

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 10 MOUNTAIN SUMMIT AND FORESTS LOCALITY

Division 1 General Provisions for the Mountain Summit and Forests Locality

1.1 Mountain Summit and Forests Locality Code

The following provisions comprise the Mountain Summit and Forests Locality Code:-

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

1.2 Compliance with Mountain Summit and Forests Locality Code

Development that is consistent with the following complies with the Mountain Summit and Forests 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 Mountain Summit and Forests Locality

2.1 The overall outcomes are the purpose of the Mountain Summit and Forests Locality Code.

2.2 Overall Outcomes Sought for the Mountain Summit and Forests Locality

The overall outcomes for the Mountain Summit and Forests Locality are the following:-

- (1) The **locality** provides visual relief and a dominant green backdrop to the more urbanised areas of the **Shire**;
- (2) The visual character of the regionally significant scenic values of the **locality** including major landscape features, views, lookouts and vistas are retained;
- (3) The amenity, visual character, scale, role and size of the hamlet areas are retained;
- (4) A diverse range of passive recreational opportunities for residents of the urban areas and visitors are provided;
- (5) Tourist facilities and accommodation are low key, low impact and are compatible with the conservation and scenic values of the **locality**;
- (6) Development achieves a high standard of amenity for residence and neighbours and maintains or enhances the vegetated, low intensive built and mountain character of the **locality**; and
- (7) The form and nature of development is compatible with and recognises the key characteristics of the **locality** including:-
 - (a) the limited services intent;
 - (b) extensive ecologically significant and sensitive areas;
 - (c) its location at the head waters of the South Pine River, Cedar Creek, Stony Creek, Dawson Creek, Samford Creek, Dry Creek, Kedron Brook, Albany Creek, Sandy Creek, Bergin Creek and One Mile Creek;
 - (d) its function as a significant local, **Shire** and regional scenic resource;
 - (e) its role in the preservation of biodiversity;
 - (f) the proximity to protected areas;
 - (g) its location within an area of high bushfire risk; and
 - (h) steep slopes.

2.3 Overall Outcomes Sought for the Residential A Zone

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

- (1) **Detached houses** on single house lots are the predominant form of development;
- (2) Higher density forms of residential development do not occur in this **zone**;
- (3) Non-residential land uses are only established in exceptional circumstances where residential character and amenity are maintained, the uses performed are allied to and compatible with the residential area and the uses do not undermine the viability of local centres;
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development; and
- (5) The layout, density and size of lots in reconfiguring a lot development is compatible with and responds to constraints such as bush fire risk, waste disposal, provision of on **site** water supply and significant values such as scenic amenity and conservation.

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 local centres;
- (3) The form and nature of development is compatible with development on adjacent land and reflects the conservation values of any adjacent Conservation zoned land;
- (4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development; and
- (5) High density forms of residential development do not occur in this **zone**.

2.5 Overall Outcomes Sought for the Local Business Zone

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

- (1) Development consolidates and reinforces the hamlets as the community and commercial service centre for the surrounding residential areas;
- (2) New business development is designed, located and of a scale that enhances the streetscape and the Mt Nebo and Mt Glorious hamlet character;
- (3) A range of small scale local shopping facilities, **food outlets** and commercial activities that serve the needs of local residents, tourists and visitors are provided;
- (4) Building height, bulk and location and hours of operations minimise impacts on the amenity of surrounding properties and the streetscape; and
- (5) Landscaping and car parking provide a high standard of visual amenity and accommodate traffic generation associated with the use.

2.6 Overall Outcomes Sought for the Rural Zone

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

- (1) Land use and development occurs in a manner that substantially retains the natural state of Rural zoned land;
- (2) Land extensive or intensive rural uses which result in the degradation of significant conservation or scenic values do not occur;
- (3) Detached dwellings are the predominant form of residential development and higher density forms of residential development do not occur;
- (4) The nature, scale and intensity of 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.

2.7 Overall Outcomes Sought for the Conservation Zone

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

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

2.8 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.

2.9 Overall Outcomes Sought for the Special Facilities Zone

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

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






2.10 Overall Outcomes Sought for the Special Purposes Zone


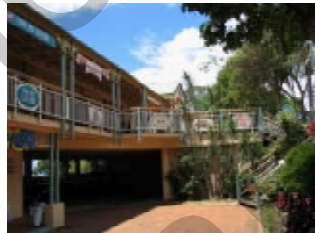


The overall outcomes for the Special Purposes zone are the following:-

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

Division 3 Specific Outcomes and Probable Solutions for Mountain Summit and Forests Locality

3.1 Assessment Criteria for Assessable Development in the Mountain Summit and Forests Locality

MOUNTAIN SUMMIT AND FORESTS LOCALITY	
Specific Outcomes For Assessable Development	Probable Solutions
Relationship Between Land Uses Within Localities	
SO 1 Mt Nebo and Mt Glorious hamlets' are retained as the nucleus for the co-location of non-residential uses in the locality .	PS 1 No solution provided.
SO 2 Tourist style facilities catering for visitors attracted to the locality's protected areas are accommodated.	PS 2 No solution provided.
SO 3 Development is designed and located to continue the network of public links and pathways providing access to facilities and services in adjoining localities and between land uses in the locality .	PS 3 No solution provided.
SO 4 Protected areas are retained for regionally significant scientific, conservation and recreational purposes.	PS 4 No solution provided.
SO 5 Rural areas provide for forest lifestyle, low key tourist accommodation, conservation and low intensity agricultural purposes.	PS 5 No solution provided.
Effects of Land Use and Development	
SO 6 Effective measures to protect the surrounding area's important environmental values from the adverse effects of:- (1) building and other site works; (2) filling and/or excavation; (3) clearing; (4) weed infestation; (5) stormwater runoff (during and after construction); (6) waste disposal; (7) erosion and sedimentation; (8) changes in surface drainage patterns; and (9) fire risks are incorporated into the design, construction and operation of the land uses and developments.	PS 6 No solution provided.
SO 7 Non-residential buildings are designed and sited to integrate with the natural features of the site and contribute to the reinforcement of the hamlet character.	PS 7 The following photographs illustrate examples of facades, roof lines, materials, display windows and building designs that integrate with natural features and will contribute to reinforcing the hamlet character. <div>      </div>

MOUNTAIN SUMMIT AND FORESTS LOCALITY	
Specific Outcomes For Assessable Development	Probable Solutions
	   
SO 8 Road alignment and construction accommodates as far as possible the conservation of naturally occurring features including:- (1) vegetation – ground cover, mature trees of significant species, significant habitat; (2) waterways ; and (3) rocky outcrops.	PS 8 No solution provided.
SO 9 Land use and development is designed and located to avoid the removal of trees particularly on the escarpments of Mt Nebo and Mt Glorious.	PS 9 No solution provided.
SO 10 New tourist style facilities, arts and craft outlets, refreshment services and other visitor orientated facilities are provided only:- (1) to serve a demonstrated need; (2) at or near a nucleus of non-residential land use; (3) where the visual impact will be minimal; and (4) where the residential amenity of the area is not adversely affected, particularly by the impact of traffic generation and car parking facilities.	PS 10 No solution provided.
SO 11 The scale, density and character of development is in keeping with the existing and likely future development of the surrounding area and the adverse impacts of intrusive uses, noise and through-traffic are minimised.	PS 11 No solution provided.
SO 12 Development achieves a high level of visual amenity at the interface between residential areas and business activities.	PS 12 No solution provided.
SO 13 Incompatible development within the locality provides adequate setbacks, buffering and landscaping to minimise the impact of development and loss of residential amenity.	PS 13 No solution provided.
Additional Requirements for Hamlets (see Outcome Map 3.10.3)	
SO 14 Hamlets provide nodal locations for small scale shops and commercial developments which serve the local needs of the residents.	PS 14 No solution provided.
SO 15 Hamlets provide nodal locations for tourist style facilities, art and craft outlets, food outlets and the like.	PS 15 No solution provided.

MOUNTAIN SUMMIT AND FORESTS LOCALITY	
Specific Outcomes For Assessable Development	Probable Solutions
SO 16 New development is of a scale and intensity that is consistent with the hamlets':- (1) role and function as a local low key service centre for residents and visitors; and (2) location within an area of regional conservation and scenic value.	PS 16 No solution provided.
Location of Building Envelopes	
SO 17 Building envelopes are positioned to reduce impacts on natural features having regard to:- (1) slope; (2) fauna and flora; (3) effluent disposal; (4) erosion; and (5) landscape character.	PS 17 No solution provided.
Stormwater Management	
SO 18 <i>Site</i> layout and design minimises adverse impacts of stormwater across a <i>site</i> on waterways and on adjacent and downstream habitats by:- (1) maximising rainfall infiltration by minimising sealed areas subject to the need to control siltation and runoff from areas such as driveways; (2) minimising channelled flow; and (3) incorporating velocity minimisation devices, scour protection and sediment control devices where concentration of flow is unavoidable.	PS 18 No solution provided.
Fire Protection Measures	
SO 19 New development is designed, located and managed to reduce bushfire risk and facilitate fire fighting activities.	PS 19 No solution provided.
Infrastructure	
SO 20 Infrastructure, including <i>public utilities</i> and <i>major telecommunication facilities</i> , is designed and located to avoid detrimental impacts on the visual quality and environmental values, character and amenity of adjacent:- (1) Conservation zoned land; and (2) land of environmental significance.	PS 20 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) Environmental Park (6) Estate Sales Office (7) Home Business - if maximum area ² is 30m ² is fully enclosed in a building and excluding the hire of a tennis court (8) Local Utilities (9) 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 maximum 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) Child Care Centre (17) Commercial Services (18) Community Facilities (19) Concrete Batching Plant	PS 2 No solution provided.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(20) Contractor's Depot	
(21) Crematorium	
(22) Dairy	
(23) Detached House – if more than 1 detached house on a lot	
(24) Domestic Storage	
(25) Duplex Dwelling	
(26) Educational Establishment	
(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) Hospital	
(37) Hotel	
(38) Indoor Entertainment and Sport	
(39) Infill Housing	
(40) Institution	
(41) Intensive Animal Husbandry	
(42) Kennels	
(43) Low Density Multiple Dwelling Units	
(44) Major Telecommunication Facility	
(45) Market	
(46) Medium Density Multiple Dwelling Units	
(47) Motel	
(48) Motor Sport	
(49) Night Club	
(50) Non-Intensive Animal Husbandry	
(51) Office	
(52) Outdoor Recreation	
(53) Outdoor Sales	
(54) Passenger Terminal	
(55) Pensioner Units	
(56) Place of Worship	
(57) Radio Station	
(58) Recycling Depot	
(59) Retail Nursery	
(60) Retirement Village	
(61) Rural Industry	
(62) Salvage Yard	
(63) Service Industry	
(64) Service Station	
(65) Shooting	
(66) Shop	
(67) Showroom	
(68) Simulated Conflict	
(69) Special Use	

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(70) Stock Sales Yard (71) Tourist Cabins (72) Vehicle Sales (73) Veterinary Clinic (74) Veterinary Hospital (75) Warehouse	
Reconfiguring of Lots	
SO 3 Reconfiguration to create additional lots does not result in any lots with an area less than 2000m ² .	PS 3 No solution provided.
Site Cover	
SO 4 Maximum site coverage is 50%.	PS 4 Maximum site coverage is 50%.
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 site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 7 No solution provided.
SO 8 Car parking facilities do not dominate the development or street frontage.	PS 8 No solution provided.
SO 9 Development does not result in on-street parking congestion.	PS 9 No solution provided.
Building Setback	
SO 10 Building setbacks:- (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 10 No solution provided.
Amenity	
SO 11 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 11 No solution provided.
SO 12 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 12 No solution provided.
Advertising Signage	
SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 13 No solution provided.

RESIDENTIAL A ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 14 Non-residential development is compatible with the residential nature and character of the area.	PS 14 No solution provided.
Preferred Location of Non-Residential Development	
SO 15 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 15 No solution provided.
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 No solution provided.
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 .

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

Division 5 Specific Outcomes and Probable Solutions for the 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) Environmental Park (5) Home Business – if maximum area² is 30m² is fully enclosed in a building and excluding the hire of a tennis court (6) Local Utilities (7) 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) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit – if GFA exceeds 60m² (excluding roofed verandah) (8) Bulk Garden Supplies (9) Camping Grounds (10) Car Depot (11) Car Park (12) Caravan/Transportable Home Park (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) Domestic Storage (24) Display Home (25) Duplex Dwelling (26) Educational Establishment (27) Estate Sales Office (28) Extractive Industry (29) Farm Forestry (30) Fast Food Delivery Service 	<p>PS 2 No solutions provided.</p>

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(31) Food Outlet (32) Funeral Parlour (33) General Industry (34) Hardware Shop (35) Hazardous and Offensive Industry (36) High Density Multiple Dwelling Units (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) Market (47) Medium Density Multiple Dwelling Units (48) Motel (49) Motor Sport (50) Night Club (51) Non-Intensive Animal Husbandry (52) Office (53) Outdoor Recreation (54) Outdoor Sales (55) Passenger Terminal (56) Pensioner Units (57) Place of Worship (58) Radio Station (59) Recycling Depot (60) Retail Nursery (61) Retirement Village (62) Rural Industry (63) Salvage Yard (64) Service Industry (65) Service Station (66) Shooting (67) Shop (68) Showroom (69) Simulated Conflict (70) Special Use (71) Stock Sales Yard (72) Tourist Cabins (73) Vehicle Sales (74) Veterinary Clinic (75) Veterinary Hospital (76) Warehouse	
Reconfiguring of Lots	
SO 3 Reconfiguring of lots does not increase the number or density of lots other than in accordance with the approved plan of development .	PS 3 No solution provided.

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

SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 14 Non-residential development is compatible with the residential nature and character of the area.	PS 14 No solution provided.
Preferred Location of Non-Residential Development	
SO 15 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 15 No solution provided.
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 No solution provided.
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

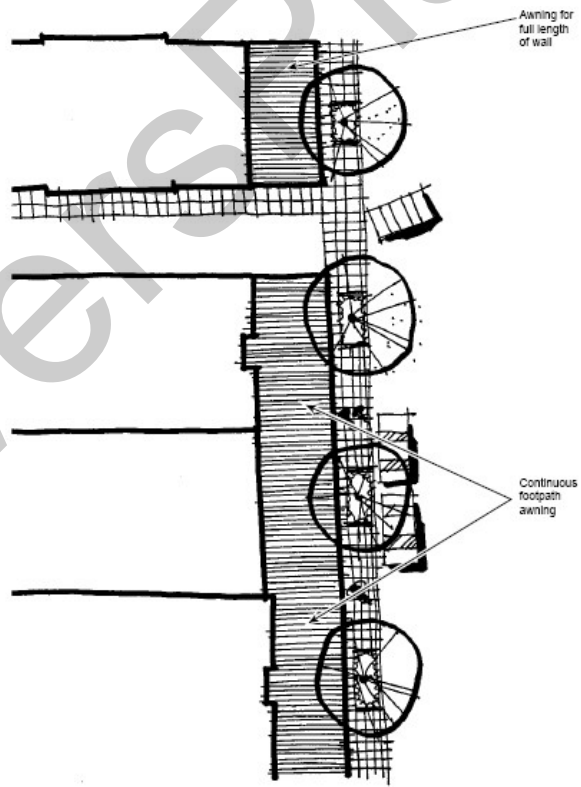
SPECIAL RESIDENTIAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 21.2 If a screen fence is provided along the front boundary, the landscaping is located within the site and in front of the fence so as to be visible from the road.</p>
Impact of Non-Residential Development 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>

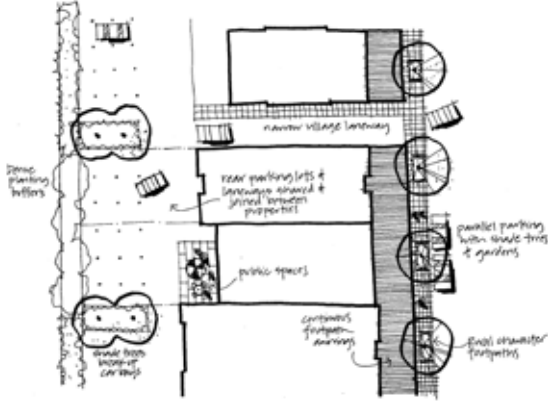
Division 6 Specific Outcomes and Probable Solutions for the Local Business Zone

6.1 Assessment Criteria for Assessable Development in the Local Business Zone

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
<p>SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Local Business zone:-</p> <ol style="list-style-type: none"> (1) Car Park (2) Caretaker's Residence (3) Environmental Park (4) Food Outlet (5) Home Business – if located in an existing detached house (6) Local Utilities (7) Office (8) Park (9) Recycling Depot (10) Retail Nursery (11) Shop 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Local Business zone:-</p> <ol style="list-style-type: none"> (1) 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) Child Care Centre (16) Community Facilities (17) Concrete Batching Plant (18) Contractor's Depot (19) Crematorium (20) Dairy (21) Detached House (22) Display Home (23) Duplex Dwelling (24) Educational Establishment (25) Estate Sales Office (26) Extractive Industry (27) Farm Forestry (28) Fast Food Delivery Service (29) Funeral Parlour (30) General Industry (31) Hardware Shop 	<p>PS 2 No solution provided.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(32) Hazardous and Offensive Industry (33) High Density Multiple Dwelling Units (34) Home Business – if requires construction of a new detached house or other structure (35) Hospital (36) Hotel (37) Indoor Entertainment and Sport (38) Infill Housing (39) Institution (40) Intensive Animal Husbandry (41) Kennels (42) Low Density Multiple Dwelling Units (43) Major Telecommunication Facility (44) Medium Density Multiple Dwelling Units (45) Motel (46) Motor Sport (47) Night Club (48) Non-Intensive Animal Husbandry (49) Outdoor Recreation (50) Outdoor Sales (51) Passenger Terminal (52) Pensioner Units (53) Place of Worship (54) Radio Station (55) Retirement Village (56) Rural Industry (57) Salvage Yard (58) Service Industry (59) Service Station (60) Shooting (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	
Building Height	
SO 3 Maximum height of buildings is 2 storeys .	PS 3 Maximum height of buildings is 2 storeys .
Building Design	
SO 4 Building scale complements the predominant scale of buildings in the hamlet, with the mass of buildings visually reduced by incorporating variations in building form, materials and elevations.	PS 4 No solution provided.
SO 5 Buildings are designed to reinforce the low key tourist and fishing village character of the hamlet and provide interest to the streetscape. Design principles include:- (1) roofs with simple forms and rooflines; (2) roofs with pitches, gables and overhangs;	PS 5.1 Roofs incorporate simple forms and lines and include pitches, gables and overhangs. <p style="text-align: center;">AND</p> PS 5.2 Facades:- (1) have depth; (2) incorporate recesses;

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(3) roof materials that are predominantly non-tile; (4) facades with depth, recesses, patterning and parapets; and (5) facades that incorporate variations in materials, colours and textures.	(3) have patterning; (4) have parapets; and (5) incorporate variations in materials, colours and textures.
SO 6 Building are designed and orientated on the <i>site</i> in a manner which:- (1) addresses and provides activity generating features such as entrances and display windows at the road frontage side of the building; (2) provides clear and direct access between the entry points to the operational component of the land use and the road frontage; and (3) accentuates and highlights the location of the entry points to the operational component of the land use.	PS 6 No solution provided.
Awnings	
SO 7 The development incorporates measures to protect pedestrians from the adverse effects of rain and direct solar exposure.	PS 7 3.5m wide continuous or overlapping awnings or verandahs at a soffit height of a maximum of 3.5m above finished ground level is provided for the full length of any wall facing the road boundary to the development <i>site</i> . 
SO 8 Awnings are generally cantilevered, particularly where located adjacent to the road carriageway, with support posts performing a decorative function only.	PS 8 No solution provided.
Energy Efficiency	
SO 9 All buildings are oriented and constructed to maximise opportunities for the use of natural forms of heating, cooling and lighting while:- (1) facilitating the efficient use of energy for artificial heating and cooling appropriate to the function and use of the particular buildings; and	PS 9 No solution provided.

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(2) not causing nuisance or annoyance to users of public places and premises within the general vicinity of the site in regard to reflected light and heat from elements of the building fabric.	
Landscaping	
<p>SO 10 Landscaping is provided and maintained in a manner that:-</p> <ol style="list-style-type: none"> (1) is consistent with the streetscape character of the area; (2) incorporates appropriate street trees; (3) retains significant landforms, trees and vegetation where possible; (4) establishes an inviting micro-climate; (5) provides shade areas; (6) provides visual relief from expanses of hard elements of the built environment on and adjacent to the site; (7) incorporates pedestrian links between adjacent sites; (8) provides and highlights direct pedestrian linkages between adjacent development sites; (9) complements the local character and incorporates plant species indigenous to the area conducive to cultural heritage and appropriate in form, mass and scale; and (10) incorporates irrigation; (11) satisfies the commercial expectations of business owners and operators; and (12) maintains the safe and efficient operation of vehicle carriageways and pedestrian thoroughfares within the frontage of the site. 	<p>PS 10.1 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 10.2 (1) Where parking is located between the front of buildings and the frontage road boundary, 15% of the site is landscaped including in the following locations:-</p> <ol style="list-style-type: none"> (a) boundary buffers; (b) 3m wide frontage buffer strips; (c) car parks; and (d) screening vegetation. <p>The calculation of the 15% landscaping includes pedestrian access ways provided on site.</p> <p>OR</p> <p>(2) Where parking is located behind buildings built to the road boundary a minimum of 10% of the site is landscaped including the area of:-</p> <ol style="list-style-type: none"> (a) landscaped buffers; (b) frontage landscaping; (c) car park landscaping; and (d) pedestrian pathways. <p>AND</p> <p>PS 10.3 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
Car Parking	
<p>SO 11 Car parking is designed and located so that:-</p> <ol style="list-style-type: none"> (1) it does not dominate or break up the street frontage; (2) the traditional pattern of shop fronts and streetscapes is retained; (3) car parking areas and driveways are shared and linked with adjoining properties where possible; (4) any vehicle parking areas under the building have entries from the side laneways and do not visually dominate the streetscape; and (5) it is convenient and adequate for the demands of customers and visitors. 	<p>PS 11.1 Car parking areas are located behind buildings built to the front boundary.</p> <p>AND</p> <p>PS 11.2 Car parking and access are designed to allow for shared driveways, car parking facilities or vehicular access between sites via internal service roads.</p> <p>AND</p> <p>PS 11.3 Car parking is designed generally in accordance with the following illustrations in terms of location, landscaping and expanse.</p> 

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>AND</p> <p>PS 11.4 Areas of hard pavement are broken into sections not more than 210m² or clusters of maximum 12 cars with landscaping.</p> <p>AND</p> <p>PS 11.5 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>
SO 12 Building setbacks from the rear boundary provide adequate space for the parking of vehicles and for creating landscaped buffers at the rear of the site .	PS 12 No solution provided.
Impact on the Amenity and Character of the Surrounding Area	
<p>SO 13 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 hamlet pattern of shop fronts and streetscapes; (2) is in keeping with the desired or established character of the area; (3) does not result in significant loss of amenity to uses on adjacent land, or land in the general vicinity of the site, having regard to:- <ol style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) natural light and ventilation; and (4) does not result in adverse effects on the safe and efficient operation of the vehicle carriageways and pedestrian thoroughfares within the frontage road. 	<p>PS 13.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining land zoned for residential purposes.</p> <p>AND</p> <p>PS 13.2 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 13.3 Where any buildings can be seen from the common boundary of the site adjoining land zoned for residential purposes, buildings present a domestic residential scale of appearance towards the residential property.</p> <p>AND</p> <p>PS 13.4 Where the site adjoins and has frontage to land zoned for residential purposes, the building is set back from the road boundary:-</p> <ol style="list-style-type: none"> (1) the same distance as the existing residential buildings on the adjoining land; or (2) 6m where there is no existing building on the adjoining land. <p>AND</p> <p>PS 13.5 A 2m high screen fence, that has a ratio of obscure area to open area of no less than 10 to 1 is provided along the full length of boundaries that adjoin land zoned for residential purposes.</p> <p>AND</p> <p>PS 13.6 Fencing is constructed of timber, brick or colourbond.</p> <p>AND</p> <p>PS 13.7 Where retail or commercial development adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p>AND</p> <p>PS 13.8 Loading/unloading facilities, plant areas, refuse storage or other outdoor storage facilities on the site are screened from the direct view of a person:-</p> <ol style="list-style-type: none"> (1) in a road or other public place; or (2) from the common boundary of the site adjoining land zoned for residential purposes. <p>AND</p> <p>PS 13.9 Unless more extensive buffering is required by another applicable code³, a 5m wide irrigated landscaped buffer is provided and maintained for the full length of boundaries that adjoin land zoned for residential purposes.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>AND</p> <p>PS 13.10 Where the site is on the opposite side of a frontage road to land zoned for residential purposes, a 3m wide irrigated landscaped buffer is provided and maintained on site for the full length of that road frontage unless more extensive buffering is required by another applicable code.</p> <p>AND</p> <p>PS 13.11 No buildings, other structures, goods storage areas, refuse storage facilities, items of plant, loading/unloading areas, parking or service vehicle facilities encroach upon the buffers identified in <i>PS 13.9</i> and <i>PS 13.10</i>.</p> <p>AND</p> <p>PS 13.12 Landscape buffers are in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p>
<p>SO 14 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 14.1 Where the site either adjoins or is on the opposite side of a frontage road to land which is zoned for residential purposes, all buildings and other structures on the site have an overall height above finished ground level of no more than two storeys.</p> <p>AND</p> <p>PS 14.2 Service structures, and mechanical plant can not be seen from the boundary of the site adjoining any road or land zoned for residential purposes.</p>
SO 15 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or amenity.	PS 15 No solution provided.
SO 16 Development does not result in on-street parking congestion.	PS 16 No solution provided.
SO 17 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 17 No solution provided.
SO 18 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 18 No solution provided.
SO 19 The operating hours of development are appropriate and minimise the impact on amenity.	PS 19 No solution provided.
SO 20 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 20 No solution provided.
Pedestrian Access Ways	
SO 21 Convenient, safe and clearly visible pedestrian access paths are provided to a design and standard which promotes the use of access ways rather than those areas normally traversed by vehicles and contributes to an attractive streetscape.	<p>PS 21.1 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>AND</p> <p>PS 21.2 The pedestrian access ways prescribed under <i>PS 21.1</i> are barrier separated from roadways and other vehicle access paths, except where the access way crosses an internal roadway.</p> <p>AND</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<p>PS 21.3 Pedestrian access ways adjacent to shop fronts and display windows have a minimum width of 2.5m.</p> <p>AND</p> <p>PS 21.4 Changes of levels around buildings are only provided where necessary and unavoidable due to site topography.</p>
Driveways	
<p>SO 22 Driveways to rear car parking areas are designed to:-</p> <ol style="list-style-type: none"> (1) retain the scale and continuity of the streetscape; (2) provide safe and convenient access ways; (3) allow for sharing or co-location; and (4) provide adequate and safe sight distances. 	<p>PS 22.1 Driveways are located adjacent to side boundaries.</p> <p>AND</p> <p>PS 22.2 Driveways provide for visual surveillance and visual connection to the frontage road from the car parking area.</p> <p>AND</p> <p>PS 22.3 Driveways are located to allow for sharing and/or co-location.</p> <p>AND</p> <p>PS 22.4 Driveways are a minimum of 3.5m wide.</p>
Artificial Lighting	
<p>SO 23 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 23 The pedestrian entry point to the land and all designated pedestrian pathways on the site are, for those hours of twilight and darkness that the on-site facilities are in use, illuminated to a level no less than that prescribed under <i>Australian Standard AS 1158.3.1 (1999) Road Lighting - Pedestrian Area (Category P) Lighting - Performance and Installation Design Requirements</i>.</p>
<p>SO 24 Artificial lighting necessarily associated with the use of the site is operated in such a manner as not to cause unreasonable disturbance to any person or animal on land within the general vicinity of the site.</p>	<p>PS 24 Artificial lighting within the overall site is directed and shielded in such a manner as not to exceed the "recommended maximum values of light technical parameters for the control of obtrusive light" given in Table 2.1 of <i>Australian Standard AS 4282 (1997) Control of Obtrusive Effects of Outdoor Lighting</i>. For purposes of that table, "curfewed hours" are taken to be those hours between 10pm and 7am on the following day.</p>
Signage	
<p>SO 25 Signage is designed and located to complement and reinforce the hamlet character through:-</p> <ol style="list-style-type: none"> (1) being in scale with the building, landscape and adjacent signs; (2) not dominating building facades and streetscapes; and (3) being integrated into the design and elevation of the building. 	<p>PS 25.1 Signage is integrated into the design and elevation of the building by utilising the buildings architectural features rather than additional projecting structures.</p> <p>AND</p> <p>PS 25.2 Signage:-</p> <ol style="list-style-type: none"> (1) is provided at a maximum of 1 internal illuminated sign of a maximum size of 2m x 0.3m (horizontal faces) and 1 other external sign per tenancy; (2) is located on parapets or fascias; (3) is not attached to or positioned above the roof; (4) does not block display windows; (5) is not a free standing pylon sign; (6) is not located above the parapet; and (7) does not involve bunting or incorporate flashing or revolving components.
Street Furniture	
<p>SO 26 Street furniture and structures complement the hamlet character and:-</p> <ol style="list-style-type: none"> (1) consist predominantly of timber and metal materials; (2) incorporate predominantly traditional heritage colours such as cream, white, dark green, navy, burgundy, timber tones and terracotta; (3) are functional; (4) are low maintenance; and (5) are robust and durable. 	<p>PS 26.1 Street furniture and structures are provided in accordance with <i>Planning Scheme Policy PSP30 Landscape Design</i>.</p> <p>AND</p> <p>PS 26.2 Street furniture and structures align with the adopted colour theme for the area.</p>

LOCAL BUSINESS ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Disabled Access to Outdoor Areas	
SO 27 Safe, dignified and equitable access for physically disabled persons is provided to, and within, all appropriate outdoor areas of the site .	<p>PS 27.1 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 27.2 The disabled access required under <i>PS 27.1</i> is constructed to the standard prescribed in <i>Australian Standard AS 1428.1 (2001) Design for Access and Mobility</i>.</p>
On-Site Waste Storage, Recycling and Disposal Facilities	
SO 28 Waste storage, recycling, disposal and bin washout facilities are provided in locations which:- <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 Carwash Facilities and Waste Receptacle Storage Areas</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 can be serviced 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>

Division 7 Specific Outcomes and Probable Solutions for the Rural Zone

7.1 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 and Breakfast Accommodation – if maximum of 4 bedrooms and minimum lot size of 16ha or maximum of 2 bedrooms and lot size less than 16ha (5) Detached House – if maximum of 2 detached houses on a lot (6) Domestic Storage – if maximum GFA is 150m² (7) Environmental Park (8) Farm Forestry (9) Food Outlet – if maximum of 40 seat capacity and in association with a shop retailing antiques, arts, crafts, handmade items or tourist novelties and excluding a drive through facility (10) Home Business – if maximum area² of 100m² and excluding the hire of more than 1 tennis court (11) Local Utilities (12) Major Telecommunication Facility (13) Non-Intensive Animal Husbandry (14) Park (15) Retail Nursery (16) Rural Industry (17) Shop – if retailing antiques, arts, crafts, handmade items or tourist novelties (18) Tourist Cabins – if minimum lot size of 16ha and maximum of 1 cabin. 	<p>PS 1 No solution provided.</p>
<p>SO 2 The following uses are inconsistent uses and are not located in the Rural zone:-</p> <ol style="list-style-type: none"> (1) Adult Product Shop (2) Airstrip (3) Aquaculture (4) Associated Unit – if GFA exceeds 60m² (excluding roofed verandah) (5) 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 (6) Bulk Garden Supplies (7) Car Depot (8) Car Park (9) Caravan/Transportable Home Park (10) Cattery (11) Cemetery (12) Child Care Centre (13) Commercial Services (14) Community Facilities (15) Concrete Batching Plant 	<p>PS 2 No solution provided.</p>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(16) Contractor's Depot (17) Crematorium (18) Dairy (19) Detached House – if more than 2 detached houses on a lot (20) Display Home (21) Duplex Dwelling (22) Estate Sales Office (23) Extractive Industry (24) Fast Food Delivery Service (25) Food Outlet - if maximum 40 seat capacity and in association with a shop retailing antiques, arts, crafts, handmade items or tourist novelties and including a drive through facility (26) Funeral Parlour (27) General Industry (28) Hardware Shop (29) Hazardous and Offensive Industry (30) High Density Multiple Dwelling Units (31) Hospital (32) Hotel (33) Indoor Entertainment and Sport (34) Infill Housing (35) Institution (36) Intensive Animal Husbandry (37) Kennels (38) Low Density Multiple Dwelling Units (39) Medium Density Multiple Dwelling Units (40) Motel (41) Motor Sport (42) Night Club (43) Office (44) Outdoor Recreation (45) Outdoor Sales (46) Passenger Terminal (47) Pensioner Units (48) Place of Worship (49) Retirement Village (50) Salvage Yard (51) Service Industry (52) Service Station (53) Shooting (54) Showroom (55) Simulated Conflict (55) Special Use (57) Stock Sales Yard	
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
SO 4 Reconfiguration to create additional lots may occur at a lot size less than that specified in SO 3, if:- <ol style="list-style-type: none"> (1) the site contains:- <ol style="list-style-type: none"> (a) significant vegetation; or (b) significant habitat; or (c) desired environmental corridors; and (2) the maximum density is 0.0625 lots per hectare; and (3) 50% of the site is transferred to Council for environmental purposes. 	PS 4 No solution provided.
Built Form	
SO 5 Building height, length and location:- <ol style="list-style-type: none"> (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 5 No solution provided.
Streetscape	
SO 6 The density, design, scale and visual appearance of buildings:- <ol style="list-style-type: none"> (1) is compatible with and enhances the existing streetscape; and (2) does not compromise the predominantly detached housing and rural character of the area. 	PS 6 No solution provided.
Traffic, Access and Car Parking	
SO 7 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 7 No solution provided.
SO 8 Car parking facilities do not dominate the development or street frontage.	PS 8 No solution provided.
SO 9 Development does not result in on-street parking congestion.	PS 9 No solution provided.
Building Setback	
SO 10 Building setbacks:- <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. 	PS 10 No solution provided.
Amenity	
SO 11 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 11 No solution provided.
SO 12 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 12 No solution provided.
Advertising Signage	
SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 13 No solution provided.

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
ADDITIONAL OUTCOMES FOR NON-RESIDENTIAL DEVELOPMENT	
Nature of Non-Residential Development	
SO 14 Non-residential development is compatible with the rural nature and character of the area.	PS 14 No solution provided.
Preferred Location of Non-Residential Development	
SO 15 Non-residential development is appropriately located with minimal impact and loss of residential amenity from the operation of the use including the introduction of traffic and the parking of cars.	PS 15 No solution provided.
Height of Non-Residential Buildings	
SO 16 The height of non-residential buildings:- (1) is consistent with the prevailing residential building scale and bulk in the surrounding area; (2) does not have a detrimental impact on the character of the rural area; (3) does not overshadow surrounding residential lots; (4) minimises the potential for overlooking; and (5) maintains privacy of surrounding lots.	PS 16 No solution provided.
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 rural amenity.	PS 17 No solution provided.
Operating Hours of Non-Residential Uses	
SO 18 The operating hours of non-residential development are appropriate and minimise the impact on rural amenity.	PS 18 Non-residential uses do not operate after 10pm or before 7am on the following day.
Noise from Non-Residential Development	
SO 19 Non-residential uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 19 Noise created from the non-residential use does not exceed the background noise level at the boundaries of the site between the hours of 10pm and 7am.
Buffers and Screening for Non-Residential Developments	
SO 20 An effective screen/buffer is provided and maintained between non-residential and residential development to minimise the impact of non-residential development on surrounding residential areas. The screen buffer is residential in scale and appearance and is constructed of materials compatible with the character and amenity of the surrounding residential area.	PS 20 No solution provided.
Frontage Landscaped Buffers for Non-Residential Developments	
SO 21 Non-residential development is landscaped to minimise the impact of the development on the residential streetscape.	PS 21 No solution provided.
Impact of Non-Residential Development on Amenity	
SO 22 Buildings, structures , car parks , service and loading vehicle facilities, lighting, site access and other activities associated with non-residential uses are designed, located, screened and operated to protect the amenity of surrounding residential areas and the streetscape.	<p>PS 22.1 Non-residential uses are designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>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>

RURAL ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<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>
Effects of Land Use and Development	
SO 23 The application of residual chemicals, including fertilisers, pesticides and herbicides, is avoided and where the application of such chemicals is unavoidable the use is designed and operated in a manner that does not permit the run off of such chemicals into creeks and rivers.	PS 23 No solution provided.
Rural Land Adjacent to Protected Areas	
SO 24 New development in proximity to protected areas is designed and located so as to be compatible with the role, activities and use of these areas.	PS 24 No solution provided.
Development	
<p>SO 25 In limited locations where physical constraints can be appropriately ameliorated, without detracting from significant conservation and scenic values, the following uses occur:-</p> <ol style="list-style-type: none"> (1) non-intensive passive recreational pursuits; (2) non-intensive animal husbandry; (3) educational; (4) small scale visitor accommodation; and (5) specialised boutique style rural uses that cater for potential niche market opportunities based on the areas significant natural resources. Such activities might include low key interactive/demonstration displays of production techniques aimed at the day tripper tourist. 	PS 25 No solution provided.

Division 8 Specific Outcomes and Probable Solutions for the Conservation Zone

8.1 Assessment Criteria for Assessable Development in the Conservation Zone

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Consistent and Inconsistent Uses	
SO 1 The following uses are consistent uses if complying with the applicable codes and are located in the Conservation zone:- (1) Environmental Park (2) Local Utilities	PS 1 No solution provided.
SO 2 The following defined uses are inconsistent uses and are not located in the Conservation zone:- (1) Accommodation Units (2) Adult Product Shop (3) Agriculture (4) Airstrip (5) Animal Accommodation (6) Aquaculture (7) Associated Unit (8) Bed and Breakfast Accommodation (9) Bulk Garden Supplies (10) Camping Grounds (11) Car Depot (12) Car Park (13) Caravan/Transportable Home Park (14) Cattery (15) Cemetery (16) Child Care Centre (17) Commercial Services (18) Concrete Batching Plant (19) Contractor's Depot (20) Crematorium (21) Dairy (22) Detached House (23) Display Home (24) Domestic Storage (25) Duplex Dwelling (26) Estate Sales Office (27) Extractive Industry (28) Farm Forestry (29) Fast Food Delivery Service (30) Funeral Parlour (31) General Industry (32) Hardware Shop (33) Hazardous and Offensive Industry (34) High Density Multiple Dwelling Units (35) Home Business (36) Hospital (37) Hotel (38) Indoor Entertainment and Sport (39) Infill Housing (40) Institution (41) Intensive Animal Husbandry (42) Kennels (43) Low Density Multiple Dwelling Units	PS 2 No solution provided.

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(44) Major Telecommunication Facility (45) Market (46) Medium Density Multiple Dwelling Units (47) Motel (48) Motor Sport (49) Night Club (50) Non-Intensive Animal Husbandry (51) Office (52) Outdoor Recreation (53) Outdoor Sales (54) Passenger Terminal (55) Pensioner Units (56) Place of Worship (57) Radio Station (58) Recycling Depot (59) Retail Nursery (60) Retirement Village (61) Rural Industry (62) Salvage Yard (63) Service Industry (64) Service Station (65) Shooting (66) Showroom (67) Simulated Conflict (68) Special Use (69) Stock Sales Yard (70) Tourist Cabins (71) Vehicle Sales (72) Veterinary Clinic (73) Veterinary Hospital (74) Warehouse	
Reconfiguration of Lots	
SO 3 Conservation zoned land is not further fragmented through reconfiguring of lots.	PS 3.1 Reconfiguring of lots other than for amalgamation, access easements or boundary relocations does not occur. AND PS 3.2 The total area of land zoned for conservation purposes is not diminished through reconfiguring of lots.
Effects of Land Use and Development	
SO 4 The natural values of Conservation zoned land are protected from the effects of development that may significantly reduce those values, in terms of:- (1) physical change; (2) damage or removal; (3) visibility; (4) accessibility; (5) visual detracton; (6) fragmentation; (7) degradation; (8) erosion; (9) weed infestation; (10) water quality; (11) lighting; and (12) habitat.	PS 4 No solution provided.

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Form and Nature of Development	
SO 5 The form and nature of development is low key, low intensity and compatible with the physical characteristics and valuable features of the site such as slope steepness and stability, visual prominence, views, landscape character, water courses, flooding, bush fire risk, soil type, existing vegetation, and surrounding land uses.	PS 5 No solution provided.
SO 6 New development is designed, located and managed to reduce bush fire risk and facilitate fire fighting activities.	PS 6 No solution provided.
SO 7 Development is limited to nature based recreational and educational facilities in appropriate locations that are allied to and compatible with the significant conservation or scenic values of the area.	PS 7 No solution provided.
Built Form	
SO 8 Buildings are only established in limited circumstances where the conservation values of the site are preserved. Any buildings that are constructed have a height, length and location that:- (1) are compatible with the conservation values of the site and surrounding area; (2) minimises overlooking and overshadowing; (3) maintains privacy; and (4) does not cause significant loss of amenity to neighbouring residents or conservation values.	PS 8 No solution provided.
Streetscape	
SO 9 The location, density, design, scale and visual appearance of buildings:- (1) is compatible with and enhances the existing vegetated, non-built streetscape; and (2) does not compromise the predominantly undeveloped character of the area.	PS 9 No solution provided.
Traffic, Access and Car Parking	
SO 10 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 10 No solution provided.
SO 11 Car parking facilities do not dominate the development or street frontage.	PS 11 No solution provided.
SO 12 Development does not result in on-street parking congestion.	PS 12 No solution provided.
Amenity	
SO 13 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 13 No solution provided.
SO 14 The adverse effects of development are contained within sites to the extent practicable to avoid spillage of effects across boundaries and undue detrimental impact on neighbouring properties.	PS 14 No solution provided.
Advertising Signage	
SO 15 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 15 No solution provided.
Operating Hours	
SO 16 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 16 No solution provided.

CONSERVATION ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Noise	
SO 17 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 17 No solution provided.
Buildings and Structures	
SO 18 Development is landscaped to minimise the impact of the development on the residential streetscape.	<p>PS 18.1 (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 18.2 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>
SO 19 Buildings, structures , car parks , service and loading vehicle facilities, lighting and site access are designed, located, screened and operated to protect conservation values of the land and the amenity of surrounding residential areas and the streetscape.	<p>PS 19.1 Development is designed so that entries face the street, and service areas and driveways are not located on boundaries adjoining residential zoned land.</p> <p>AND</p> <p>PS 19.2. 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 19.3 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 19.4 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 19.5 Where the site adjoins land zoned for residential purposes, air conditioning units, refrigeration units, rubbish bin storage and collection areas and any other noise generating activities are located more than 5m from the boundary.</p> <p>AND</p> <p>PS 19.6 Where a site adjoins land zoned for residential purposes a 5m wide buffer strip is maintained along the common boundary.</p>

Division 9 Specific Outcomes and Acceptable/Probable Solutions for the Park and Open Space Zone

9.1 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>	

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

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
(50) Office (51) Outdoor Recreation (52) Outdoor Sales (53) Passenger Terminal (54) Pensioner Units (55) Place of Worship (56) Radio Station (57) Retail Nursery (58) Retirement Village (59) Rural Industry (60) Salvage Yard (61) Service Industry (62) Service Station (63) Shooting (64) Shop (65) Showroom (66) Simulated Conflict (67) Special Use (68) Stock Sales Yard (69) Tourist Cabins (70) Vehicle Sales (71) Veterinary Clinic (72) Veterinary Hospital (73) Warehouse	
Use of Parks	
SO 3 Use of park areas is primarily for informal recreation with some use: (1) by schools for sporting activities; or (2) for athletics activities not controlled or organised by a club, organisation or business; or (3) occasionally for events, fairs, exhibitions or similar activities.	PS 3 No solution provided.
Amenity	
SO 4 Land use and development does not interfere with the amenity of the area by reason of dust, smoke, soot, ash, odour, glare, lighting or other emissions.	PS 4 No solution provided.
SO 5 Development is compatible with the nature and character of the area.	PS 5 No solution provided.
SO 6 Buildings and structures setbacks: (1) are consistent with the building line for residential development on adjoining land; (2) are compatible with the existing streetscape; and (3) do not compromise the amenity of the surrounding residential lots.	PS 6 No solution provided.
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.

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Traffic, Access and Car Parking	
SO 8 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 8 No solution provided.
SO 9 Development does not result in on-street parking congestion.	PS 9 No solution provided.
SO 10 Car parking facilities do not detrimentally impact on residential amenity.	PS 10 No solution provided.
Operating Hours	
SO 11 The operating hours of uses are appropriate and minimise the impact on residential amenity.	PS 11 No solution provided.
Noise	
SO 12 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 12 No solution provided.
Advertising Signage	
SO 13 The proposed height, area and number of signs is appropriate to the size, nature and location of the development.	PS 13 No solution provided.
ADDITIONAL OUTCOMES FOR DEVELOPMENT OTHER THAN PARK	
Amenity	
SO 14 Buildings, structures , car parks , service and loading vehicle facilities, lighting, site access and other activities associated with uses are designed, located and operated to protect the amenity of surrounding residential areas and the streetscape.	PS 14 Where the site adjoins land zoned for residential purposes, all activities involved in the use area located more than 5m from the boundary with the land zoned for residential purposes.
ADDITIONAL OUTCOMES FOR PARK	
Site Layout	
SO 15 Sites are physically suitable for park and open space and community purposes in terms of location, configuration, function and area.	<p>PS 15.1 Sites are located and designed to:-</p> <ol style="list-style-type: none"> (1) form part of the green space network and integrated with pedestrian and bikeway facilities; (2) incorporate areas with cultural, recreational, ecological and aesthetic values; and (3) provide accessible, multi-functional and flexible focal points for the community consistent with the intended character and function of the area and level of management. <p style="text-align: center;">AND</p> <p>PS 15.2 Sites do not include land which is:-</p> <ol style="list-style-type: none"> (1) contaminated; (2) under power line easements; (3) flood prone land below the Q20; and (4) with unsuitable topography. <p style="text-align: center;">AND</p> <p>PS 15.3 For community purpose land at least 60% of the site area is above the Q50.</p> <p style="text-align: center;">AND</p> <p>PS 15.4 For local and neighbourhood park:-</p> <ol style="list-style-type: none"> (1) the site has at least 50% road frontage; (2) local park minimum size is 0.4ha; and (3) neighbourhood park minimum size is 0.7ha. <p style="text-align: center;">AND</p>

PARK AND OPEN SPACE ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
	<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 style="text-align: center;">AND</p> <p>PS 15.6 For regional park:-</p> <ol style="list-style-type: none"> (1) the site has at least 30% road frontage; (2) minimum size is 10ha; (3) the site is able to accommodate formal recreational pursuits that have minimal impact on residential amenity; (4) the site is reasonably flat; (5) constrained open space is not acceptable in this category; and (6) the site has a square or circular shape.
Landscape Character and Design	
<p>SO 16 Landscape and design of the site and the associated provision of infrastructure maintains or enhances the character and amenity of the local area.</p>	<p>PS 16.1 Landscape and design of park and open space and community purpose land complements and protects:-</p> <ol style="list-style-type: none"> (1) significant landmarks; (2) identified heritage values; (3) environmental values; and (4) the area's natural features. <p style="text-align: center;">AND</p> <p>PS 16.2 Landscape and design of park and open space and community purpose land:-</p> <ol style="list-style-type: none"> (1) is attractive and functional; (2) enhances the residential environment; and (3) reflects existing and intended character and function of the park and level of management.
Drainage/Water Management	
<p>SO 17 The designated function and values of park and open space and community purpose land are not diminished by stormwater run-off and flooding.</p>	<p>PS 17.1 Site planning, layout and design:-</p> <ol style="list-style-type: none"> (1) allows stormwater to be appropriately drained; (2) incorporates vegetation features to reduce stormwater flow and assist in infiltration; (3) avoids adversely impacting on adjoining premises; and (4) do not include stormwater features as part of the land. <p style="text-align: center;">AND</p> <p>PS 17.2 The useability of the land and its environmental, visual or landscape values are not diminished by flooding.</p> <p style="text-align: center;">AND</p> <p>PS 17.3 Land to be set aside for buildings and facilities that are prone to flood damage is at or above Q100.</p>
Access, Circulation and Parking	
<p>SO 18 Access to and within the area is safe and convenient and where appropriate includes provisions for vehicles, pedestrians and bicycles, that are designed and located so as not to degrade the values of the park.</p> <p><i>Note:</i></p> <p><i>Awareness of the State's Disabilities Act (1992) and State's Disabilities Anti-discrimination Act (1991) should also be considered when designing the layout, so as to ensure that people with disabilities are not unreasonably excluded from access and use.</i></p>	<p>PS 18.1 Local parks are within 0.4km easy safe walking distance (ride or walk to the area in 5 minutes).</p> <p style="text-align: center;">AND</p> <p>PS 18.2 Neighbourhood parks are within 0.7km easy safe walking distance (ride or walk to the area in 5-7 minutes).</p> <p style="text-align: center;">AND</p> <p>PS 18.3 District parks:-</p> <ol style="list-style-type: none"> (1) are within 1.5km radius (ride, walk, drive to the area in 10-20 minutes);

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

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

10.1 Assessment Criteria for Assessable Development in the Special Facilities Zone

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

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
<p>(35) General Industry</p> <p>(36) Hardware Shop</p> <p>(37) Hazardous and Offensive Industry</p> <p>(38) High Density Multiple Dwelling Units</p> <p>(39) Home Business</p> <p>(40) Hospital</p> <p>(41) Hotel</p> <p>(42) Indoor Entertainment and Sport</p> <p>(43) Infill Housing</p> <p>(44) Institution</p> <p>(45) Intensive Animal Husbandry</p> <p>(46) Kennels</p> <p>(47) Low Density Multiple Dwelling Units</p> <p>(48) Major Telecommunication Facility</p> <p>(49) Market</p> <p>(50) Medium Density Multiple Dwelling Units</p> <p>(51) Motel</p> <p>(52) Motor Sport</p> <p>(53) Night Club</p> <p>(54) Non-Intensive Animal Husbandry</p> <p>(55) Office</p> <p>(56) Outdoor Recreation</p> <p>(57) Outdoor Sales</p> <p>(58) Passenger Terminal</p> <p>(59) Pensioner Units</p> <p>(60) Place of Worship</p> <p>(61) Radio Station</p> <p>(62) Recycling Depot</p> <p>(63) Retail Nursery</p> <p>(64) Retirement Village</p> <p>(65) Rural Industry</p> <p>(66) Salvage Yard</p> <p>(67) Service Industry</p> <p>(68) Service Station</p> <p>(69) Shooting</p> <p>(70) Shop</p> <p>(71) Showroom</p> <p>(72) Simulated Conflict</p> <p>(73) Special Use</p> <p>(74) Stock Sales Yard</p> <p>(75) Tourist Cabins</p> <p>(76) Vehicle Sales</p> <p>(77) Veterinary Clinic</p> <p>(78) Veterinary Hospital</p> <p>(79) Warehouse</p> <p>(80) Any use which is not allied to and compatible with the uses indicated by the number on the zone maps</p> <p>(81) Uses indicated by the number on the zone maps and if a plan of development exists for the site and development is not generally in accordance with that plan</p>	

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

SPECIAL FACILITIES ZONE	
Specific Outcomes for Assessable Development	Probable Solutions
Intensity of Use	
SO 11 The intensity of the use in terms of the number of staff and clients is appropriate and minimises the impact on amenity.	PS 11 No solution provided.
Operating Hours	
SO 12 The operating hours of development are appropriate and minimise the impact on amenity.	PS 12 No solution provided.
Noise	
SO 13 Uses are operated in a manner that does not detrimentally impact the amenity of surrounding sites in terms of noise generation.	PS 13 No solution provided.
Advertising Signage	
SO 14 The proposed height, area and number of signs are appropriate to the size, nature and location of the development.	PS 14 No solution provided.
Traffic, Access and Car Parking	
SO 15 Traffic generated by the use of the site and access to the site does not adversely affect existing traffic patterns, safety or residential amenity.	PS 15 No solution provided.
SO 16 Car parking facilities do not dominate the development or street frontage.	PS 16 No solution provided.
SO 17 Development does not result in on-street parking congestion.	PS 17 No solution provided.
Plan of Development	
SO 18 Development is undertaken generally in accordance with any plan of development .	PS 18 No solution provided.

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

11.1 Assessment Criteria for Assessable Development in the Special Purposes Zone

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

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

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

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

¹ The Mt Nebo and Mt Glorious Hamlets are identified on Outcome Map 3.10.3 Hamlet Areas.

² Area of the **site** being used for the **home business**, excluding external car parking and access area.

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.