

CHAPTER 3 - LOCALITIES

Note: The minimum lot sizes in this code may be affected by the Regulatory Provisions of the South East Queensland Regional Plan.

PART 9 VILLAGE LOCALITY

Division 1 General Provisions for the Village Locality

1.1 Village Locality Code

The following provisions comprise the Village Locality Code:-

- (1) compliance with the Village Locality Code (Section 1.2);
- (2) overall outcomes for the Village Locality, including overall outcomes for each **zone** in the **locality** (Division 2);
- (3) specific outcomes and probable solutions for the Village Locality (Division 3); and
- (4) specific outcomes and acceptable/probable solutions for each **zone** in the Village Locality (Divisions 4-15).

1.2 Compliance with the Village Locality Code

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

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

2.2 Overall Outcomes Sought for the Village Locality

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

- (1) Uses within Samford and Dayboro Villages are predominantly urban in nature and include urban residential development, semi-urban residential development, local shopping, commercial, industrial and community facilities;
- (2) Small scale uses which service tourist/day tripper activities are provided in the Village Locality;
- (3) Development achieves a high standard of amenity for residents and neighbours and maintains or enhances the low intensity and small scale village character of the **locality**;
- (4) The form and nature of development is compatible with and recognises the key characteristics of the **locality** including:-
 - (a) its role in providing local services;
 - (b) Dayboro's location in a potable water supply catchment and the protection of water quality;
 - (c) the physical characteristics;
 - (d) the country lifestyle and peaceful environment;
 - (e) the historic nature and visual appearance;
 - (f) its tourism function; and
- (5) The boundaries of the Village Locality are not extended.

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 only developed in the Residential A zone, where character and amenity are not compromised and adequate water and sewerage services are available;
- (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 the village centre; 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 Special Residential Zone

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

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

2.5 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.

2.6 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.

2.7 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 limited to minimise impacts on the amenity of adjacent residential premises.

2.8 Overall Outcomes Sought for the Village Centre Zone

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

- (1) Development consolidates and reinforces the village centre as the community and commercial service centres for the western areas of the **Shire**;
- (2) Development is designed, located and of a scale that enhances village character; and
- (3) Local shopping, commercial, community and recreation facilities and short term visitor/tourist accommodation are the predominant forms of development.

2.9 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.

2.10 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.

2.11 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.

2.12 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.

2.13 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.

2.14 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 Village Locality

3.1 Assessment Criteria for Assessable Development in the Village Locality

VILLAGE LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
Nature and Scale of Development	
SO 1 Local shopping, commercial, industrial and community facilities to service the needs of Dayboro and Samford Villages and the surrounding localities are consolidated and only located in the Village Locality.	PS 1 No solution provided.
SO 2 Higher order industrial and commercial facilities and services for Dayboro and Samford Villages and the surrounding localities are generally provided in the Urban and Major Employment Centres Localities.	PS 2 No solution provided.
SO 3 Tourism style facilities catering for tourists and day trippers are accommodated.	PS 3 No solution provided.
SO 4 Urban residential development is accommodated and only located in the Village Locality where appropriate infrastructure is available.	PS 4 No solution provided.
Character and Amenity	
SO 5 New development is complementary to and well integrated in the traditional rural village character.	PS 5 No solution provided.
SO 6 The village character is enhanced by careful design considerations and details relating to scale, form and texture of the proposed buildings and signage and the retention of verandahs and awnings.	PS 6 No solution provided.
SO 7 Development that operates late at night does not detrimentally impact the amenity of the surrounding residential areas.	PS 7 No solution provided.
SO 8 Tourist and day tripper activities are in keeping with the low intensity and small scale of development of the locality .	PS 8 No solution provided.
SO 9 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 area minimised.	PS 9 No solution provided.
SO 10 Incompatible development within the locality provides adequate setbacks, buffering and landscaping to minimise the impact of development and loss of amenity.	PS 10 No solution provided.
SO 11 Development achieves a high level of visual amenity at the interface between the rural residential areas in the Catchment Locality and the park residential areas in the Semi-Urban Locality and activities in the Village Locality.	PS 11 No solution provided.
Water Quality in Dayboro Village	
SO 12 Development demonstrates a high standard of water quality at the boundaries of the site such that water quality from non-point sources does not exceed the maximum value of the following components:- (a) total nitrogen 0.44mg/L (median value); (b) total phosphorus 0.05mg/L (median value); and (c) total suspended Solids 100mg/L (90 th percentile).	PS 12 No solution provided.
Additional Outcomes for Precinct VL-1	
Industrial Development in Samford Village	
SO 13 Development of a service trades nature that provides for the village and the surrounding localities is established within Samford Village, subject to the development being:- (1) located to reduce the impact of the development on residential areas. (Lot 1 on RP161266 located at 72 Mt Glorious Road and Lot 2 on RP172074 located at 64 Mt Glorious Road, Samford Village may be a suitable location), and	PS 13 No solution provided.

VILLAGE LOCALITY	
Specific Outcomes for Assessable Development	Probable Solutions
(2) landscaped to reduce the visual impact of the development on the surrounding uses and streetscape.	
SO 14 Non-residential development within the precinct does not detract from the amenity of nearby residential areas and is 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.	PS 14 No solution provided.
SO 15 Non-residential development within the precinct does not compromise residential amenity. If any of the land within the precinct is developed for non-residential purposes, all of the land within the precinct is developed for non-residential purposes (i.e. development within this precinct is not for a combination of residential and non-residential purposes).	PS 15 No solution provided.
Additional Outcomes for Precinct VL-2	
Village Centre Development	
SO 16 Consistent uses in the Village Centre zone are established in Precinct VL-2.	PS 16 No solution provided.
SO 17 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 17 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.

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) 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 (12) Caravan/Transportable Home Park (13) Caretaker's Residence (14) Cattery (15) Cemetery (16) Commercial Services (17) Community Facilities (18) Concrete Batching Plant	PS 2 No solution provided.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(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	
(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	
(62) Simulated Conflict	
(63) Special Use	
(64) Stock Sales Yard	
(65) Tourist Cabins	
(66) Vehicle Sales	
(67) Veterinary Clinic	
(68) Veterinary Hospital	
(69) Warehouse	

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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.
ADDITIONAL OUTCOMES FOR MEDIUM DENSITY RESIDENTIAL USES	
SO 13 Medium density residential uses are only developed where the character and amenity of the predominantly detached housing area, environmental values of the surrounding area and the water and sewerage services 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.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
ADDITIONAL OUTCOMES FOR DETACHED HOUSES ON SMALL 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 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 20 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on residential amenity.	PS 20 No solution provided.
Operating Hours of Non-Residential Uses	
SO 21 The operating hours of non-residential development are appropriate and minimise the impact on residential amenity.	PS 21 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 22 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 22 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 23 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 23 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.

RESIDENTIAL A 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 Development 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>

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

5.1 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 (30) Hazardous and Offensive Industry 	<p>PS 2 No solutions provided.</p>

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(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 is 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 Non-residential development is generally located on a road that functions as at least a trunk collector street ² within the road network.

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 6 Specific Outcomes and Probable Solutions for the Park Residential Zone

6.1 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 – if maximum of 2 stalls (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) Agriculture (4) Airstrip (5) Aquaculture (6) Associated Unit – if maximum 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) 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 – if more than 1 detached house on a lot (23) Duplex Dwelling (24) Educational Establishment (25) Extractive Industry (26) Farm Forestry 	<p>PS 2 No solution provided.</p>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(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 (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) Office (50) Outdoor Recreation (51) Outdoor Sales (52) Passenger Terminal (53) Pensioner Units (54) Place of Worship (55) Radio Station (56) Recycling Depot (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	
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.

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 4 Reconfiguring to create additional lots may occur at a lot size less than that stated in <i>PS 1</i> of the <i>Park Residential Subdivision Design Code</i> (Ch. 6, Part 2, Div. 3) if:-</p> <ol style="list-style-type: none"> (1) the minimum lot area is 4000m²; and (2) the site contains:- <ol style="list-style-type: none"> (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; and (3) the maximum density is 1.25 lots per hectare; and (4) 50% of the site is transferred to Council for environmental purposes. 	<p>PS 4 No solution provided.</p>
Incompatible Development	
<p>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.</p>	<p>PS 5 No solution provided.</p>
Built Form	
<p>SO 6 Building height, length and location:-</p> <ol style="list-style-type: none"> (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. 	<p>PS 6 No solution provided.</p>
Streetscape	
<p>SO 7 The density, design, scale and visual appearance of buildings:-</p> <ol style="list-style-type: none"> (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing character of the area. 	<p>PS 7 No solution provided.</p>
Traffic, Access and Car Parking	
<p>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.</p>	<p>PS 8 No solution provided.</p>
<p>SO 9 Car parking facilities do not dominate the development or street frontage.</p>	<p>PS 9 No solution provided.</p>
<p>SO 10 Development does not result in on-street parking congestion.</p>	<p>PS 10 No solution provided.</p>
Building Setback	
<p>SO 11 Building setbacks:-</p> <ol style="list-style-type: none"> (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. 	<p>PS 11 No solution provided.</p>
Amenity	
<p>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.</p>	<p>PS 12 No solution provided.</p>
<p>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.</p>	<p>PS 13 No solution provided.</p>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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.
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; and (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>

PARK RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<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 Rural Residential Zone

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

RURAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(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; and (2) the site contains:- (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; (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 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;	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
<p>(2) does not have a detrimental impact on the character of the residential area;</p> <p>(3) does not overshadow surrounding residential lots;</p> <p>(4) minimises the potential for overlooking; and</p> <p>(5) maintains privacy of surrounding lots.</p>	
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>

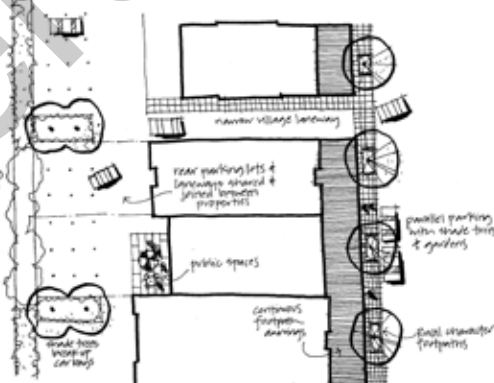
Division 8 Specific Outcomes and Probable Solutions for the Neighbourhood Facilities Zone

8.1 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) Car Park (2) Caretaker's Residence (3) Commercial Services (4) Community Facilities (5) Environmental Park (6) Home Business – if located in an existing detached house (7) Local Utilities (8) Office (9) Park (10) Recycling Depot (11) Retail Nursery - if maximum GFA is 150m² (12) 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 (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) Display Home (21) Domestic Storage (22) Duplex Dwelling (23) Educational Establishment (24) Estate Sales Office (25) Extractive Industry (26) Farm Forestry (27) Food Outlet – if including a drive through facility 	<p>PS 2 No solution provided.</p>

NEIGHBOURHOOD FACILITIES ZONE			
Specific Outcomes for Assessable Development		Probable Solutions	
<div>(28) Funeral Parlour (29) General Industry (30) Hardware Shop (31) Hazardous and Offensive Industry (32) High Density Multiple Dwelling Units (33) Home Business – if requires construction of a new detached house or other structure (34) Hospital (35) Hotel (36) Indoor Entertainment and Sport – if entertainment uses only (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) Motor Sport (46) Night Club (47) Non-Intensive Animal Husbandry (48) Outdoor Recreation (49) Outdoor Sales (50) Passenger Terminal (51) Pensioner Units (52) Radio Station (53) Retail Nursery – if GFA exceeds 150m² (54) Retirement Village (55) Rural Industry (56) Salvage Yard (57) Service Industry (58) Service Station (59) Shooting (60) Shop – if retailing other than antiques, arts, crafts, handmade items, tourist novelties only (61) Showroom (62) Simulated Conflict (63) Special Use (64) Stock Sales Yard (65) Tourist Cabins (66) Vehicle Sales (67) Veterinary Hospital (68) Warehouse</div>			
Building Height			
SO 3	Maximum height of buildings is 2 storeys .	PS 3	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;	PS 4	No solution provided.

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<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>	
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	
<p>SO 7 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:-</p> <p>(1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and</p> <p>(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>	<p>PS 7.1 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> <p>(1) roofs, or ceilings directly below roofs, which are over internal parts of buildings, insulated to R2.5;</p> <p>(2) external walls, but excluding glazing panels within those walls, insulated to R1.0; and</p> <p>(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> <p>There is no probable solution for reflected light and heat under this element.</p>
Landscaping	
<p>SO 8 Landscaping is provided and maintained in a manner that:-</p> <p>(1) is consistent with the streetscape character of the area;</p> <p>(2) incorporates appropriate street trees;</p> <p>(3) retains significant landforms, trees and vegetation where possible;</p> <p>(4) establishes an inviting micro-climate;</p> <p>(5) provides shade areas;</p> <p>(6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site;</p> <p>(7) incorporates pedestrian links between adjacent sites;</p> <p>(8) adjacent development sites;</p> <p>(9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale;</p> <p>(10) incorporates irrigation;</p> <p>(11) satisfies the commercial expectations of business owners and operators; and</p> <p>(12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site.</p>	<p>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 4m² at 4m spacings.</p> <p>AND</p> <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:-</p> <p>(1) boundary buffers;</p> <p>(2) 3m wide frontage buffer strips;</p> <p>(3) car parks; and</p> <p>(4) screening vegetation.</p> <p>The calculation of the 15% landscaping includes pedestrian access ways provided on site.</p> <p>OR</p> <p>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> <p>(1) landscaped buffers;</p> <p>(2) frontage landscaping;</p> <p>(3) car park landscaping; and</p> <p>(4) pedestrian pathways.</p> <p>AND</p> <p>PS 8.3 Landscape Buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>

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>

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 style="text-align: center;">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 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 applicable³ 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 applicable³ 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>

NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<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 PS 19.1 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 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	
<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>

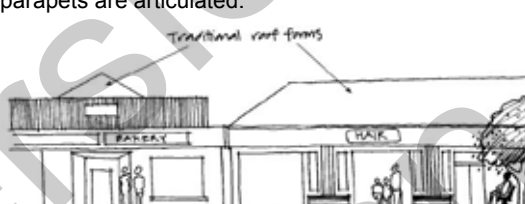

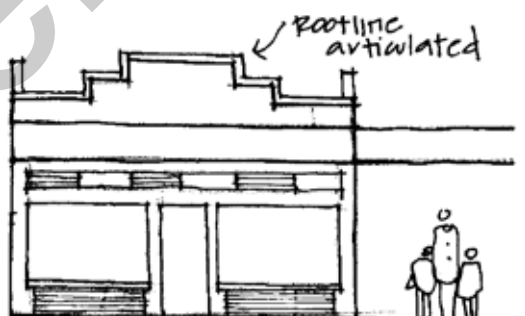
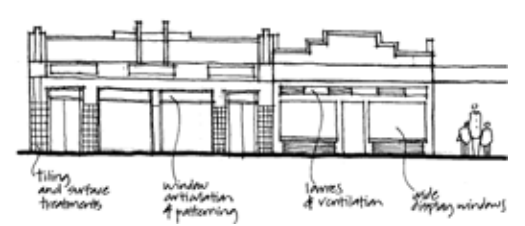
NEIGHBOURHOOD FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
SO 21 Artificial lighting, necessarily associated with the use of the site , is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity 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 ⁴ 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 ³ to the development; and (2) within part of an on-site service area ⁵ which can be serviced 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.

Division 9 Specific Outcomes and Probable Solutions for the Village Centre Zone

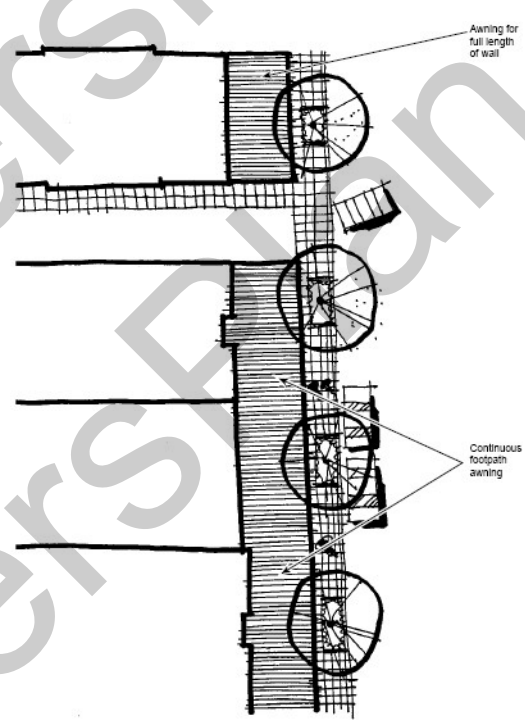

9.1 Assessment Criteria for Assessable Development in the Village Centre Zone

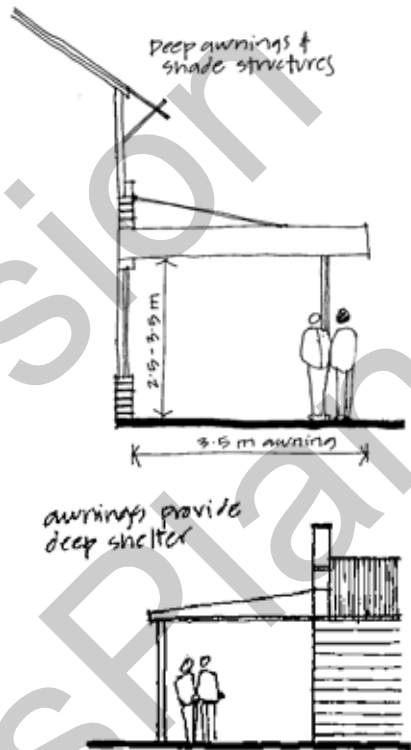

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Village Centre zone:-</p> <ol style="list-style-type: none"> (1) Car Park – if not fronting Williams Street in Dayboro or Main Street in Samford (2) Caretaker's Residence (3) Commercial Services (4) Community Facilities (5) Display Home - where part of a mixed use development and does not occupy the ground floor (6) Environmental Park (7) Fast Foods Delivery Service (8) Food Outlet – if excluding a drive through facility (9) Hardware Shop (10) Hotel – if the expansion of the existing hotel (11) Indoor Entertainment & Sport (12) Local Utilities (13) Market (14) Motel (15) Office (16) Park (17) Place of Worship (18) Radio Station (19) Recycling Depot (20) Retail Nursery (21) Shop – if maximum GFA is 800m² of the site area (22) Veterinary Clinic. 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Village Centre 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) Car Park – if fronting Williams Street in Dayboro or Main Street in Samford (11) Caravan/Transportable Home Park (12) Cattery (13) Cemetery (14) Concrete Batching Plant (15) Contractor's Depot (16) Crematorium (17) Dairy (18) Detached House (19) Duplex Dwelling (20) Estate Sales Office 	<p>PS 2 No solution provided.</p>


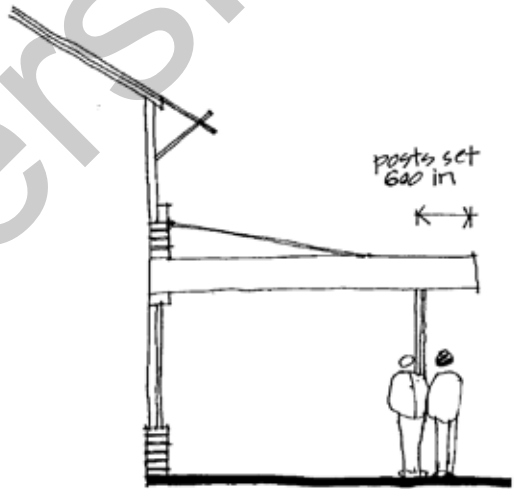
VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(21) Extractive Industry (22) Farm Forestry (23) Food Outlet – if including a drive through facility (24) General Industry (25) Hazardous and Offensive Industry (26) High Density Multiple Dwelling Units (27) Home Business (28) Hospital (29) Hotel – if a new hotel (30) Infill Housing (31) Institution (32) Intensive Animal Husbandry (33) Kennels (34) Low Density Multiple Dwelling Units (35) Major Telecommunication Facility (36) Medium Density Multiple Dwelling Units (37) Motor Sport (38) Night Club (39) Non-Intensive Animal Husbandry (40) Outdoor Recreation (41) Outdoor Sales (42) Pensioner Units (43) Retirement Village (44) Rural Industry (45) Salvage Yard (46) Service Industry (47) Service Station (48) Shooting (49) Shop - if GFA exceeds 800m ² of the site area (50) Simulated Conflict (51) Special Use (52) Stock Sales Yard (53) Tourist Cabins (54) Vehicle Sales (55) Veterinary Hospital (56) Warehouse	
Building Height	
SO 3 The maximum height of buildings is 2 storeys .	PS 3 The maximum height of buildings is 2 storeys .
SO 4 Where the site is in close proximity to land zoned for residential purposes, the height of 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 4 Where the site adjoins, or is opposite land zoned for residential purposes, all buildings and other structures on the site have:- (1) a maximum overall height above finished ground of 2 storeys ; and (2) a roof form that mirrors the shape of the roofs of dwellings adjacent to or opposite the site .
Building Design, Form and Setback	
SO 5 Where the site is in close proximity to land zoned for residential purposes, building height, length and location:- (1) are compatible with the low scale residential nature of the area; (2) minimises overlooking and overshadowing;	PS 5 Services structures , infrastructure, waste storage areas and mechanical plant are carefully integrated into the building form so they cannot be seen from the street.

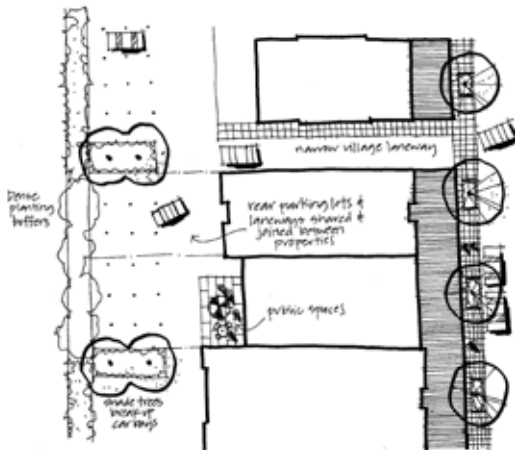
VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(3) maintains privacy; and</p> <p>(4) does not cause significant loss of amenity to neighbouring residents.</p> <p>SO 6 Building scale complements the predominant scale of buildings in Dayboro and Samford Villages, with the mass of buildings visually reduced by incorporating variations in building form, materials and elevations.</p> <p>SO 7 Building design and facades reinforce the rural village character and provide interest to the streetscape. 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) articulation of parapets; (4) roof materials that are predominantly non-tile; (5) facades with depth, recesses, patterning and parapets; and (6) facades that incorporate variations in materials, colours and textures. 	<p>PS 6 No solution provided.</p> <p>PS 7.1 Roofs incorporate simple forms and lines and include pitches, gables and overhangs and parapets are articulated.</p>    <p>AND</p> <p>PS 7.2 Roof materials are predominantly non-tile.</p> <p>AND</p> <p>PS 7.3 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. 

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 8 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating gardens at the rear of the site.</p>	<p>PS 8 No solution provided.</p>
<p>SO 9 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 9.1 Building design incorporates the following features:-</p> <ol style="list-style-type: none"> (1) customer entry points to ground floor premises that:- <ol style="list-style-type: none"> (a) are clearly visible from the frontage road; (b) are sheltered from the weather by a roof 3m wide measured from the line of the access door; and (c) maintain visual interconnection between indoor and outdoor spaces; (2) customer or visitor entry points to second storey premises are:- <ol style="list-style-type: none"> (a) clearly visible from the frontage road; and (b) sheltered from the weather by a roof 3m wide measured from the line of the access door; and (3) glazed display windows within those walls which face the road frontage have a minimum aggregate area of 50% of the ground floor wall. <p>AND</p> <p>PS 9.2 Buildings are located on the front boundary line except to accommodate seating, outdoor dining, pedestrian entry/court or other public amenities.</p> <p>AND</p> <p>PS 9.3 Buildings are built to the side boundaries or adjacent to existing buildings to present a continuous street facade, except where access to the rear of the site is required.</p> <p>AND</p> <p>PS 9.4 Timber and natural materials, such as stone and flag, are predominant. The use of brick and masonry is limited where possible to the least visible locations.</p> <p>AND</p> <p>PS 9.5 Building form includes decorative or ornamental finishes or fenestrations.</p>
<p>SO 10 Buildings and uses are designed so that:-</p> <ol style="list-style-type: none"> (1) Car parks do not front Williams Street in Dayboro or Main Street in Samford; and (2) Showrooms provide active building frontages where fronting Williams Street in Dayboro and Main Street in Samford. 	<p>PS 10.1 Showrooms fronting Williams Street in Dayboro or Main Street in Samford provide active building entrances to the principal street frontages.</p> <p>AND</p> <p>PS 10.2 Car parks do not front Williams Street in Dayboro or Main Street in Samford.</p>
Landscaping	
<p>SO 11 A minimum of 15% of the site is landscaped and is provided in locations that encourage pedestrian activity and improve visual amenity, such that it:-</p> <ol style="list-style-type: none"> (1) is consistent with the streetscape character of the area, including retaining significant landforms, trees and vegetation where possible; (2) establishes an inviting micro-climate; (3) provides shade areas; (4) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site; and (5) incorporates pedestrian links between adjacent sites. 	<p>PS 11.1 15% of the site is landscaped, including areas 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 11.2 Landscaping on the site, including fencing and other barriers associated with that landscaping, provides and highlights direct pedestrian linkages between adjacent sites.</p> <p>AND</p> <p>PS 11.3 Landscaping is provided and maintained in all car parking areas.</p>

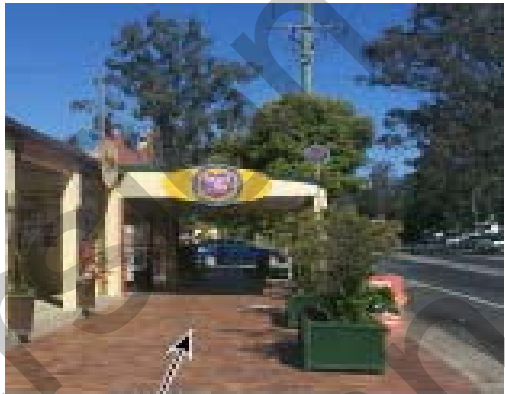
VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Awnings	
<p>SO 12 Awnings or verandahs are provided on the street frontage at the building alignment, at any entries or walkways adjacent to shop fronts and for the full length of any wall facing the road boundary to the site.</p>	<p>PS 12.1 Continuous shop awnings and verandahs a minimum of 3.5m wide are located:-</p> <ol style="list-style-type: none"> (1) on the street frontage at the building alignment; (2) at any entries or walkways adjacent to shop fronts; and (3) for the full length of any wall facing the road boundary to the site. <div data-bbox="893 627 1420 1344">  </div> <div data-bbox="877 1411 1420 1859">  </div>

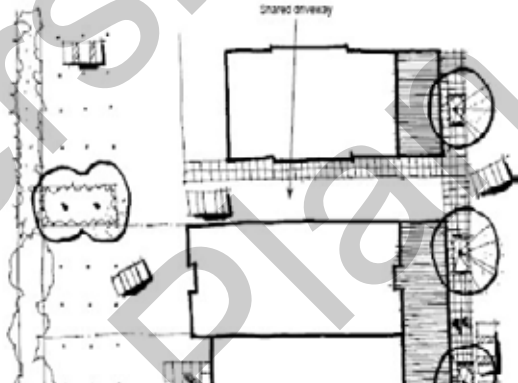
VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>SO 13 Awnings or verandahs are designed to reinforce the Dayboro and Samford Village character by incorporating:-</p> <ol style="list-style-type: none"> (1) simple lines; (2) fenestration features; (3) corrugated iron cladding or similar materials; and (4) predominately traditional heritage colours. 	<div data-bbox="970 342 1382 1088">  </div> <p style="text-align: center;">AND</p> <p>PS 12.2 Soffit height of an awning is a maximum of 4m above the finished ground level.</p> <p>PS 13 Awnings or verandahs reinforce the character by incorporating:-</p> <ol style="list-style-type: none"> (1) fenestration features; (2) simple lines; (3) posts; (4) corrugated iron roof cladding; and (5) colours such as cream, white, dark green, navy, burgandy, timber tones or terracotta. <div data-bbox="895 1496 1390 1906">  </div>



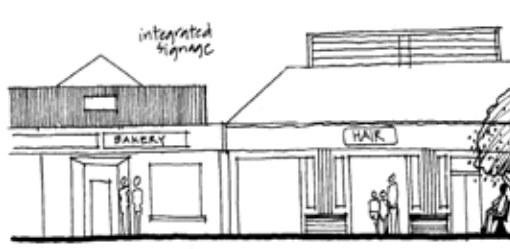
VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	
SO 14 Awnings are setback from the face of the kerb to allow for street trees and light poles.	PS 14 Awnings are set back a minimum of 600mm from the face of the kerb. A greater setback is permitted to allow for street trees and light poles as cut outs for these street elements are not permitted.
	
SO 15 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.	PS 15 No solution provided.
Energy Efficiency	
SO 16 All buildings within the development are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:- <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 development site in regard to reflected light and heat from elements of the building fabric. 	PS 16.1 All non-residential buildings with a GFA that exceeds 2500m ² achieve the following standards:- <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 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>

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
On-site Car Parking	
<p>SO 17 On-site 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 village pattern of shop fronts and streetscapes is retained; (3) rear 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 17.1 On-site car parking areas are provided at the rear of the site.</p> <p>AND</p> <p>PS 17.2 On-site car parking is provided at the rate of:-</p> <ol style="list-style-type: none"> (1) 6 spaces per 100m² of GFA at ground floor level; and (2) 6 spaces per 30m² of GFA at any other level. <p>AND</p> <p>PS 17.3 Vehicular access to rear parking areas in Dayboro Village is via:-</p> <ol style="list-style-type: none"> (1) Heathwood Street; or (2) the laneway adjacent to the Dayboro Community Hall. <p>AND</p> <p>PS 17.4 Vehicular access to rear parking areas in Samford Village is via laneway treatments off:-</p> <ol style="list-style-type: none"> (1) Kath Fitzgerald Street; (2) Progress Street; (3) Cash Street; and (4) Station Street. <p>AND</p> <p>PS 17.5 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 17.6 The car parking area is landscaped.</p> <p>AND</p> <p>PS 17.7 Large expansive car parking areas are screened with landscaping to soften the visual impact upon pedestrian thoroughfares, the street frontage of the site and from other areas readily accessible to the public.</p> <p>AND</p> <p>PS 17.8 Areas of hard pavement are broken into sections not more than 210m², or clusters of max. 12 cars with integrated landscaping.</p> 

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>AND</p> <p>PS 17.9 Shade trees in car parks are provided at the rate of 1 tree per 4m² of car park area at 4m spacings and are compatible with parked vehicles by being:-</p> <ol style="list-style-type: none"> (1) clean trunked; (2) non-sap/berry species; and (3) non-deciduous.
Impact on the Amenity and Character of Adjacent Uses	
<p>SO 18 All buildings, other structures, on-site parking facilities and service vehicle standing and manoeuvring areas are located and buffered from adjacent sensitive land uses, so that they:-</p> <ol style="list-style-type: none"> (1) do not adversely impact on the streetscape for the area; and (2) are in keeping with the character of the area; and (3) do 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 (d) do not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 18.1 Where the site adjoins land zoned for residential purposes and has frontage to the same road, the building set backs:-</p> <ol style="list-style-type: none"> (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. <p>AND</p> <p>PS 18.2 A 5m wide landscaped buffer is provided and maintained on site along the full length of those boundaries of the site that adjoin land zoned for residential purposes, in accordance with <i>Planning Scheme Policy PSP30 - Landscape Design</i>.</p> <p>AND</p> <p>PS 18.3 A 1.8m high screen fence is provided along the full length of those boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 18.4 Screen fences have a ratio of obscure area to open area of no less than 10 to 1.</p> <p>AND</p> <p>PS 18.5 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 18.2</i>.</p> <p>AND</p> <p>PS 18.6 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 adjacent land zoned for residential purposes.</p>
<p>SO 19 Indoor entertainment and sport uses are designed to incorporate adequate buffers, fencing and landscaping to minimise the impact of the use on any adjoining land not zoned Village Centre.</p>	<p>PS 19 Where the site adjoins land zoned for residential purposes a fence and 5m wide landscaped buffer is provided and maintained for the full length of the common boundary with the land zoned for residential purposes, in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
Streetscape	
<p>SO 20 Streetscape elements of new development such as paving/stencilled concrete, street furniture, landscaping, entries and level changes complement the village character. They:-</p> <ol style="list-style-type: none"> (1) are predominantly natural materials; (2) are of simple design and form; (3) are functional; (4) are low maintenance; and (5) incorporate robust forms and features. 	<p>PS 20.1 Paving/stencilled concrete is warm, earthy in colour and has a rural character.</p> <p>AND</p> <p>PS 20.2 Paving is provided:-</p> <ol style="list-style-type: none"> (1) on the footpath for the full site frontage; (2) on pedestrian access paths; and (3) between buildings and footpath (if building is set back). <p>AND</p>

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 20.3 Low maintenance, native and culturally-appropriate trees and shrubs from the locality are features of the streetscape.</p>  <p style="text-align: center;">Paving</p>
<p>SO 21 Fences and walls to street fronts and public spaces are minimised and:-</p> <ol style="list-style-type: none"> (1) are rural in character; (2) have traditional colours; (3) are constructed of traditional materials; and (4) do not impede pedestrian movement paths. 	<p>PS 21.1 Fences and walls facing the street or public spaces are:-</p> <ol style="list-style-type: none"> (1) a maximum of 1.2m in height; (2) predominantly 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> <p>PS 21.2 Fencing does not disrupt pedestrian movement.</p>
Pedestrian Access	
<p>SO 22 Pedestrian access paths are provided on the site, to a standard and in a location that promotes their use by pedestrians in preference to areas normally used by vehicles.</p> <p>Pedestrian access paths are:-</p> <ol style="list-style-type: none"> (1) convenient; (2) safe; (3) clearly visible; (4) constructed to Australian Standards for use by physically disabled people; (5) provided between operational facilities on the site and footpaths and car parking facilities; (6) provided to link Louisa Williams Park in Dayboro with the surrounding residential areas; and (7) designed to retain the scale and continuity of the streetscape. 	<p>PS 22.1 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 22.2 Pedestrian access pathways are provided between the customer entry points and:-</p> <ol style="list-style-type: none"> (1) the paved pedestrian access path within the frontage road reserve to the site; (2) designated passenger pick-up and set-down points on the site; and (3) car parking facilities on site. <p style="text-align: center;">AND</p> <p>PS 22.3 The pedestrian access pathways, except for those locations where the pathway crosses an internal roadway, are barrier separated from roadways and other vehicle access paths.</p> <p style="text-align: center;">AND</p> <p>PS 22.4 Pedestrian access pathways are 2.5m wide.</p> <p style="text-align: center;">AND</p> <p>PS 22.5 Pedestrian access paths have colour treatments to match the frontage footpaths.</p> <p style="text-align: center;">AND</p> <p>PS 22.6 Level changes around buildings are minimised.</p> <p style="text-align: center;">AND</p> <p>PS 22.7 In any redevelopment of parcels of land to the east of Louisa Williams Park, a pedestrian link is provided that links Louisa Williams Park to Heathwood Street.</p>

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Driveways	
<p>SO 23 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 accessways; (3) allow for sharing or co-location; and (4) provide adequate and safe sight distances. 	<p>PS 23.1 Driveways are located adjacent to side boundaries.</p> <p>AND</p> <p>PS 23.2 Driveways provide for visual surveillance and visual connection to the frontage road from the car parking area.</p> <p>AND</p> <p>PS 23.3 Driveways are located to allow for sharing and/or co-location.</p>  <p>AND</p> <p>PS 23.4 Driveways are a minimum of 3.5m wide.</p>
Disabled Access to Outdoor Areas	
<p>SO 24 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site.</p>	<p>PS 24.1 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 24.2 The disabled access required under <i>PS 24.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
Artificial Lighting	
<p>SO 25 Lighting is provided on site at all times that the site is in use after sunset, particularly to pedestrian access points.</p>	<p>PS 25 The pedestrian entry point to the land and all designated pedestrian pathways on the site are 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>, for the hours after sunset that the site is in use.</p>
<p>SO 26 Artificial lighting associated with the use of the site is operated so as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site.</p>	<p>PS 26 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.</p>

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Signage	
<p>SO 27 Village centre signage reinforces a low key, rural country town character, by being:-</p> <ol style="list-style-type: none"> (1) simple in shape and graphics; (2) similar in scale to adjacent development; (3) integrated into the design and elevation of the building; (4) not dominating building facades and streetscapes; and (5) traditional rather than modern styling. 	<p>PS 27.1 Signage is integrated into the design and elevation of the building by utilising the building's architectural features 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 2 external signs per tenancy, including 1 internally illuminated sign mounted on the awning fascia or below; and (2) is a maximum size of 2m x 0.3m; (3) is horizontal; (4) is located on parapets or fascias; (5) does not block display windows; (6) is not free standing; (7) is not located above the parapet; and (8) does not incorporate bunting, neon, flashing or revolving components. <div data-bbox="906 896 1404 1299">  </div> <div data-bbox="893 1321 1404 1590">  </div> <div data-bbox="893 1657 1404 1904">  </div>

VILLAGE CENTRE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
On-Site Waste Storage, Recycling and Disposal Facilities	
<p>SO 28 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 28.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container⁴ used on the site and meeting 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</i> is provided on the land.</p> <p>AND</p> <p>PS 28.2 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 28.3 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 applicable³ to the development; and (2) within part of an on-site service area⁵ which is directly accessible by an industrial refuse collection vehicle⁶. <p>AND</p> <p>PS 28.4 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>
Traffic, Access and Car Parking	
SO 29 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 29 No solution provided.
SO 30 Development does not result in on-street parking congestion.	PS 30 No solution provided.
Amenity	
SO 31 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 31 No solution provided.
SO 32 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 32 No solution provided.
Operating Hours	
SO 33 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 33 No solution provided.
Noise	
SO 34 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 34 No solution provided.

Division 10 Specific Outcomes and Acceptable/Probable Solutions for the Service Industry Zone

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

Acceptable Solutions for Self Assessable Development – Service Industry Zone	
Building Setbacks, Screening, Landscaping and Buffers	
AS 1.1	8% of the site is landscaped.
	AND
AS 1.2	Unless more extensive buffering is required by another applicable code ³ :-
(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 1.3	(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 opening required for access.
	AND
AS 1.4	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 1.5	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 1.6	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 1.7	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 1.8	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 2	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 3	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.
On-Site Waste Storage, Recycling and Disposal Facilities	
AS 4.1	A bin washout facility of a size adequate to accommodate the largest portable waste storage container ⁴ 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
AS 4.2	Every waste storage container ⁴ 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.

Acceptable Solutions for Self Assessable Development – Service Industry Zone

AND

AS 4.3 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 applicable³ to the development; and
- (2) within part of an on-site service area⁵ which is directly accessible by an industrial refuse collection⁶ vehicle.

AND

AS 4.4 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.

10.2 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) Re-cycling Depot (20) Service Industry (21) Vehicle Sales 	<p>PS 1 No solution provided.</p>
<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 	<p>PS 2 No solution provided.</p>

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(15) Display Home (16) Domestic Storage (17) Duplex Dwelling (18) Extractive Industry (19) Farm Forestry (20) Food Outlet – if maximum GFA exceeds 150m ² (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) Service Station – if located on South Pine Road, Everton Hills (42) Shooting (43) Shop (44) Simulated Conflict (45) Special Use (46) Stock Sales Yard (47) Tourist Cabins	
Building Design, Materials and Height	
SO 3 Building design, materials and colours are in harmony and keeping with and reinforce the rural village character by incorporating the following design principles:- (1) roofs with simple forms and rooflines; (2) roofs with pitches, gables and overhangs; (3) roof materials that are predominantly non-tile; (4) the inclusion of awnings; (5) the inclusion of decorative work such as fenestrations; and (6) façades that use predominantly timber and natural materials.	PS 3.1 Roofs:- (1) incorporate pitches, gables and overhangs; and (2) are predominantly non-tile. AND PS 3.2 Buildings include:- (1) awnings; (2) decorative or ornamental downposts; and (3) fenestrations or ornamentations. AND PS 3.3 Building facade materials are predominantly timber and natural materials with the use of brick, masonry or tin limited where possible to the least visible locations.
SO 4 The maximum height of buildings and structures is 2 storeys .	PS 4 The maximum height of buildings and structures is 2 storeys .
Pathways	
SO 5 Pedestrian access paths are provided between car parking areas and the street frontage and are paved or stencilled concrete in keeping with the rural village character.	PS 5 Pathways are paved or stencilled concrete in warm earthy colours.

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Building Setbacks, Screening, Landscaping and Buffers	
<p>SO 6 The development incorporates adequate quantities of landscaping in appropriate locations to:-</p> <ol style="list-style-type: none"> (1) complement the existing or desired streetscape for the area; (2) 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; (4) minimise the impact of industrial development, including on site storage areas, in terms of noise and visual impact on:- <ol 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 6.1 8% of the site is landscaped.</p> <p style="text-align: center;">AND</p> <p>PS 6.2 Unless more extensive buffering is required by another applicable code:-</p> <ol 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> <ol 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 6.3 (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> <ol 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> <ol 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. <p style="text-align: center;">AND</p> <p>PS 6.4 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 6.5 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 6.6 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> <p>PS 6.7 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.</p> <p style="text-align: center;">AND</p> <p>PS 6.8 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.

SERVICE INDUSTRY ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Artificial Lighting	
SO 7 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 .	PS 7 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	
SO 8 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.	PS 8 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.
On-Site Waste Storage, Recycling and Disposal Facilities	
SO 9 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:- <ul 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. 	PS 9.1 A bin washout facility of a size adequate to accommodate the largest portable waste storage container ⁴ 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 style="text-align: center;">AND</p> PS 9.2 Every waste storage container which is:- <ul 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; is stored within a facility which incorporates the same features as those required for an on-site bin washout facility. <p style="text-align: center;">AND</p> PS 9.3 The waste storage and bin washout facilities provided on the site are located:- <ul style="list-style-type: none"> (1) clear of the buffers and road boundary clearance identified in this or any other code which is applicable³ to the development; and (2) within part of an on-site service area⁵ which is directly accessible by an industrial refuse collection vehicle⁶. <p style="text-align: center;">AND</p> PS 9.4 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.

Division 11 Specific Outcomes and Probable Solutions for the Rural Zone

11.1 Assessment Criteria for Assessable Development in the Rural Zone

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following 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 – if maximum 6 stalls (3) Associated Unit – if maximum GFA is 60m² (excluding roofed verandah) (4) Bed & Breakfast Accommodation – maximum of 4 bedrooms and minimum lot size of 16ha or maximum of 2 bedrooms and lot size less than 16ha (5) Community Facilities (6) Detached House – if maximum of 2 detached houses on a lot (7) Display Home (8) Domestic Storage – if maximum GFA is 150m² (9) Environmental Park (10) Estate Sales Office (11) Farm Forestry (12) Home Business – if maximum area¹ is 100m² and excluding the hire of more than 1 tennis court (13) Local Utilities (14) Non-Intensive Animal Husbandry (15) Park (16) Retail Nursery (17) Rural Industry (18) 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) Accommodation Units (2) Adult Product Shop (3) Airstrip (4) Aquaculture (5) Associated Unit – if GFA exceeds 60m² (excludes roofed verandah) (6) Bed and Breakfast Accommodation – if more than 4 bedrooms and minimum lot size of 16ha or more than 2 bedrooms and lot size less than 16ha (7) Bulk Garden Supplies (8) Camping Grounds (9) Car Depot (10) Car Park (11) Caravan/Transportable Home Park (12) Cattery (13) Cemetery (14) Child Care Centre (15) Commercial Services (16) Concrete Batching Plant (17) Contractor's Depot (18) Crematorium 	<p>PS 2 No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(19) Dairy (20) Detached House – if more than 2 detached houses on a lot (21) Duplex Dwelling (22) Extractive Industry (23) Fast Food Delivery Service (24) Food Outlet (25) Funeral Parlour (26) General Industry (27) Hardware Shop (28) Hazardous and Offensive Industry (29) High Density Multiple Dwelling Units (30) Hospital (31) Hotel (32) Indoor Entertainment and Sport (33) Infill Housing (34) Institution (35) Intensive Animal Husbandry (36) Kennels (37) Low Density Multiple Dwelling Units (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) Place of Worship (48) Radio Station (49) Recycling Depot (50) Retirement Village (51) Salvage Yard (52) Service Industry (53) Service Station (54) Shooting (55) Shop (56) Showroom (57) Simulated Conflict (58) Special Use (59) Stock Sales Yard (60) Tourist Cabins (61) Vehicle Sales (62) Veterinary Hospital (63) Warehouse	
Reconfiguring of Lots	
SO 3 Reconfiguring to create additional lots occurs at a maximum density of 0.0625 lots per hectare with lots not less than 16ha in size.	PS 3 The minimum area of a lot is 16ha.

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Built Form	
SO 4 Building height, length and location:- (1) are compatible with the low scale rural 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 and rural character of the area.	PS 5 No solution provided.
Traffic, Access and Car Parking	
SO 6 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 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 <i>sites</i> 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.
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 13 Non-residential development is compatible with the rural nature and character of the area.	PS 13 No solution provided.
Preferred Location of Non-Residential Development	
SO 14 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 14 No solution provided.

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Height of Non-Residential Buildings	
SO 15 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 15 Non-residential buildings do not exceed more than one storey above ground level.
Intensity of Non-Residential Uses	
SO 16 The intensity of the non-residential use in terms of the number of staff and clients is appropriate and minimises the impact on rural amenity.	PS 16 No solution provided.
Operating Hours of Non-Residential Uses	
SO 17 The operating hours of non-residential development are appropriate and minimise the impact on rural amenity.	PS 17 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 18 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 18 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 19 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 19 No solution provided.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 20 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 20 No solution provided.
Impact of Non-Residential Development on Amenity	
SO 21 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 21.1 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 21.2 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 21.3 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 PS 21.4 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. AND PS 21.5 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.

Division 12 Specific Outcomes and Acceptable/Probable Solutions for the Park and Open Space Zone

12.1 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"> allows stormwater to be appropriately drained; incorporates vegetation features to reduce stormwater flow and assist in infiltration; avoids adversely impacting on adjoining premises; and 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"> are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes); should be accessible by public transport; should link to other open space areas (bikeways and community facilities); and 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"> are within 10km radius (drive to or use public transport 20-30 minutes); and 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"> safety from potentially dangerous features and environmental hazards; and 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>	

12.2 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"> Agriculture Environmental Park Local Utilities Market Non-Intensive Animal Husbandry Park 	<p>PS 1 No solution provided.</p>

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

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

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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.	<p>PS 15.1 Sites are located and designed to:-</p> <ol style="list-style-type: none"> (1) form part of the green space network and integrated with pedestrian and bikeway facilities. (2) incorporate areas with cultural, recreational, ecological and aesthetic values. (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 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;

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>(3) the site is able to accommodate formal recreational pursuits that have minimal impact on residential amenity;</p> <p>(4) the site is reasonably flat;</p> <p>(5) constrained open space is not acceptable in this category; and</p> <p>(6) the site has a square or circular shape.</p>
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> <p>(1) significant landmarks;</p> <p>(2) identified heritage values;</p> <p>(3) environmental values; and</p> <p>(4) the area's natural features.</p> <p>AND</p> <p>PS 16.2 Landscape and design of park and open space and community purpose land:-</p> <p>(1) is attractive and functional;</p> <p>(2) enhances the residential environment; and</p> <p>(3) reflects existing and intended character and function of the park and level of management.</p>
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> <p>(1) allows stormwater to be appropriately drained;</p> <p>(2) incorporates vegetation features to reduce stormwater flow and assist in infiltration;</p> <p>(3) avoids adversely impacting on adjoining premises; and</p> <p>(4) do not include stormwater features as part of the land.</p> <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>
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> <p>(1) are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes);</p> <p>(2) should be accessible by public transport;</p> <p>(3) should link to other open space areas (bikeways and community facilities); and</p> <p>(4) have well defined internal pedestrian and access accessible by people with mobility problems.</p> <p>AND</p>

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<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; 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	
<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 13 Specific Outcomes and Probable Solutions for the Sports and Recreation Zone

13.1 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	PS 2 No solution provided.

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(35) Infill Housing (36) Institution (37) Intensive Animal Husbandry (38) Kennels (39) Low Density Multiple Dwelling Units (40) Market (41) Medium Density Multiple Dwelling Units (42) Motel (43) Motor Sport (44) Night Club (45) Office (46) Outdoor Sales (47) Passenger Terminal (48) Pensioner Units (49) Place of Worship (50) Radio Station (51) Retail Nursery (52) Retirement Village (53) Rural Industry (54) Salvage Yard (55) Service Industry (56) Service Station (57) Shooting (58) Shop (59) Showroom (60) Simulated Conflict (61) Special Use (62) Stock Sales Yard (63) Tourist Cabins (64) Vehicle Sales (65) Veterinary Clinic (66) Veterinary Hospital (67) Warehouse	
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.

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
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.
SO 7 Lighting is provided on site at all times that the site is in use after sunset, particularly to:- (1) vehicular entry points; (2) internal roadways; and (3) pedestrian access pathways.	PS 7.1 Lighting of:- (1) vehicular entry points; (2) all internal roadways; and (3) all designated pedestrian access pathways is provided after sunset for the hours that the on-site facilities are in use. AND 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> .
Pedestrian Access	
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.	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> . AND PS 8.2 Pedestrian access pathways are provided between the entry points to each of the facilities provided on the land and:- (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. AND 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.
Disabled Access	
SO 9 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate areas of the site .	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. AND 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> .
Screening and Buffers	
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.	PS 10.1 Where the site is on the opposite land zoned for residential purposes, a 6 metre wide landscaped buffer is provided and maintained on site for the full length of that road frontage. AND

SPORTS AND RECREATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<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>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>AND</p> <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 14 Specific Outcomes and Probable Solutions for the Special Facilities Zone

14.1 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 15 Specific Outcomes and Probable Solutions for the Special Purposes Zone

15.1 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 (31) Hardware Shop	PS 2 No solution provided.

SPECIAL PURPOSES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<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.	PS 7.1 Development is orientated away from adjoining residential lots with service areas and driveways not located on boundaries adjoining residential zoned land. AND 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. AND 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. AND 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. AND 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.
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 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 Those codes identified in the assessment table and any overlay code relevant to the land.

⁴ A waste storage container in this context includes a storage facility for recyclables.

⁵ The meaning of each of these terms is given in the Access and Parking Code.

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