium density residential uses , are not developed within the Semi-Urban Locality.	PS 2 No solution provided.
Character and Amenity	
SO 3 A high standard of amenity is achieved within the Semi-Urban Locality through:- (1) low density development; (2) retaining vegetation; and (3) retaining the natural land form.	PS 3 No solution provided.
SO 4 The scale, density and character of development are in keeping with the existing and likely future development of the surrounding area, and the adverse impacts of intrusive uses, noise and through-traffic are minimised.	PS 4 No solution provided.
SO 5 Development enhances visual amenity and diversity of the locality through the creation of a range of allotment sizes.	PS 5 No solution provided.
SO 6 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 6 No solution provided.
SO 7 The amenity and suitability of adjacent and adjoining residential lots are not adversely affected by the impacts of intrusive non-residential land uses and associated noise and through-traffic.	PS 7 No solution provided.
SO 8 Small scale, sustainable tourism and recreation activities are undertaken in a manner that does not adversely impact the amenity of neighbouring properties.	PS 8 No solution provided.
Infrastructure Efficiency	
SO 9 Urban residential subdivision/development within the Semi-Urban Locality is not appropriate due to the impact on existing and planned services and facilities in the Semi-Urban Locality.	PS 9 No solution provided.
SO 10 Low density residential development at a park residential density is contained within the Semi-Urban Locality and does not expand into the other non-urban localities due to the limited capacity of the water supply system.	PS 10 No solution provided.
Transport Infrastructure	
SO 11 Vehicular access points onto South Pine Road and Eatons Crossing Road, Warner are minimised with access provided through road connections to adjoining land to the west.	PS 11 No solution provided.
Water Quality	
SO 12 On-site waste disposal avoids any adverse impacts on the water quality of waterways in the locality .	PS 12 No solution provided.
Additional Outcomes for Precinct SU-1	
Home Industry Development	
SO 13 Consistent uses in the Home Industry zone are established in Precinct SU-1.	PS 13 No solution provided.
SO 14 Development within the precinct does not detract from the amenity of adjacent or nearby residential areas and is designed and sited having regard to the amenity of surrounding residential areas.	PS 14 No solution provided.

Division 4 Specific Outcomes and Probable Solutions for the Special Residential Zone

4.1 Assessment Criteria for Assessable Development in the Special Residential Zone

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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 solutions 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 	<p>PS 2 No solutions provided.</p>

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

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Built 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 No solution provided.
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 character of the area.	PS 6 No solution provided.
Traffic, Access and Car Parking	
SO 7 Traffic generated by the use of the <i>site</i> and access to the <i>site</i> does not adversely affect existing traffic patterns, safety or residential amenity.	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 <i>sites</i> 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 residential 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.

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

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Impact of Non-Residential Development on Amenity	
<p>SO 22 Buildings, structures, car parks, service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.</p>	<p>PS 22.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>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 5 Specific Outcomes and Probable Solutions for the Park Residential Zone

5.1 Assessment Criteria for Assessable Development in the Park Residential Zone

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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 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 (27) Hazardous and Offensive Industry (28) High Density Multiple Dwelling Units 	<p>PS 2 No solution provided.</p>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(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 ; and (2) the site contains:- (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; and (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.
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.

PARK 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 Development 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>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Additional Outcomes for Sub-Precinct PR-1	
SO 24 50% of the land within this sub-precinct is transferred to Council for environmental purposes and the balance land is developed at a density equivalent to the density that could actually be obtained for park residential development of the whole site (i.e. the number of lots created on the balance land does not exceed the number of lots that could be developed if the whole site was subdivided and satisfied the requirements for park residential development).	PS 24 No solution provided.
Additional Outcomes for Sub-Precinct PR-2	
SO 25 50% of the land within this sub-precinct is transferred to Council for environmental purposes and the balance land is developed at a density equivalent to the density that could actually be obtained for park residential development of the whole site (i.e. the number of lots created on the balance land does not exceed the number of lots that could be developed if the whole site was subdivided and satisfied the requirements for park residential development).	PS 25 No solution provided.

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

6.1 Assessment Criteria for Assessable Development in the Rural Residential Zone

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Rural Residential zone:-</p> <ol style="list-style-type: none"> (1) Agriculture (2) Animal Accommodation (3) Associated Unit – if maximum GFA is 60m² (excluding roofed verandah) (4) Bed and Breakfast Accommodation – if maximum of 2 bedrooms (5) Detached House – if maximum of 1 detached house on a lot (6) Display Home (7) Domestic Storage – if maximum GFA is 150m² (8) Environmental Park (9) Estate Sales Office (10) Farm Forestry (11) Home Business – if maximum area¹ of 100m² and fully enclosed within a building and excluding the hire of more than 1 tennis court (12) Local Utilities (13) Park 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Rural Residential zone:-</p> <ol style="list-style-type: none"> (1) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit – if maximum GFA exceeds 60m² (excluding roofed verandah) (6) Bulk Garden Supplies (7) Camping Grounds (8) Car Park (9) Caravan/Transportable Home Park (10) Cemetery (11) Commercial Services (12) Community Facilities (13) Concrete Batching Plant (14) Contractor's Depot (15) Crematorium (16) Dairy (17) Detached House – if more than 1 detached house on a lot (18) Educational Establishment (19) Extractive Industry (20) Fast Food Delivery Service (21) Food Outlet (22) Funeral Parlour (23) General Industry (24) Hardware Shop (25) Hazardous and Offensive Industry (26) High Density Multiple Dwelling Units (27) Hospital (28) Hotel 	<p>PS 2 No solution provided.</p>

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(29) <i>Indoor Entertainment and Sport</i> (30) <i>Infill Housing</i> (31) <i>Institution</i> (32) <i>Intensive Animal Husbandry</i> (33) <i>Kennels</i> (34) <i>Low Density Multiple Dwelling Units</i> (35) <i>Market</i> (36) <i>Medium Density Multiple Dwelling Units</i> (37) <i>Motel</i> (38) <i>Motel Sport</i> (39) <i>Night Club</i> (40) <i>Office</i> (41) <i>Outdoor Recreation</i> (42) <i>Outdoor Sales</i> (43) <i>Passenger Terminal</i> (44) <i>Pensioner Units</i> (45) <i>Place of Worship</i> (46) <i>Radio Station</i> (47) <i>Retirement Village</i> (48) <i>Rural Industry</i> (49) <i>Salvage Yard</i> (50) <i>Service Industry</i> (51) <i>Service Station</i> (52) <i>Shooting</i> (53) <i>Shop</i> (54) <i>Showroom</i> (55) <i>Simulated Conflict</i> (56) <i>Special Use</i> (57) <i>Stock Sales Yard</i> (58) <i>Tourist Cabins</i> (59) <i>Vehicle Sales</i> (60) <i>Veterinary Hospital</i> (61) <i>Warehouse</i>	
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; and (2) the <i>site</i> 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 <i>site</i> 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.
Built Form	
SO 6 Building height, length and location:- (1) are compatible with the low scale rural residential nature of the area;	PS 6 No solution provided.

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents.	
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 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.
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;	PS 17 Non-residential buildings do not exceed more than one storey above ground level.

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	
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 Development 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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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 style="text-align: center;">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 Conservation Zone

7.1 Assessment Criteria for Assessable Development in the Conservation Zone

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

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(43) Kennels (44) Low Density Multiple Dwelling Units (45) Major Telecommunication Facility (46) Market (47) Medium Density Multiple Dwelling Units (48) Motel (49) Motor Sport (50) Night Club (51) Non-Intensive Animal Husbandry (52) Office (53) Outdoor Recreation (54) Outdoor Sales (55) Passenger Terminal (56) Pensioner Units (57) Place of Worship (58) Radio Station (59) Recycling Depot (60) Retail Nursery (61) Retirement Village (62) Rural Industry (63) Salvage Yard (64) Service Industry (65) Service Station (66) Shooting (67) Showroom (68) Simulated Conflict (69) Special Use (70) Stock Sales Yard (71) Tourist Cabins (72) Vehicle Sales (73) Veterinary Clinic (74) Veterinary Hospital (75) 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;	PS 4 No solution provided.

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

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Operating Hours	
SO 16 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 16 No solution provided.
Noise	
SO 17 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 17 No solution provided.
Buildings and Structures	
SO 18 Buildings, structures , car parks , service and loading vehicle facilities, lighting and site access are designed, located, screened and operated to protect conservation values of the land and the amenity of surrounding residential areas and the streetscape.	<p>PS 18.1 Development is designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>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>
Infrastructure	
SO 19 Infrastructure, including public utilities and major telecommunication facilities, is designed and located to avoid detrimental impacts on the visual quality and environmental values of Conservation zoned land.	PS 19 No solution provided.

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

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

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

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

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

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

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

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(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 (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.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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.
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.	PS 15.1 Sites are located and designed to:- (1) form part of the green space network and integrated with pedestrian and bikeway facilities; (2) incorporate areas with cultural, recreational, ecological and aesthetic values; (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 PS 15.2 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

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<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; and (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 4ha. <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.
Landscape Character and Design	
<p>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>	<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>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	
<p>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>	<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>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>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>

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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: <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>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>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>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.
Safety and Security	
<p>SO 19 The safety of users is protected by minimising risk through design.</p>	<p>PS 19.1 Siting, design and layout of park and open space and community purpose land has regard to:-</p> <ol style="list-style-type: none"> (1) safety from potentially dangerous features and environmental hazards; (2) CPTED design principles to facilitate community surveillance of the area to ensure personal safety, reduce fear and anxiety and maximise visibility. <p>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>AND</p> <p>PS 19.3 Lighting is appropriately provided throughout park and open space areas and installed in accordance with relevant Australian Standards.</p>
Infrastructure and Facilities	
<p>SO 20 Infrastructure and facilities are designed to an appropriate standard having regard to:-</p> <ol 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 9 Specific Outcomes and Probable Solutions for the Sports and Recreation Zone

9.1 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 <i>site coverage</i> is 40%.	PS 3 Maximum <i>site coverage</i> is 40%.
Landscaping	
SO 4 Adequate landscaping is provided on <i>site</i> to reduce the impact of the sport and recreation activities on the surrounding uses.	PS 4 A minimum of 20% of the <i>site</i> 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 <i>structure</i> 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 <i>site</i> .	PS 6 Lighting within the <i>site</i> is directed and shielded so as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i> . For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.

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 are 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 <i>PS 8.1</i> and <i>PS 8.2</i> are barrier separated from roadways and other vehicle access paths, except for those locations where the pathway crosses an internal roadway.</p>
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>AS 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>AS 9.2 The disabled access required under <i>AS 9.1</i> 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 PS 10.1 and PS 10.2.</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 10 Specific Outcomes and Probable Solutions for the Special Facilities Zone

10.1 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 	<p>PS 2 No solution provided.</p>

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

Division 11 Specific Outcomes and Probable Solutions for the Special Purposes Zone

11.1 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
<p>(31) Hardware Shop</p> <p>(32) Hazardous and Offensive Industry</p> <p>(33) High Density Multiple Dwelling Units</p> <p>(34) Home Business</p> <p>(35) Hotel</p> <p>(36) Indoor Entertainment and Sport</p> <p>(37) Infill Housing</p> <p>(38) Institution</p> <p>(39) Intensive Animal Husbandry</p> <p>(40) Kennels</p> <p>(41) Low Density Multiple Dwelling Units</p> <p>(42) Major Telecommunication Facility</p> <p>(43) Market</p> <p>(44) Medium Density Multiple Dwelling Units</p> <p>(45) Motel</p> <p>(46) Motor Sport</p> <p>(47) Night Club</p> <p>(48) Non-Intensive Animal Husbandry</p> <p>(49) Outdoor Sales</p> <p>(50) Pensioner Units</p> <p>(51) Place of Worship</p> <p>(52) Radio Station</p> <p>(53) Recycling Depot</p> <p>(54) Retail Nursery</p> <p>(55) Retirement Village</p> <p>(56) Rural Industry</p> <p>(57) Salvage Yard</p> <p>(58) Service Industry</p> <p>(59) Service Station</p> <p>(60) Shooting</p> <p>(61) Shop</p> <p>(62) Showroom</p> <p>(63) Simulated Conflict</p> <p>(64) Stock Sales Yard</p> <p>(65) Tourist Cabins</p> <p>(66) Vehicle Sales</p> <p>(67) Veterinary Clinic</p> <p>(68) Veterinary Hospital</p> <p>(69) Warehouse</p> <p>(70) Uses not carried out in conjunction with camping grounds, cemetery, community facilities, crematorium, educational establishment, environmental park, hospital, local utilities, office, outdoor recreation, park, passenger terminal, public utilities and special use and which are not allied to and compatible with, or not supplementary to, that particular use.</p>	
Character and Amenity	
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.
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.

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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.
Operating Hours	
SO 12 The operating hours of development are appropriate and minimise the impact on amenity.	PS 12 No solution provided.

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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.

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