



Beaudesert Shire Planning Scheme 2007

Draft Amendment No. 6
(Beaudesert & Canungra)

For Council's Approval for Adoption

December 2015

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Introduction

1. Background

On the 30 April 2013 Council resolved in accordance with section 117(1) of the *Sustainable Planning Act 2009* to:

1. propose amendments to the *Beaudesert Shire Planning Scheme 2007* to incorporate the policies of the draft Beaudesert Growth Management Strategy, dated November 2012; and
2. prepare an amendment to the *Beaudesert Shire Planning Scheme 2007* to incorporate the policies of the final Canungra Local Planning Study and Land Use Plan.

Further, on the 29 April 2014, Council resolved to:

1. endorse the proposed Beaudesert Shire Planning Scheme 2007 Draft Amendment No. 6 as attached, and request that the Minister undertake a State Interest Review in accordance with section 117(1) of the *Sustainable Planning Act 2009*; and
2. seek approval from the Minister to publicly notify the proposed Beaudesert Shire Planning Scheme 2007 Draft Amendment No. 6 in accordance with section 117(1) of the *Sustainable Planning Act 2009*.

Council received State Interest Review comments from the Department of State Development, Infrastructure and Planning on the 27 May 2014. The matters raised in the review included the following policy elements of the State Planning Policy:

- *Agriculture*: Planning protects the resources on which agriculture depends and supports the long-term viability and growth of the agricultural sector;
- *Biodiversity*: Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological integrity;
- *Water Quality*: The environmental values and quality of Queensland waters are protected and enhanced; and
- *State Transport Infrastructure*: Planning enables the safe and efficient movement of people and goods across Queensland and encourages land use patterns that support sustainable transport.

In order to reflect the above State Interests, minor changes to the proposed amendments were required to be made, however, some changes that required more resources or investigation have been put on hold for the new Scenic Rim Planning Scheme. The key changes that were made to the amendment package as a result of the State interest review comments are outlined below.

- Replacement of the term 'high value cropping land' with 'agriculture' in the social outcomes of the Beaudesert and Canungra Township Zone Codes;
- Update of the agriculture land mapping in the Development Constraints Overlay of the Beaudesert Shire Planning Scheme 2007 with the more recent Agricultural Land Classification Class A and B mapping released as part of the State Planning Policy;
- Amendments to the Construction and Infrastructure Code of the Beaudesert Shire Planning Scheme 2007 to incorporate relevant provisions of the State Planning Policy Code: Water Quality to ensure development protects and enhances water quality; and
- Update of the alignment of the Beaudesert town centre bypass in the Infrastructure Overlay of the Beaudesert Planning Scheme 2007 with the corridor recently gazetted by the Department of Transport and Main Roads.

The State interests that were requested to be deferred as part of the implementation of Council's new planning scheme included:

- Updating the Nature Conservation Overlay of the Beaudesert Shire Planning Scheme 2007 (for the whole of the planning scheme area) with the environmental mapping released under the State Planning Policy. Given that the amendments were predominantly restricted to the Beaudesert and Canungra Urban Footprints and that the updated environmental mapping under the State Planning Policy is currently applied to applications via the interim SPP development assessment provisions, deferment of this matter until the new planning scheme was given.
- Incorporation of the water supply buffer area requirements in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012 in the Beaudesert Shire Planning Scheme 2007. Given that the amendments were predominantly restricted to the Beaudesert and Canungra Urban Footprints and the extent of amendments required to achieve compliance with the requirements in an IPA planning scheme, deferment of this matter until the new planning scheme was given. Notwithstanding, significant amendments to the planning scheme to adopt a number of provisions in the SPP Code: Water Quality has been made to ensure that development addresses water quality considerations.

On 24 October 2014, Council received correspondence from the Minister for State Development, Infrastructure and Planning advising that the amendments could proceed to public consultation without conditions.

Draft Amendment No. 6 was publicly notified in accordance with Section 117 of the *Sustainable Planning Act 2009* and Statutory Guideline 04/14 Making and Amending Local Planning Instruments (Statutory Guideline) from 31 October 2014 to 11 December 2014 for a total of 30 business days. An extension was provided upon request to a number of parties to the end of January 2015 who experienced difficulties in preparing submissions during the statutory consultation period.

A public notice to inform the community of the consultation process was placed in the Beaudesert Times, Fassifern Guardian and Tamborine Mountain News on two separate occasions. The consultation material was made available on Council's 'Have your say' web page during the consultation period and hard copies of the notices and amendment packages were on display at relevant Council customer service centres. Correspondence

was also issued to 172 land owners identified as being potentially affected by the draft Planning Scheme amendments.

Council received 15 written submissions in response to the consultation of the proposed amendments.

The review of the submissions resulted in the identification of a number of recommended changes to the amendment package which are broadly summarised below.

- Proposed exclusion of land at Geiger Road, Canungra from the Countryside Precinct of the Rural Zone to the Park Living Precinct of the Rural Zone is not recommended to be pursued under draft Amendment Package No. 6;
- Amendment to the Masterplan & Open Space Areas Map of the Beaudesert Township Zone to include areas of greenfield land of residential estates currently under development;
- Amendment to how the alignment of a Future Transport Route (i.e. Canungra bypass) is reflected in Infrastructure Overlay mapping;
- Clarification of the minimum lot size applicable to the Park Living Precinct in the Canungra Township Zone; and
- Clarification and reinforcement of the role and function of the Village Centre and Mixed Use Precincts of the Canungra Township Zone through the amendment of two Overall Outcomes (i.e. OO21 and OO45), a Specific Outcome of the Canungra Township Zone (i.e. SO24), a Specific Outcome of the Specific Assessment Criteria for the Mixed Use Precinct (i.e. SO4) and the Tables of Assessment and Consistent Development for Shops and Shopping Centres involving a supermarket in the Mixed Use Precinct.

It is not considered that the changes to the draft amendment package are significantly different to the version released for community consultation. Accordingly, additional consultation of the changes being proposed to the draft Planning Scheme amendments is not considered to be warranted in this instance.

Furthermore, the proposed changes continue to appropriately reflect the relevant State Planning Instruments as nominated by the Minister under Step 2.1 of the amendment process stipulated by the Statutory Guideline.

On 31 July 2015 Council wrote to the Minister for Transport, Infrastructure, Local Government and Planning and Trade (the Minister) seeking approval to adopt the amendments.

On 11 November 2015, the Minister wrote to Council stating that the amendment package has been assessed by the Minister in terms of the comments and changes made as a result of public consultation, the *Sustainable Planning Act 2009* and whether or not State interests would be adversely affected by the proposed planning scheme amendment, and was satisfied that the relevant State interests have been integrated and Council could adopt the amendments. There were no conditions attached to this advice.

2. Land Use Planning Undertaken for Beaudesert

Council prepared a draft Beaudesert Growth Management Strategy 2012-2031 (BGMS) to provide a long term strategic plan and comprehensive planning framework to manage the expected increase in population of Beaudesert from a small town of approximately 7000 people, into a modern country town of about 30,000 by 2031.

The draft BGMS provides policy direction and recommendations on the following areas:

- accommodation of future population growth and ensuring this growth is responsive to the rural setting and country town character;
- the capacity of the town centre to service the needs of a growing community;
- protection and management of environmental values including ecological corridors, waterways, native vegetation, biodiversity and scenic amenity; and
- identification of infrastructure networks to support future growth such as transport, community facilities and public open space networks.

The South East Queensland Regional Plan 2009-2031 identifies Beaudesert as a Principal Rural Activity Centre that is intended to function as the highest order centre serving the Scenic Rim region.

A number of policies from the draft BGMS will be implemented through changes to the planning scheme strategic framework, desired environmental outcomes, codes and land use designations.

It should be noted that the zoning changes being proposed do not reflect the full extent of the 2031 Land Use Plan for Beaudesert shown in the draft BGMS. The planning scheme zoning amendments are intended to only reflect land that is expected to be required during the remaining life of the existing Beaudesert Shire Planning Scheme 2007 (Planning Scheme), based on development uptake and known demand. The remainder of the zoning changes contemplated under the draft BGMS are currently under review as part of the delivery of Council's new planning scheme.

3. Canungra Local Planning Study and Land Use Plan

The Canungra Local Planning Study and Land Use Plan presents an overall vision in which Canungra continues to be a 'thriving rural village' that maintains the Canungra lifestyle and village character whilst accommodating an expected population of 3000 residents. This overall vision is underpinned by the following six strategies:

1. Celebrate Canungra's heritage and rural village lifestyle – *by identifying and protecting local heritage and character.*
2. Christie Street improvements – *making Canungra's main street more attractive and managing transport issues.*
3. Land for small businesses and employment – *supporting local business and jobs.*
4. Walking trails and open space – *linking Canungra's main attractions and greenspace.*
5. Housing options, in a village setting – *promoting neighbourhood, street and building designs suited to Canungra.*
6. Canungra in 20 years – *a land use plan to manage Canungra's expected growth from 700 to 3000 people over the next 20 years.*

The planning strategies and land use plan will be implemented through changes to the planning scheme strategic framework, desired environmental outcomes, codes and land use designations.

4. Summary of Planning Scheme Amendments

The proposed amendments to the Planning Scheme are summarised as follows:

- Separation of Canungra from the existing 'Beaudesert and Canungra Townships Zone' to create a separate 'Beaudesert Township Zone' and a 'Canungra Township Zone' and associated provisions;
- Removal of land from the Emerging Community Precinct and its inclusion in an appropriate zone (predominantly residential) provided that the land is:
 - in the Priority Infrastructure Area of Council's Priority Infrastructure Plans at Beaudesert; and
 - in the Urban Footprint of the *South East Queensland Regional Plan 2009-2031* in Canungra.
- Revision of the assessment tables and code provisions for development at Beaudesert and Canungra in recognition of land use intents identified in the draft BGMS and Canungra Local Planning Study, including the addition of a new Mixed Use Precinct, a Park Living Precinct and greater flexibility for the development of certain land uses such as Aged Persons Accommodation, Educational Establishments and Child Care Facilities;
- Inclusion of the requirement to undertake master planning for selected greenfield development as part of a Code Assessable development application;
- Revision of minimum lot sizes at Canungra and Beaudesert to reflect the intended pattern of development including:
 - the minimum lot size at Beaudesert in the Residential Precinct (Master Plan Area only) reduced from 600m² to 400m² and a maximum lot size of 1200m²;
 - a new average lot size at Canungra of 800m² with a minimum lot size of 600m² and a maximum lot size of 1200m² for village residential development in the Residential Precinct;
 - a new minimum lot size at Canungra of 2000m² for large lot residential development in the Residential Precinct;
 - a minimum lot size of 5000m² in the new Park Living Precinct at Canungra; and
- Consequential amendments throughout the planning scheme as required, including the removal of several properties from the Character Places Overlay Map at Beaudesert where the buildings on the site no longer reflect character values.

A further amendment is also proposed in this package to remove the former Laravale State School from the Community Facilities Precinct and include it within the Village Precinct of the Rural Zone. This amendment is in response to the disposal by Education Queensland of this public asset. This will enable a wider range of uses as consistent development on the land when a new owner contemplates the re-use of the site.

5. Structure of this amendment package

This report provides:

- (1) A summary of each amendment item stating which parts of the planning scheme are affected;
- (2) An explanation of the context and rationale for each amendment item;
- (3) References to parts of the planning scheme affected by amendments, as well as a 'snapshot' of the proposed changes using tracked changes; and
- (4) Representative maps showing details of planning scheme mapping changes to properties affected by proposed amendments.

The changes to the current Beaudesert and Canungra Townships Zone are provided in Appendices I and II and the changes to the Reconfiguring a Lot code are provided in Appendix III.

6. Planning Scheme Version

The proposed amendments amend the *Beaudesert Shire Planning Scheme 2007* dated 20 December 2013 (incorporating amendments No. 1, 2, 3, 4 and 8).

Item 1: Amendments to Table of Contents and Divider Fronts

Summary

Amendment to the Table of Contents and divider fronts to incorporate changes to the Beaudesert and Canungra Townships Zone.

Explanation

In response to the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan, significant changes are proposed to the land use provisions relating to Beaudesert and Canungra.

The planning scheme currently combines Canungra Township and Beaudesert Township into the one zone code. Amendments have been included to separate Canungra and Beaudesert into separate zone codes, being the 'Beaudesert Township Zone' and the 'Canungra Township Zone'.

As a result, the provisions for the Beaudesert Township Zone are proposed to be located in Chapter 3, Part 6 and the provisions for the Canungra Township Zone are proposed to be located in Chapter 3, Part 8.

The provisions applicable to the Canungra Township are proposed to be amended to reflect the Canungra Local Planning Study and the provisions applicable to the Beaudesert Township zone code will be reviewed and amended to reflect the certain outcomes of the draft BGMS.

An amendment to the Table of Contents and Divider Fronts in the planning scheme is therefore required.

Text amendments

1. In Table of Contents, TOC-iii, amend contents for Chapter 2, Part 2, Division 2 to read as follows:

Division 2	Vision and Strategic Issues
2.2.4	Vision Statement
2.2.5	Broad Strategies for the Shire
2.2.6	Local Strategies for the Mount Lindesay Corridor Zone
2.2.7	Local Strategies for the Rural Zone
2.2.8	Local Strategies for the Kooralbyn Zone
2.2.9	Local Strategies for the Bromelton State Development Area Zone
2.2.10	Local Strategies for the Beaudesert Township Zone
2.2.11	Local Strategies for the Tamborine Mountain Zone
2.2.12	Local Strategies for the Canungra Township Zone
2.2.13	Strategy Map

2. In Table of Contents, TOC-viii, ix and x, amend contents for Chapter 3, Part 6 to read as follows:

Part 6	Beaudesert Township Zone
Division 1	Preliminary
3.6.1	Application of Assessment Provisions
3.6.2	Structure of Assessment Provisions

Division 2 Assessment Tables

- 3.6.3 Interpretation of Assessment Tables
- 3.6.4 Assessment Table for Material Change of Use
- 3.6.5 Assessment Table for Development not for a Material Change of Use

Division 3 Consistent Development Table

- 3.6.6 Interpretation of the Consistent Development Table
- 3.6.7 Consistent Development Table

Division 4 Beaudesert Township Zone Code

Subdivision 1 Preliminary

- 3.6.8 Compliance with the Beaudesert Township Zone Code

Subdivision 2 General Assessment Criteria for the Beaudesert Township Zone

- 3.6.9 Purpose of the Beaudesert Township Zone Code
- 3.6.10 Overall Outcomes for the Beaudesert Township Zone
- 3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert Township Zone

Subdivision 3 Specific Assessment Criteria for the Town Centre Core Precinct

- 3.6.12 Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct

Subdivision 4 Specific Assessment Criteria for the Frame Precinct

- 3.6.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct

Subdivision 5 Specific Assessment Criteria for the Industry Precinct

- 3.6.14 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Subdivision 6 Specific Assessment Criteria for the Residential Precinct

- 3.6.15 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Subdivision 7 Specific Assessment Criteria for the Medium Density Residential Precinct

- 3.6.16 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct

Subdivision 8 Specific Assessment Criteria for the Rural Residential Precinct

- 3.6.17 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Subdivision 9 Specific Assessment Criteria for the Emerging Community Precinct

- 3.6.18 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Subdivision 10 Specific Assessment Criteria for the Countryside Precinct

- 3.6.19 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Subdivision 11 Specific Assessment Criteria for the Active Recreation Precinct

- 3.6.20 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Subdivision 12 Specific Assessment Criteria for the Passive Recreation Precinct

- 3.6.21 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Subdivision 13 Specific Assessment Criteria for the Community Facilities Precinct

- 3.6.22 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

3. In Table of Contents, TOC-xi, xii and xiii, include contents for Chapter 3, Part 8 to read as follows:

Part 8 Canungra Township Zone

Division 1 Preliminary

- 3.8.1 Application of Assessment Provisions
- 3.8.2 Structure of Assessment Provisions

Division 2 Assessment Tables

- 3.8.3 Interpretation of Assessment Tables
- 3.8.4 Assessment Table for Material Change of Use
- 3.8.5 Assessment Table for Development not for a Material Change of Use

Division 3 Consistent Development Table

- 3.8.6 Interpretation of the Consistent Development Table
- 3.8.7 Consistent Development Table

Division 4 Canungra Township Zone Code

Subdivision 1 Preliminary

- 3.8.8 Compliance with the Canungra Township Zone Code

Subdivision 2 General Assessment Criteria for the Canungra Township Zone

- 3.8.9 Purpose of the Canungra Township Zone Code
- 3.8.10 Overall Outcomes for the Canungra Township Zone
- 3.8.11 Specific Outcomes and Prescribed Solutions for the Canungra Township Zone

Subdivision 3 Specific Assessment Criteria for the Village Centre Precinct

- 3.8.12 Specific Outcomes and Prescribed Solutions for the Village Centre Precinct

Subdivision 4 Specific Assessment Criteria for the Residential Precinct

- 3.8.13 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Subdivision 5 Specific Assessment Criteria for the Rural Residential Precinct

- 3.8.14 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Subdivision 6 Specific Assessment Criteria for the Emerging Community Precinct

- 3.8.15 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Subdivision 7 Specific Assessment Criteria for the Countryside Precinct

- 3.8.16 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Subdivision 8 Specific Assessment Criteria for the Active Recreation Precinct

- 3.8.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Subdivision 9 Specific Assessment Criteria for the Passive Recreation Precinct

- 3.8.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Subdivision 10 Specific Assessment Criteria for the Community Facilities Precinct

- 3.8.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Subdivision 11 Specific Assessment Criteria for the Mixed Use Precinct

- 3.8.20 Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct

Subdivision 12 Specific Assessment Criteria for the Park Living Precinct

3.8.21 Specific Outcomes and Prescribed Solutions for the Park Living Precinct

4. On the divider front for Chapter 3, amend the parts to show the Beaudesert Township Zone as Part 6 and the Canungra Township Zone as Part 8 to read as shown below:

Assessment Provisions for Zones and Precincts

Part 1	Preliminary
Part 2	Mt Lindesay Corridor Zone (ML Zone)
Part 3	Rural Zone (RL Zone)
Part 4	Kooralbyn Zone (KN Zone)
Part 5	Bromelton State Development Area Zone (BSDA Zone)
Part 6	Beaudesert Township Zone (BT Zone)
Part 7	Tamborine Mountain Zone (TM Zone)
Part 8	Canungra Township Zone (CT Zone)

5. On the divider front for Chapter 3, Part 6 – Beaudesert and Canungra Townships Zone, amend the name of the zone to ‘Beaudesert Township Zone’ to read as shown below:

Part 6	Beaudesert Township Zone
Division 1	Preliminary
Division 2	Assessment Tables
Division 3	Consistent Development Table
Division 4	Beaudesert Township Zone Code

6. Create a new divider front for Chapter 3, Part 8 – Canungra Township Zone as shown below:

Part 8	Canungra Township Zone
Division 1	Preliminary
Division 2	Assessment Tables
Division 3	Consistent Development Table
Division 4	Canungra Township Zone Code.

Map amendments

Not applicable.

Item 2: Amendment to Chapter 1 to Reflect Changes to Zones and Precincts

Summary

Amendment to Chapter 1 to reflect new zone names for Beaudesert and Canungra and include new precincts for the Canungra Township Zone.

Explanation

As a result of the draft Beaudesert Growth Management Strategy (BGMS) and the Canungra Local Planning Study and Land Use Plan, the provisions for the Beaudesert Township Zone are proposed to be located in Chapter 3, Part 6 and the provisions for the Canungra Township Zone are proposed to be located in Chapter 3, Part 8.

Given that land in the existing Minor Convenience Centre Precinct currently only applies to Canungra, and no further land is proposed to be included in this precinct at Beaudesert, this precinct will be deleted from the Beaudesert Township Zone.

In the Canungra Township Zone, precincts of the existing Beaudesert and Canungra Townships Zone that do not include land in Canungra are deleted. These precincts are the Town Centre Core, Industry and Medium Density Residential precincts. It is proposed to rename the existing Minor Convenience Centre Precinct to 'Village Centre Precinct' and to add a new Mixed Use Precinct and Park Living Precinct.

In order to reflect these changes, amendments to Chapter 1, Part 2 – Structure of Planning Scheme are required.

Text amendments

1. In Chapter 1, Part 2 – Structure of Planning Scheme, Division 4 – Planning Scheme Maps, amend Table 1.2.5 to read as shown below:

Table 1.2.5 Zones and Precincts

Column 1 Zones	Column 2 Precincts	Column 3 Section
Beaudesert Township.	Town Centre Core. Frame. Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.1

and insert the following details for the Canungra Township Zone at the end of the table:

Canungra Township.	Village Centre. Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities. Mixed Use. Park Living	3.8.1
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2. In Chapter 1, Part 2 – Structure of Planning Scheme, Division 5 – Assessment Tables, amend Table 1.2.8 as to read as shown below:

Table 1.2.8 Assessment Tables for Zones and Precincts

Column 1 Zones	Column 2 Precincts	Column 3 Assessment Tables for Material Change of Use	Column 4 Assessment Tables for Development not being a Material Change of Use
Beaudesert Township.	Town Centre Core. Frame. Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.4	3.6.5

and insert the following details for the Canungra Township Zone at the end of the table as shown below:

Canungra Township	Village Centre. Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.8.4	3.8.5
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	Mixed Use. Park Living.		
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3. In Chapter 1, Part 2 – Structure of Planning Scheme, Division 6 – Consistent Development Tables, amend Table 1.2.12 as shown below:

Table 1.2.12 Consistent Development Tables

Column 1 Zones	Column 2 Consistent Development Table
Mt Lindesay Corridor.	3.2.7
Rural.	3.3.7
Kooralbyn.	3.4.7
Beaudesert Township.	3.6.7
Tamborine Mountain.	3.7.7
Canungra Township.	3.8.7

Map amendments

Not applicable.

Item 3: Amendment to Desired Environmental Outcomes to Include New Environmental Outcomes for the Beaudesert Township Zone and Canungra Township Zone

Summary

Inclusion of new 'environment' Desired Environmental Outcomes (DEOs) to reflect and give effect to the policy outcomes, directions and recommendations of the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan.

Explanation

There are outcomes being sought by the draft BGMS and Canungra Local Planning Study and Land Use Plan that will be influenced by development within and outside of the Beaudesert Township and Canungra Township zones.

This is particularly relevant to the maintenance of landscape character, scenic amenity and ecological corridors that traverse across a number of zones and surround and/or extend beyond the localities.

New additional DEOs for the environment that are specific to development in Beaudesert and Canungra are proposed in order to better reflect the intent and outcomes in the draft BGMS and the Canungra planning study.

Text amendments

In Chapter 2 – Desired Environmental Outcomes and Strategic Framework, Part 1, Division 2, section 2.1.3 (1) include additional Desired Environmental Outcomes for 'environment' after (h) as shown below:

Desired Environmental Outcome Specific to the Beaudesert Township Zone

- (i) the unique rural setting, landscape character, scenic amenity and identity of Beaudesert is protected by ensuring significant natural landform, landscape, vegetation and environmental features are retained in a natural state and protected from development impacts. Spring Creek, Waters Creek and Fishers Gully are significant waterways and ecological corridors providing important east-west linkages for wildlife movement and they also function as intra-urban breaks between the urban areas.

Desired Environmental Outcome Specific to the Canungra Township Zone

- (j) the unique rural village setting of Canungra is protected by ensuring significant natural landform, landscape, vegetation and environmental features are retained in a natural state and protected from development impacts. Such significant features include Canungra Creek and its riparian corridor, the escarpment to the east leading to Tamborine Mountain and the steep forested land to the west of the village.

Map amendments

Not applicable.

Item 4: Amendment to Desired Environmental Outcomes to Include New Economic Outcomes for the Beaudesert Township Zone and the Canungra Township Zone

Summary

Inclusion of new 'economic' DEOs to reflect and give effect to the policy outcomes, directions and recommendations of the draft Beaudesert Growth Management Strategy (BGMS) and the Canungra Local Planning Study and Land Use Plan.

Explanation

New additional DEOs specific to development in the Beaudesert Township Zone and the Canungra Township Zone are proposed to be included to better reflect the intent and outcomes for economic development and the appropriate development of commercial activities.

The rationale for the proposed amendments to existing outcomes and inclusion of new outcomes are summarised as follows:

- amendment to DEO (j)(i) to better reflect the role of Beaudesert as the principal rural activity centre for the Scenic Rim region;
- amendment to DEO (j)(iii) to recognise that a future local centre will be developed at Kerry Road and Beaudesert-Nerang Road to the east of existing Beaudesert town;
- amendment to DEO (m)(ii) to reflect the role and type of industrial development in Beaudesert being low impact, service and general industries, with higher impact industries relocating over time to the Bromelton State Development Area;
- inclusion of a new set of additional 'economic' DEOs that apply specifically to the Beaudesert Township Zone and the Canungra Township Zone in respect of:
 - avoiding further expansion of urban development outside of the Urban Footprint designation and where also identified for an urban purpose precinct under the planning scheme;
 - recognising that land in the Emerging Community Precinct is not expected to be required for urban development for the life of the planning scheme and that development does not fragment or compromise the long-term urban development potential of this land;
 - ensuring development uses land and infrastructure efficiently with a particular focus on 'greenfield' residential areas;
 - requiring development to be 'master planned' and incorporate a mix of lot sizes, housing types and densities;
 - clearly specifying that business activities do not locate out-of-centre, unless there is a demonstrated public need;
 - recognising the prominence of the Town Centre Core and preferred location for large retail developments;
 - clearly specifying that development is to provide land for infrastructure networks, facilities and corridors;
 - ensuring development prioritises the design of the public realm and achieves quality urban design outcomes; and

- ensuring development provides orderly, sequenced and timely expansion of infrastructure, in accordance with Council's priority infrastructure plan.

Text amendments

In Chapter 2 – Desired Environmental Outcomes and Strategic Framework, Part 1, Division 2, amend the Desired Environmental Outcomes for 'economic development' after the existing point (2)(j) to read as shown below:

- (2) *Economic—Development —*
- (a) protects both the urban and the rural economic bases of the Shire; and
 - (b) protects and maximises opportunities for rural diversification in areas intended for such development; and
 - (c) is undertaken in a manner that ensures areas intended for urban development beyond the life of the Planning Scheme are protected from uses which would be incompatible with its long term use but are protected from premature development; and
 - (d) protects the continuation of lawful but non-conforming uses or approved uses of limited duration, but only where there is a proven overwhelming community and economic need for such uses; and
 - (e) protects and maximises the availability of regionally and locally significant extractive and mineral resources in areas appropriate for such development and avoids conflicts with their extraction, processing and transportation; and
 - (f) provides local employment opportunities through Home Based Businesses which are compatible with residential amenity and protect the natural values and character of the local area; and
 - (g) promotes tourism in a manner that encourages the efficient use of infrastructure and protects the natural values and character of the local area; and
 - (h) provides for an efficient, safe, well located and legible transport network that is an integral part of the Shire's land use pattern and which supports the social and economic needs of the community; and
 - (i) provides for the efficient use and safe operation of existing and planned future infrastructure including water supply, sewerage, the transport network, stormwater, parks and energy infrastructure; and
 - (j) maintains and consolidates the existing and planned structure of urban centres which provide that—
 - (i) Beaudesert is the principal rural centre of the Shire and development enhances its role and function as the primary retail, administrative, commercial, business, entertainment, governance and civic centre for the Scenic Rim region; and
 - (ii) retail, business, industry, community services and recreational activities which provide local employment opportunities are located in Canungra, North Tamborine, Eagle Heights; and
 - (iii) local convenience services are located at Tamborine and within the Shire's rural villages. Future local centres will be developed along Kerry Road in the southern part of Beaudesert and at Beaudesert-Nerang Road to the east of Beaudesert; and
 - (k) maintains and enhances the distinctive character of the Shire's rural townships and villages; and

- (l) is of a scale, form and intensity appropriate for the locality and is only developed at a greater scale, form or intensity where it can be demonstrated that there is both an overwhelming community need and an overwhelming economic need for the development; and
- (m) supports industrial development areas at—
 - (i) Bromelton which is designated for major or regionally significant industrial and export orientated uses; and ancillary support/services uses; and
 - (ii) Beaudesert which is the preferred location for lower impact industries and warehouse uses, with existing higher impact industries and incompatible uses relocating over time to the Bromelton State Development Area; and
- (n) supports existing industrial development which—
 - (i) promotes economic growth; and
 - (ii) minimises the adverse effects on the existing and future amenity of the surrounding area; and
 - (iii) promotes the efficient use of infrastructure; and
 - (iv) protects industrial areas from incompatible land uses.
- (o) protects and enhances existing and planned community infrastructure and associated facilities throughout the Shire.
- (p) Development in the Beaudesert Township Zone and the Canungra Township Zone:
 - (i) does not include the further expansion of urban development outside of those areas included in the Urban Footprint designation under the South East Queensland Regional Plan and identified for urban purposes under the planning scheme. Urban development does not occur outside land identified for such a purpose; and
 - (ii) involving land included in the urban footprint designation under the SEQ Regional plan and identified in the Emerging Community Precinct is potentially suitable for urban development during the life of the planning scheme and only then, if there is a demonstrated need for additional land to accommodate population growth. Not all land in the Emerging Community Precinct will be suitable for urban development due to environmental values or other constraints; and
 - (iii) ensures the long term urban development potential of land identified as Emerging Community Precinct is maintained and protected. Development involving uses that would compromise its long term urban development potential or result in its fragmentation, is avoided; and
 - (iv) development demonstrates the achievement of residential density targets through master planning, orderly development and incorporates a mix of lot sizes and dwelling types including detached houses, dual occupancy, multi-unit dwellings and townhouses; and
 - (v) master planning ensures that residential development is integrated with existing residential areas to maximise connectivity, provide cohesive land use patterns and deliver consistent character at the neighbourhood, street, and lot scale;
 - (vi) in the Residential and Medium Density Residential Precinct is distinctively different in character and form, providing a range of accommodation styles to suit lifestyle choices. Development does not deviate from the 'modern country town' character of Beaudesert or the 'rural village' character of Canungra; and

- (vii) involving business activities do not locate in an out-of-centre location unless an overwhelming community need is demonstrated and the role, function and viability of other centres is maintained; and
- (viii) concentrates the highest form and intensity, and widest range of retail, commercial, business, entertainment, education, community services and mixed use development including medium density residential, in the Beaudesert Town Centre Core Precinct; and
- (ix) involving a department store, discount department store or other medium to large scale retail development locates in the Town Centre Core Precinct at Beaudesert and not in any other centre; and
- (x) involving large box type designs with car parking dominating the street or not providing human scale qualities in building design, are avoided; and
- (xi) provides for a highly connected town through appropriate forms of transport including public transport, active transport being walking and cycling and an efficient road network, linking residents to key destinations and recreation areas of Beaudesert and Canungra.
- (xii) provides orderly, sequenced and timely expansion of infrastructure including water supply, sewerage, transport networks, stormwater, parks, community services and facilities to support community need and cost effective investment, in accordance with the local government's infrastructure plans.

Map amendments.

Not applicable.

Item 5: Amendment to Desired Environmental Outcomes (DEOs) to Include New Social Outcomes for the Beaudesert Township Zone and Canungra Township Zone

Summary

Inclusion of new 'social' DEOs to reflect and give effect to the policy outcomes, directions and recommendations of the draft BGMS and Canungra Local Planning Study.

Explanation

New additional DEOs specific to development in the Beaudesert Township Zone and Canungra Township Zone are proposed to be included to better reflect the intent and outcomes for social development. The rationale for the proposed amendments to existing outcomes and inclusion of new outcomes are summarised as follows:

- amendment to DEO (a) to include reference to 'lot sizes';
- amendment to DEO (a)(i) to include reference to 'lifestyle choice';
- inclusion of new DEO (a)(v) to ensure that opportunities for the efficient use of infrastructure are maximised;
- inclusion of new DEO (c) to ensure development avoids land use and interface conflicts between incompatible uses; and
- revision of DEO (d) to clarify that places, buildings and features of historical, cultural or character significance are maintained for future generations.

Text amendments

In Chapter 2 – Desired Environmental Outcomes and Strategic Framework, Part 1, Division 2, amend the Desired Environmental Outcomes for 'social' to read as shown below:

- (3) *Social*—Development provides that—
- (a) a diverse range of lot sizes, housing types and densities are provided which—
 - (i) cater for the community's lifecycle needs and provide lifestyle choice; and
 - (ii) are located in areas intended for such development; and
 - (iii) maintains and enhances existing local residential amenity; and
 - (iv) maintains and enhances the integrity and character of the individual neighbourhoods or localities in which the development is proposed; and
 - (v) maximises opportunities for the efficient use of infrastructure and access to a range of services and community facilities; and
 - (b) adverse effects of natural or other hazards including flooding, bushfire, slope stability, contaminated sites and sites producing significant levels of emissions are minimised; and
 - (c) land use and interface conflict between incompatible uses such as industry, agriculture and residential uses are avoided;
 - (d) the important values of historical and culturally significant features are maintained and protected places, buildings and features of historical, cultural or character significance are protected and maintained for future generations; and

- (e) the health and safety of the people, the amenity and sense of community they enjoy, and the integrated public open space network provided for social interaction, recreation and tourism activities are maximised; and
- (f) the health and safety of people, property and the community is maintained and enhanced including minimising the opportunity for crime and incorporating best practice crime prevention principles and processes.

Map amendments

Not applicable.

Item 6: Amendment to the Strategic Framework to Include New Policy for Beaudesert and Canungra

Summary

Amendments to the Strategic Framework to include new policy specific to the growth and development of Beaudesert and Canungra.

Explanation

Amendments to the Strategic Framework are proposed that seek to reflect and articulate the intent and policy direction of the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan. The proposed amendments include:

- (a) amended local strategies for the Beaudesert Township Zone to include a new outcome relating to Beaudesert's role as a principle activity centre and elaboration of the tourism potential of the town; and
- (b) the relocation of existing outcomes for the Canungra Township Zone to a separate section and the addition of a new reference to the expansion of commercial activity into land to the east of the township at Finch Road.

Text amendments

1. In Chapter 2 – Strategic Framework, Division 2 – Vision and Strategic Issues, Section 2.2.10, amend the local strategies for the Beaudesert and Canungra Townships Zone and add a new section 2.2.12 for 'Local Strategies for the Canungra Township Zone' to read as shown below:

2.2.10 Local Strategies for the Beaudesert Township Zone

- (1) Beaudesert functions as the principal administrative centre for the Local Government area and provides a range of retail, commercial and industrial services whilst maintaining a rural country town character.
- (2) Development is appropriately located in the Beaudesert Township Zone to ensure appropriate access to infrastructure and to protect the amenity and character of the surrounding area.
- (3) Places of historical significance in the Beaudesert Township Zone are protected.
- (4) Development in the Beaudesert Township Zone is located, designed and managed to respect the topography of the area, avoid areas which are subject to natural hazards including bushfire and landslide, preserve the road corridors identified for the future bypass and have regard to the availability of an adequate water supply and the capacity of land for effective effluent disposal.
- (5) The rural character and the significant environmental and landscape values of the Beaudesert Township Zone are protected particularly in areas adjacent to the major traffic routes.
- (6) The tourism potential of the Beaudesert Township Zone which includes opportunities for small-scale tourist and visitor accommodation uses and conference facilities, will be driven by development in the Bromelton State Development Area.

2.2.12 Local Strategies for the Canungra Township Zone

- (1) Development is appropriately located in the Canungra Township Zone to ensure appropriate access to infrastructure and to protect the amenity and character of the surrounding area.
- (2) Places of historical significance in the Canungra Township Zone are protected.
- (3) The tourism potential and role of Canungra as a gateway to the World Heritage listed Lamington National Park is not compromised by incompatible development which impacts on the rural character, landscape values and amenity of the surrounding area.
- (4) The existing character of Canungra is protected by consolidating Retail, Commercial and Tourism Uses in the existing business area and master planning is undertaken for development at the eastern side of Finch Road to accommodate any further expansion of commercial activity in the Mixed Use Precinct.
- (5) Development in the Canungra Township Zone is located, designed and managed to respect the topography of the area, avoid areas which are subject to natural hazards including bushfire and landslide, preserve the road corridors identified for the future bypass and have regard to the availability of an adequate water supply and the capacity of land for effective effluent disposal.
- (6) The rural character and the significant environmental and landscape values of the Canungra Township Zone are protected particularly in areas adjacent to the major traffic routes.
- (7) The tourism potential of the Canungra Township Zone which includes opportunities for small-scale Tourist Accommodation Uses and Wineries is encouraged in locations that protect the viability of the existing Rural Uses, rural character, environmental values and amenity of the local area.

Map amendments

Not applicable.

Item 7: Amendment to Planning Scheme Maps to Include the Former Laravale School Site in the Village Precinct of the Rural Zone and Amendment to the Consistent Development Table

Summary

1. Amendment to remove Lot 1 on RP7612, Lot 1 on RP69706 and Lot 1 on RP87083 from the Community Facilities Precinct and include within the Village Precinct of the Rural Zone.
2. Amendment to the Consistent Development Table in the Rural Zone to make an Educational Establishment consistent development in the Village Precinct.

Explanation

1. The Laravale State School ceased operating in 2010 and the land is no longer required by Queensland Education for education purposes.

The site of the former school located on Lot 1 RP7612, Lot 1 RP69706 and Lot 1 RP87083 at 77 Christmas Creek Road, Laravale is currently included in the Community Facilities Precinct of the Rural Zone. Given the land is no longer being used for government purposes and there is potential for the site to be adapted to accommodate a future use, it is proposed to include the land in the Village Precinct to enable the development of a wider range of uses as consistent development. The existing Community Facilities Precinct is not flexible in relation to accommodating the re-use of the site because most uses (including a dwelling and commercial activities) are inconsistent development in this precinct.

2. Consistent development in the Village Precinct currently includes the following land uses:

- | | | |
|---------------------|---------------------------------|---|
| - Bed and Breakfast | - Cottage Tourist Facility | - Food Establishment / Reception Centre |
| - General Store | - Home Based Business | - Hotel/Club |
| - House | - Industry - Low Impact/Service | - Market |
| - Produce Store | - Public Worship | - Retail Plant Nursery |
| - Retail Showroom | - Service Station | - Shop |
| - Shopping Centre | - Telecommunications Facilities | - Tourist Cabins |
| - Tourist Facility | - Warehouse/Storage Facility | |

It is proposed to include an Educational Establishment as consistent development in the Village Precinct of the Rural Zone. This would accommodate any future expansion of the former Laravale School site for a school and provide for the consistent development of an

Educational Establishment in the Village Precinct generally. It is noted that an Educational Establishment would remain impact assessable development.

Text amendments

In Chapter 3 - Assessment Provisions for Zones and Precincts, Part 3 - Rural Zone, Division 3 - Consistent Development Table, amend Table 3.3.7 to include an Educational Establishment as Consistent Development in the Village Precinct as shown below:

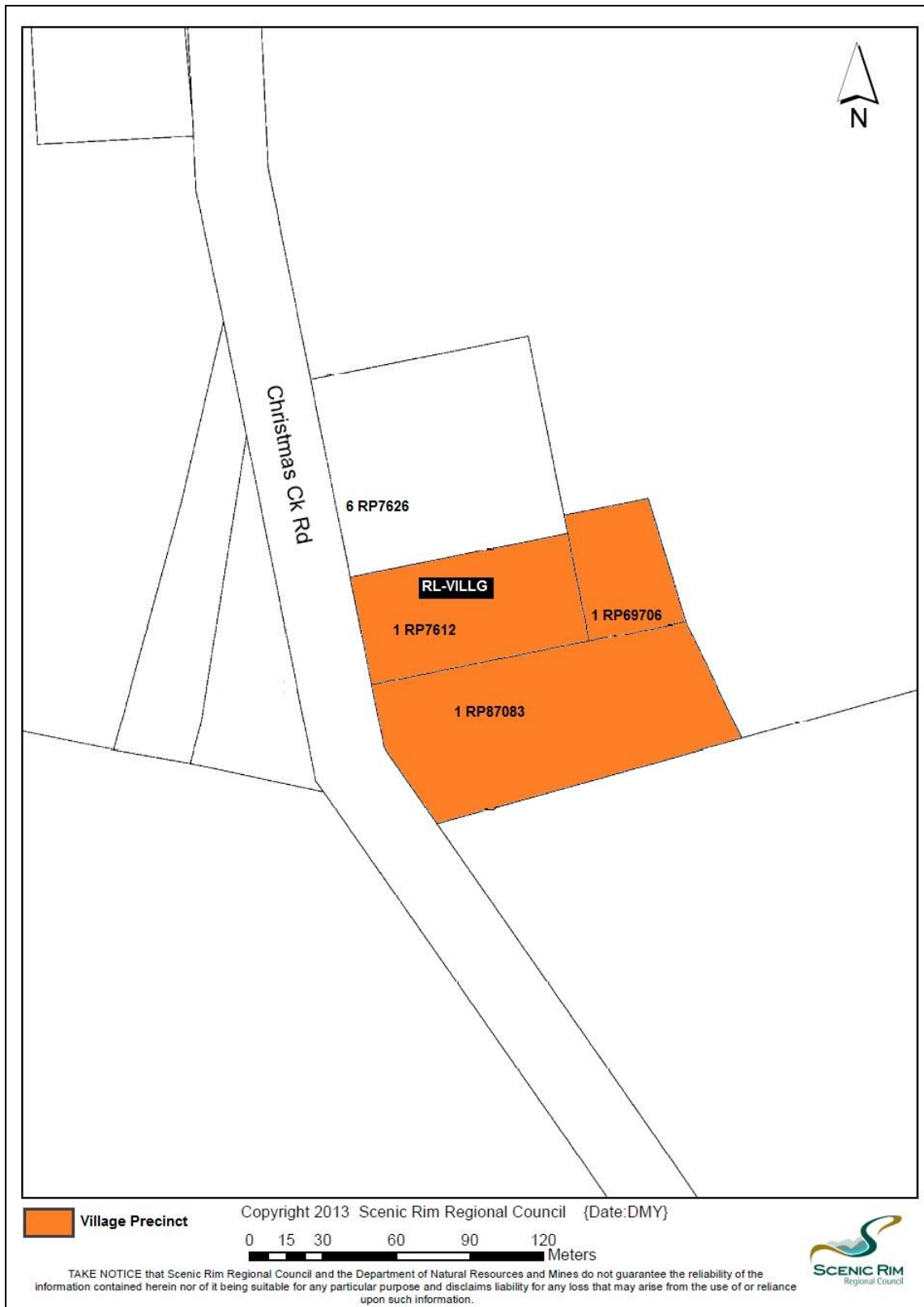
Table 3.3.7 Consistent Development in the Rural Zone

Column 1 Development	Column 2 Consistent Development
Educational Establishment.	Where in the— (a) Community Facilities Precinct; or (b) Village Precinct.

Map amendments

On Zoning Map 28 (ZM28), remove Lot 1 RP7612; Lot 1 RP69706 and Lot 1 RP87083 from the Community Facilities Precinct and include within the Village Precinct of the Rural Zone.

Amendment to ZM28:



Item 8: Amendment to Chapter 3 to Reflect the Separation of the Beaudesert and Canungra Townships Zone

Summary

1. Amendment to Chapter 3 to separate the existing Beaudesert and Canungra Townships Zone into two separate zones; and
2. Amendments to the zone codes to implement the draft Beaudesert Growth Management Strategy (BGMS) and Canungra Local Planning Study and Land Use Plan.

Explanation

In response to the draft BGMS and Canungra planning study adopted by Council, significant changes are proposed to the land use provisions relating to Beaudesert and Canungra. The planning scheme currently combines Canungra Township and Beaudesert Township into the one zone code. Amendments are proposed that divide Canungra and Beaudesert into two separate zone codes, being the 'Beaudesert Township Zone' and the 'Canungra Township Zone'.

As a result, the provisions for the Beaudesert Township Zone are proposed to be located in Chapter 3, Part 6 and the provisions for the Canungra Township Zone are proposed to be located in Chapter 3, Part 8.

This approach allows for the provisions applicable to the towns to be tailored to provide individual assessment criteria that implement the policies set by the draft BGMS and Canungra planning study.

The changes to the zone provisions are detailed as follows:

1. BEAUDESERT TOWNSHIP ZONE CODE:

Section	Proposed Changes
Zones and Precincts	1. The renaming of the zone to the 'Beaudesert Township Zone'.
	2. The removal of the Minor Convenience Centre Precinct given no existing or proposed zoned land in Beaudesert will be included in this precinct.
Assessment Tables	1. Child Care Facility lowered to code assessable in the Town Centre Core Precinct (previously impact assessable).
	2. Community Care Facility lowered to code assessable in the Town Centre Core Precinct (previously impact assessable).
	3. Amendment to include that the maximum density for a Dual Occupancy is 1 dwelling per 300m ² (for both self-assessable and assessable Dual Occupancies).
	4. Educational Establishment lowered to code assessable in the Town Centre Core and Frame Precincts (previously impact assessable).
	5. Equestrian Activities lowered to self assessable in the Countryside Precinct (previously code assessable).
	6. Food Establishment/Reception Centre now code assessable in the Industry

Section	Proposed Changes
	<p>Precinct where the use involves a café, restaurant or takeaway food premises (previously impact assessable).</p> <p>7. Hotel/Club lowered to code assessable in the Town Centre Core Precinct (previously impact assessable).</p> <p>8. Indoor Sports, Recreation and Entertainment lowered to code assessable in the Active Recreation Precinct where the use involves indoor sport facilities and lowered to code assessable in the Town Centre Core Precinct.</p> <p>9. Intensive Agriculture raised to impact assessable (previously code assessable) where in the Countryside Precinct and involving a wholesale plant nursery.</p> <p>10. Medium density residential lowered to code assessable in the Town Centre Core Precinct and code assessable in the Residential Precinct where the development accords with an approved master plan as part of a development approval.</p> <p>11. Passenger Terminal lowered to code assessable in the Community Facilities Precinct (previously impact assessable).</p> <p>12. Retail Plant Nursery raised to impact assessable in the Town Centre Core Precinct (previously code assessable).</p> <p>13. Roadside Stall made exempt in the Emerging Community Precinct where less than 5m² (otherwise code assessable).</p> <p>14. Temporary Estate Sales Office included as self assessable in the Emerging Community Precinct (previously impact).</p> <p>15. Tourist Facility included as code assessable in the Frame Precinct (previously impact).</p>
<p>Consistent Development Table</p>	<p>1. Aged Persons Accommodation included as consistent in the Town Centre Core Precinct.</p> <p>2. Child Care Facility included as consistent in the Town Centre Core and Medium Density Residential Precincts.</p> <p>3. Commercial Activity included as consistent in the Industry Precinct where the use is associated with an industry use on the same site.</p> <p>4. Community Care Centre included as consistent in the Town Centre Core Precinct.</p> <p>5. Dual Occupancy included as consistent development where the density does not exceed 1 dwelling per 300m².</p> <p>6. Shop included as consistent in the Frame Precinct.</p> <p>7. Educational Establishment included as consistent in the Town Centre Core and Frame Precincts.</p> <p>8. Food Establishment/Reception Centre included as consistent in the Industry</p>

Section	Proposed Changes
	<p>Precinct where the use involves a café, restaurant or takeaway food premises.</p> <p>9. Medium Density Residential included as consistent in the Town Centre Core Precinct.</p> <p>10. Motel included as consistent in the Town Centre Core Precinct.</p> <p>11. Passenger Terminal included as consistent in the Community Facility Precinct.</p> <p>12. Public Park included as consistent in all precincts.</p> <p>13. Retail Showroom included as consistent in the Industry Precinct where the use involves the display of machinery or heavy vehicles or the use is associated with an industry use on the same land and utilises a maximum of 35% of the GFA of the building that houses the industrial use.</p> <p>14. Road included as consistent in all precincts.</p> <p>15. Temporary Activity included as consistent in all precincts.</p> <p>16. Intensive Agriculture included as consistent where a wholesale nursery in the Countryside Precinct. Inconsistent otherwise.</p>
Overall Outcomes	<p>1. New outcome describing the overall intent for development at Beaudesert, being the achievement of an integrated and well planned modern country town.</p> <p>2. New outcome for urban uses seeking to prevent the expansion of Beaudesert outside those areas zoned during the life of this planning scheme and ensure that natural features, such as waterways, vegetation, ridgelines, open space and other natural areas define the edge of the urban area.</p> <p>3. New outcomes that seek to reinforce the modern country town character and amenity of Beaudesert.</p> <p>4. New outcome that seeks to ensure that new development complements important character buildings.</p> <p>5. New outcomes to achieve buffer areas around ecologically significant areas.</p> <p>6. New economic development outcomes that seek to prevent out-of-centre and out-of-sequence development; the prevention of further high impact industry uses locating in Beaudesert (as these are intended to locate in Bromelton); and the encouragement of equine activities in the Countryside Precinct.</p> <p>7. New housing outcomes that seek to achieve housing diversity; best practice design; master planning for larger residential developments; and the efficient use of infrastructure.</p> <p>8. New outcome seeking to maximise safe operation and cost efficiencies of existing and proposed infrastructure.</p> <p>9. New 'landscape and scenic amenity' outcomes that seek to avoid development on prominent slopes, protect view corridors and avoid development on steep land.</p> <p>10. New 'transport and access' outcomes that seek to promote integrated transport</p>

Section	Proposed Changes
	<p>and pedestrian connectivity as well as protect existing or future transport corridors.</p> <p>11. New intent for the Town Centre Core Precinct which reinforces its role as the primary activity hub for the region. Residential uses above ground floor level are also encouraged.</p> <p>12. Revised outcome for the Industry Precinct that seeks to preclude further high impact industry from locating in Beaudesert (as this is intended to occur at Bromelton).</p> <p>13. Revised outcome for the Residential Precinct which emphasises variety of lot sizes and housing forms, encourages some attached housing and promotes integrated and well-planned neighbourhoods.</p> <p>14. Revised outcome for the Emerging Community precinct which seeks to ensure that out-of-sequence development is avoided and that land within this precinct is not required for urban purposes within the life of the planning scheme unless there is a demonstrated need for such development to occur.</p> <p>15. Revised outcome for the Passive Recreation Precinct that ensures that significant environmental values are maintained, protected and restored.</p> <p>16. Revised growth management outcomes that ensure that urban development does not occur outside the Priority Infrastructure Area and the Urban Footprint of the <i>South East Queensland Regional Plan 2009-2031</i>. The outcome states that land identified in the urban footprint and included in the Emerging Community Precinct is not required for development for the life of the planning scheme. Out-of-sequence development is not supported unless it can be demonstrated that there is a need for such development to occur and that infrastructure can be supplied.</p>
<p>Specific Outcomes and Prescribed Solutions</p>	<p>1. Amended SO1 to ensure that development provides for a range of uses and infrastructure that contributes to the maintenance and achievement of a modern country town.</p> <p>2. Amended SO7 to ensure that development contributes to community identity, urban design principles and image.</p> <p>3. New built form and streetscape outcomes for development in the Town Centre Core and Frame Precincts.</p> <p>4. New outcome for shopping centre development that seeks to avoid 'big box' designs.</p> <p>5. New outcome to provide that community services and facilities are co-located to increase efficiency and service delivery.</p> <p>6. New outcome to provide for the design of a future tertiary education facility.</p> <p>7. Deletion of environmental efficiency outcomes that conflict with the building assessment provisions under the <i>Building Act 1975</i>.</p> <p>8. New outcome seeking the protection and rehabilitation of ecological corridors.</p> <p>9. New outcome providing the ability to create addition ecological corridors through</p>

Section	Proposed Changes
	development.
	10. New outcome providing for buffers to Ecologically Sensitive Areas.
	11. New economic development outcomes seeking to achieve employment opportunities in appropriate locations.
	12. New outcome providing for medium density housing above ground level in the Town Centre Core Precinct.
	13. New housing outcome seeking to achieve housing variety, a range of densities and lot sizes.
	14. New outcome requiring master planning to be undertaken on lots identified on the Beaudesert Masterplan and Open Space Areas map.
	15. New outcome ensuring that development does not adversely impact on the efficiency or effectiveness of existing or planned infrastructure.
	16. New scenic amenity outcome seeking to protect vegetated visually prominent areas in their natural state.
	17. New recreation outcome for the Spring Creek waterway corridor to be developed as a regionally significant park for sport and recreation and links to the south of Beaudesert to the Town Centre Core Precinct.
	18. New requirement for master plan areas to provide for well-designed local parks, where appropriate.
	19. Revised transport and access outcomes.
	20. Revised growth management outcome which seeks to promote the staging of development in accordance with infrastructure provision and population growth.
	21. New outcome for the Town Centre Core Precinct requiring buildings more than two storeys to have a podium with setbacks to a tower and for all commercial development to provide awnings over footpaths.
	22. Revised outcome for the Frame Precinct to ensure a range of professional and commercial uses that do not involve a high turnover.
	23. New outcome in the Frame Precinct seeking that development on land immediately adjoining the industrial precinct at Enterprise Drive does not impede on the continued operation of industrial development.
	24. Revised outcome in the Industry Precinct to allow commercial activities and retail showrooms.
	25. New outcome in the Industry Precinct ensuring that the expansion or establishment of high-impact industry uses does not occur.
	26. New outcome for the Residential Precinct to outline the intended character of residential development.
	27. New outcomes for the Emerging Community Precinct that provide for

Section	Proposed Changes
	development that does not compromise a future urban use.
	28. Minor revisions to outcomes to provide clarity where necessary.
Tables and Figures	Inclusion of a new Master Planning and Open Space Areas map to show land that is applicable to new assessment criteria in the Zone Code and in the Reconfiguring a Lot Code.

2. CANUNGRA TOWNSHIP ZONE CODE

Zone and Precincts	1. Amended zone name to Canungra Township Zone and deletion of references to Beaudesert and all provisions that related specifically to Beaudesert.
	2. Renaming of 'Minor Convenience Centre Precinct' to 'Village Centre Precinct'.
	3. Addition of new 'Mixed Use Precinct' and 'Park Living Precinct'.
	4. Separation of the greenfield land in the Residential Precinct into 'Village Residential' and 'Large Lot Residential Areas' identified on the Canungra Land Use Plan.
Assessment Tables	1. Reduction in the level of assessment from impact to code in the Village Centre Precinct for the following Uses (previously impact assessable in the Minor Convenience Centre Precinct): (a) Aged Persons Accommodation; (b) Community Care Centre; (c) Educational Establishment; (d) Hotel/Club; (e) Indoor Sports/Recreation and Entertainment; (f) Medium Density Residential; (g) Motel; (h) Service Station; and (i) Tourist Business.
	2. Amendments to table of assessment to make the following uses code assessable in the new Mixed Use Precinct: (a) Aged Persons Accommodation; (b) Child Care Facility; (c) Commercial Activity; (d) Community Care Centre; (e) Educational Establishment; (f) Food Establishment/Reception Centre; (g) Funeral Premises; (h) General Store (i) Indoor Sports, Recreation and Entertainment; (j) Industry-Low Impact/Service; (k) Medium Density Residential; (l) Motel; (m) Produce Store; (n) Retail Plant Nursery; (o) Retail Showroom; (p) Shop where not involving a supermarket; (q) Shopping Centre (where the GFA does not exceed 500m ² and not involving a supermarket);

	<p>(r) Service Station; (s) Temporary Estate Sales Office; (t) Tourist Business; (u) Tourist Facility; (v) Veterinary Surgery/Hospital; (w) Warehouse/Storage Facility.</p> <p>3. Market included as code assessable at the Canungra Showground Site (previously impact assessable).</p> <p>4. Amendment to the tables of assessment to incorporate the new Park Living Precinct by providing the same use rights to the new Precinct as the Rural Residential Precinct. However, Reconfiguring a Lot in the new Park Living Precinct will be code assessable and the minimum lot size will be 5,000m².</p>
<p>Consistent Development Table</p>	<p>1. Inclusion of the following uses as consistent development in the new Mixed Use Zone:</p> <p>(a) Aged Persons Accommodation; (b) Child Care Facility; (c) Community Care Centre; (d) Commercial Activity; (e) Convenience Restaurant; (f) Educational Establishment; (g) Food Establishment/Reception Centre; (h) Hotel/Club; (i) Indoor Sports/Recreation and Entertainment; (j) Industry - Low Impact/Service; (k) Market; (l) Medium Density Residential; (m) Motel; (n) Passenger Terminal; (o) Produce Store; (p) Public Worship; (q) Retail Plant Nursery; (r) Retail Showroom; (s) Service Station; (t) Shop where not involving a supermarket; (u) Shopping Centre where not involving a supermarket; (v) Telecommunication Facility; (w) Temporary Estate Sales Office; (x) Tourist Facility; (y) Veterinary Surgery/Hospital; (z) Warehouse/Storage Facility.</p> <p>2. Amendment to the Consistent Development Table to make the following uses consistent development in the Village Centre Precinct (that were previously inconsistent uses in the Minor Convenience Centre Precinct):</p> <p>(a) Aged Persons Accommodation; (b) Community Care Centre; (c) Educational Establishment; (d) Indoor Sports/Recreation and Entertainment; (e) Medium Density Residential.</p> <p>3. Amendment of the Consistent Development Table to make a Cottage Tourist Facility Consistent where located in the Cottage Tourist Facility Area shown on the Canungra Land Use Plan.</p> <p>4. Amendment of the Consistent Development Table to make a Market, and Indoor</p>

	and Outdoor Sports, Recreation and Entertainment consistent development at the Canungra Showgrounds site.
Overall Outcomes	1. New Economic Development Outcome that seeks to provide for the growth of Canungra as a thriving rural village that protects and enhances Canungra's Heritage and Rural Village Lifestyle.
	2. New Housing Outcome that seeks to ensure that residential development in greenfield areas is undertaken in accordance with an approved master plan providing for— <ul style="list-style-type: none"> (a) best practice site planning, development layout and building design; (b) the efficient use of infrastructure; (c) the sequencing and orderly staging of development; (d) the incorporation of best practice water sensitive urban design principles; (e) the integration with adjoining land or other approved master plans in the locality; (f) a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling; (g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.
	3. New Housing outcome that seeks to ensure that attached housing has the appearance of detached housing and does not dominate the residential precinct.
	4. New outcome for the Village Centre Precinct which encourages an active streetscape with a vibrant mix of uses and reinforces the role of the precinct as the centre of Canungra.
	5. New outcome for the Mixed Use Precinct that seeks to provide for a range of uses that complements and protects the viability of the Village Centre Precinct whilst protecting amenity.
	6. Amendment to the Residential Precinct outcome to include that the precinct also provides for Dual Occupancy and a small proportion of attached houses in the form of townhouses. Cottage Tourist Facilities in the Residential Precinct are also encouraged where located in the Cottage Tourist Facility Area on the Canungra Land Use Plan.
	7. Deletion of reference to structure planning from the Emerging Community Precinct Outcome.
	8. Amendment to the Passive Recreation Precinct Outcome to state that land within this precinct may also contain significant environmental values including vegetation, waterways, wetlands, ecological corridors and flood affected land. These values are maintained, protected and restored. Where compatible with environmental values, appropriate low impact nature based recreation opportunities such as walking and cycling may be supported.
	9. Amendment to Growth Management Outcome to: <ul style="list-style-type: none"> (a) delete references to Major Development Areas and the need to undertake structure planning for greenfield sites; (b) provide a new outcome stating that the planning scheme allocates sufficient land to accommodate additional population growth for the life of this planning scheme. Further expansion of urban development does not occur outside the Urban Footprint in the <i>South East Queensland Regional Plan 2009-2031</i>.

	<p>10. Provide a new outcome stating that development inconsistent with the timing and sequence of development in the Planning Scheme can occur only when Council determines that development should occur earlier and subject to key infrastructure being established or committed to establishment such that it would be in place in time to service the first population of the proposed community.</p> <p>11. Provide a new outcome stating that development in greenfield areas is undertaken in accordance with an approved master plan providing for—</p> <ul style="list-style-type: none"> (a) best practice site planning, development layout and building design; (b) the efficient use of infrastructure; (c) the sequencing and orderly staging of development; (d) the incorporation of best practice water sensitive urban design principles; (e) the integration with adjoining land or other approved master plans in the locality; (f) where for residential development, a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling; and (g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.
<p>Specific Outcomes and Prescribed Solutions</p>	<p>1. New specific outcome seeking to provide for a range of uses and infrastructure that contributes to the maintenance and establishment of a thriving rural village.</p>
	<p>2. New specific outcome providing that development involving Cottage Tourist Facilities occurs in the area shown on the Canungra Land Use Plan.</p>
	<p>3. New specific outcome seeking that development for commercial purposes incorporates signage that is in keeping with the rural village character of the Canungra Township Zone.</p>
	<p>4. New specific outcome seeking that new commercial and mixed use buildings are designed to complement the traditional building form and materials found in pre-1946 development in Canungra.</p>
	<p>5. Deletion of outcome relating to energy efficiency of buildings as this is a building assessment provision covered under the <i>Building Act 1975</i> and should therefore not be included in the planning scheme.</p>
	<p>6. New specific outcome requiring development involving a shopping centre with large floor areas only occurs within Canungra when the population is of a sufficient size to support it. Any such development is to be integrated with surrounding streets and buildings and its location, size, design and access supports the street-based design that is characteristic of Canungra.</p>
	<p>7. Deletion of the outcome relating to flood hazard as this is covered by the overlay code for flood hazard.</p>
	<p>8. New outcome for growth management requiring the preparation of master planning for greenfield sites.</p>
<p><i>Specific Outcomes and Prescribed Solutions for the Village Centre</i></p>	<p>1. Amended outcome stating that the Village Centre Precinct exhibits a rural village character with predominantly commercial uses that service the needs of the residents of the Canungra Township Zone. The outcome also states that medium density residential development is also supported.</p>
	<p>2. Amended outcome seeking to ensure active streetscapes with a variety of uses that operated throughout the day and night.</p>

<i>Precinct (formerly named Minor Convenience Centre Precinct)</i>	
<i>Specific Outcomes and Prescribed Solutions for the new Park Living Precinct</i>	3. Inclusion of new Specific Outcomes and Prescribed Solutions for the new Park Living Precinct that seek to provide for limited subdivision for rural residential purposes with lots that are connected to appropriate infrastructure.
<i>Specific Outcomes and Prescribed Solutions for the new Mixed Use Precinct</i>	1. Inclusion of new Specific Outcomes and Prescribed Solutions for the new Mixed Use Precinct that seek to provide for a range of uses that supports the Village Centre Precinct ensuring its continued viability and provide for a high level of amenity and integration between uses and the adjacent Village Centre Precinct.

Text amendments

1. In Chapter 3, Part 1 – Preliminary, Division 1, amend Table 3.1.1 to read as shown below:

Table 3.1.1 Zones and Precincts

Column 1	Column 2	Column 3
Zones	Precincts	Section
Beaudesert Township.	Town Centre Core. Frame. Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.1

and insert the following details for Canungra at the end of Table 3.1.1:

Canungra Township.	Village Centre Mixed Use Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities. Park Living	3.8.1
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2. Amend the existing Beaudesert and Canungra Townships Zone by removing all provisions exclusive to Canungra and inserting new provisions for Beaudesert to implement (in part) the draft Beaudesert Growth Management Strategy (Refer to **Appendix I**).

3. Include a new Canungra Township Zone in Chapter 3 by transferring all existing provisions applicable to Canungra from the existing Beaudesert and Canungra Townships Zone to a new zone exclusively for Canungra and to implement the outcomes of the Canungra Local Planning Study and Land Use Plan (Refer to **Appendix II**).

Map amendments

Not applicable.

Item 9: Amendment to the Development Constraints Overlay Code

Summary

Amendment to the Development Constraints Overlay Code to update reference to the Beaudesert and Canungra Township Zones.

Explanation

The Development Constraints Overlay Code currently references the Beaudesert and Canungra Townships Zone in S2.1. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

Text amendments

In Part 4 – Development Constraints Overlay, Division 3 – Development Constraints Overlay Code, Subdivision 2 – Assessment Criteria for Development Constraints, amend S2.1 in Table 4.4.8 as shown below:

Table 4.4.8 Specific Outcomes and Prescribed Solutions for the Development Constraints Overlay

Column 1 Specific Outcomes		Column 2 Solutions	
Natural Hazards Management – Flood			
SO2	Development is sited to enable access in the event of a flood.	S2.1	<p>Development ensures that all buildings have a trafficable access to a public road during the DFE, where located in the—</p> <ul style="list-style-type: none"> (a) Rural Zone, where in the— <ul style="list-style-type: none"> (i) Village Precinct; or (ii) Rural Residential Precinct; or (iii) Rural Industry Precinct; or (iv) Active Recreation Precinct; or (v) Community Facilities Precinct; or (b) Kooralbyn Zone; or (c) Bromelton State Development Area Zone; or (d) Beaudesert Township Zone; or (e) Tamborine Mountain Zone; or (f) Canungra Township Zone.

Map amendments

Not applicable.

Item 10: Amendments to the Motel Use Code

Summary

Amendment to the Motel Use Code to update references to precincts and zone names resulting from the separation of the Beaudesert and Canungra Townships Zone.

Explanation

The Motel Use Code currently references the Beaudesert and Canungra Townships Zone in S2.2. An amendment to this reference is required to reflect the proposed separation of the provisions for Canungra into a separate zone.

Text amendment

In Chapter 5, Part 2 – Use Codes, Division 19 – Motel Code, amend S2.2 in Table 5.2.28 to read as shown below:

Table 5.2.58 Specific Outcomes and Prescribed Solutions for a Motel

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO2 Development is easily accessed from major roads and located in townships or rural villages.	S2.1 Development has access via a collector road, distributor road or sub-arterial road. S2.2 Development is located in the— (a) Rural Zone, where in the Village Precinct; or (b) Kooralbyn Zone, where in the Business Precinct or Residential Precinct; or (c) Beaudesert Township Zone, where in the Frame Precinct, or Medium Density Residential Precinct; or (d) Canungra Township Zone, where in the Village Centre or Mixed Use Precincts.

Map amendments

Not applicable.

Item 11: Amendment to the Tourist Cabin Code

Summary

Amendment to the Tourist Cabin Use Code to update reference to the Beaudesert and Canungra Townships Zone.

Explanation

The Tourist Cabin Use Code currently references the Beaudesert and Canungra Townships Zone in S2.3. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

Text amendments

In Chapter 5, Part 2 – Use Codes, Division 32 – Tourist Cabin Code, amend S2.3 in Table 5.2.97 to read as shown below:

Table 5.2.97 Specific Outcomes and Prescribed Solutions for a Tourist Cabin

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
SO2 Development has a sufficient area to accommodate the development while retaining the predominantly natural character and amenity of the site and surrounding area.	S2.1 Development other than in the Tamborine Mountain Zone has a minimum site area of 10 hectares. S2.2 Development provides that each cabin has a maximum gross floor area excluding verandahs of 100m ² . S2.3 Development other than in the Beaudesert Township Zone, the Canungra Township Zone and the Tamborine Mountain Zone has an accommodation density in accordance with Table 5.2.97A (Tourist Cabin accommodation density).

Map amendments.

Not applicable.

Item 12: Amendment to the Construction and Infrastructure Code

Summary

Amendment to the Construction and Infrastructure Code to update reference to the Beaudesert and Canungra Townships Zone.

Explanation

The Construction and Infrastructure Code currently references the Beaudesert and Canungra Townships Zone in S139.1. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

Text amendments

In Chapter 5, Part 3 – Works Codes, Division 3 – Construction and Infrastructure Code, amend S139.1 in Table 5.3.9 to read as shown below:

Table 5.3.9 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure

Column 1 Specific Outcomes		Column 2 Probable Solutions	
Access in Floodable Areas			
<i>Safety</i>			
SO139	Development is sited to enable access in the event of a flood in non-rural areas.	S139.1	Development ensures that all Buildings have a trafficable access to a Major Transport Route during the DFE, where located in the— (a) Rural Zone, where in the— (i) Village Precinct; or (ii) Rural Residential Precinct; or (iii) Rural Industry Precinct; or (iv) Active Recreation Precinct; or (v) Community Facilities Precinct; or (b) Kooralbyn Zone; or (c) Bromelton State Development Area Zone; or (d) Beaudesert Township Zone; or (e) Tamborine Mountain Zone; or (f) Canungra Township Zone.

Map amendments

Not applicable.

Item 13: Amendment to the Dual Occupancy Code

Summary

Amendment to the Dual Occupancy Code to update references to the Beaudesert and Canungra Townships Zone.

Explanation

The Dual Occupancy Code currently references the Beaudesert and Canungra Townships Zone in Table 5.2.109A. An amendment to this reference is required to reflect the proposed separation of the zone into two separate zones.

Text amendments

In Chapter 5, Part 2 – Use Codes, Division 36 – Dual Occupancy Code, amend Table 5.2.109A to read as shown below:

Table 5.2.109A Building, Vehicular Access and Parking Area Setbacks Requirements for Dual Occupancies

Zone	Precinct	Front Setback		Side Setback	Rear Setback
		Primary Street Frontage	Frontage that does not provide vehicular access to the development		
Rural	Village	6 metres	4.5 metres	#	#
	Rural Residential	10 metres*	6 metres*	6 metres	#
	Countryside	10 metres	4.5 metres	10 metres	#
	Equestrian	10 metres	4.5 metres	#	#
	Future Dam	10 metres	4.5 metres	#	#
Kooralbyn	Residential	6 metres	4.5 metres	Single Storey – 2 metres Double Storey – 3 metres	#
	Rural Residential	10 metres*	6 metres*	6m	#
	Emerging Community	6 metres	4.5 metres	#	#
Beaudesert Township	Residential	6 metres	4.5 metres	Single Storey – 2 metres Double Storey – 3 metres	#
	Medium Density Residential	6 metres	4.5 metres	Single Storey – 2 metres Double Storey – 3m metres	#
	Rural Residential	10 metres*	6 metres*	6 metres	#
	Emerging Community	6 metres	4.5 metres	#	#
	Countryside	10 metres	4.5 metres	10 metres	#
Tamborine Mountain	Cottage Tourist Facility	~	~	#	#
	Village	6 metres^	4.5 metres^	#	#
	Residential	6 metres^	4.5 metres	Single Storey – 2 metres Double Storey – 3	#
	Park Living	10 metres	10 metres	6 metres	#
	Rural Character	10 metres	10 metres	#	#
	Countryside	10 metres^	4.5 metres	10 metres	#

Zone	Precinct	Front Setback		Side Setback	Rear
	Escarpment Protection	10 metres [^]	4.5 metres	#	#
Canungra Township	Residential	6 metres	4.5 metres	Single Storey – 2 metres Double Storey – 3 metres	#
	Rural Residential	10 metres*	6 metres*	6 metres	#
	Park Living	10 metres*	6 metres*	6 metres	#
	Emerging Community	6 metres	4.5 metres	#	
	Countryside	10 metres	4.5 metres	10 metres	#

The distance specified in the Queensland Development Code

* Or setbacks that are generally consistent with the setbacks of existing residential development in the immediate area.

[^] The Precinct provisions in the Tamborine Mountain Zone Code may apply higher setback requirements.

~ Refer to the Precinct provisions in the Tamborine Mountain Zone Code

Map amendments

Not applicable.

Item 14: Amendments to the Reconfiguring a Lot Code

Summary

Amendments to the Reconfiguring a Lot Code to implement the policy of the draft Beaudesert Growth Management Strategy (BGMS) and the Canungra Local Planning Study and Local Area Plan.

Explanation

Various amendments to the Reconfiguring a Lot Code are proposed to reflect the new precincts, intents and minimum lot sizes proposed in the Beaudesert Township Zone and the Canungra Township Zone.

These changes are summarised as follows:

Changes to Overall Outcomes

- Amendment to overall outcome to include reference to reflect best practice site planning and development layout;
- Inclusion of new overall outcome to require the master planning of residential development to achieve integrated, well planned and diverse residential communities and accommodates detached and attached dwellings that vary in lot size, density and appearance;
- Inclusion of new overall outcome to require new development to integrate with surrounding development and the natural environment;
- Inclusion of new overall outcome to provide for the establishment, protection and enhancement of waterways, significant vegetation, ecological corridors, habitats and biodiversity;
- Inclusion of new overall outcome to protect the effectiveness and efficiency of infrastructure and associated corridors; and
- Inclusion of new overall outcome to require coordinated, logical and sequenced development and provision of infrastructure in accordance with the timing of Council's infrastructure plans.

Changes to Specific Outcomes and Prescribed Solutions:

- Deletion of provisions to allow rural residential subdivision in the Regional Landscape and Rural Production Area where involving a poultry farm. These provisions are not applicable to that part of the Beaudesert planning scheme area in the Scenic Rim local government area;
- Inclusion of a new specific outcome to provide that development does not create new residential lots within 30m of an infrastructure corridor;
- Inclusion of a new specific outcome that requires development to be setback from and provide a buffer to areas of ecological significance;

- Inclusion of a new specific outcome to require land for parks and areas of recreation, environmental or open space value will be transferred to public ownership after development and embellishment;
- Inclusion of a new solution requiring a local park to be provided at a rate of 0.75ha per 1000 people, as a minimum;
- Amendment to Table 5.4.6A Building Area Dimensions to include specific reference to the Beaudesert Township Zone;
- Amendment to Table 5.4.6B Lot Design Specifications to reflect revised lot sizes in the Residential Precincts of Beaudesert and Canungra;
- Inclusion of a new prescribed solution requiring development for houses on steep land to be able to provide a building envelope in accordance with the Building Area Dimensions shown in Table 5.4.6A. The building envelope must be located on land with an existing slope of less than 20% prior to any cutting, filling, retaining walls or earthworks.

Text amendments

Refer to **Appendix III** for a 'marked up' copy of the ROL code showing changes proposed under the current amendment package.

Map amendments

Not applicable.

Item 15: Amendments to Schedule 5 – Planning Scheme Maps

Summary

Deletion of Schedule 5, Table 1.1 - references to redundant Major Development Area Maps.

Explanation

MDAs related to an earlier version of the SEQ Regional Plan and no longer exist. Further, the Local Development Area designations over Beaudesert and Canungra were repealed in early 2013. As such, the references to MDAs in Table 1.1 are proposed to be deleted under the current amendment package.

Text amendments

Delete references to Major Development Area Maps from Table 1.1 Planning Scheme Maps.

Map amendments

Not applicable.

Item 16: Amendments to Schedule 6 – Major Development Areas

Summary

Deletion of table referring to Major Development Areas (MDAs) in Schedule 6.

Explanation

Major Development Areas (MDAs) related to an earlier version of the South East Queensland Regional Plan and no longer exist. An amendment is proposed to delete the table in Schedule 6 referring to MDAs.

Text Amendments

Delete Table 2.1 Major Development areas from Schedule 6.

Map amendments

Remove Major Development Area Maps for Bromelton, Flagstone, Greenbank Central, Yarrabilba, Beaudesert and Canungra.

Item 17: Amendment to Planning Scheme Maps to Amend the Zone Boundaries and Precincts at Beaudesert

Summary

Various mapping changes at Beaudesert to amend precinct designations and include a new map showing areas requiring master planning.

Explanation

Various changes are proposed to the precinct designations of land in the Beaudesert Township Zone. These changes are summarised as follows:

1. Land identified in the Emerging Community Precinct and within the Priority Infrastructure Area of the Priority Infrastructure Plan for Beaudesert and within the Urban Footprint for Canungra is proposed to be allocated to a precinct that reflects the intended use for the land. The land remaining in the Emerging Community Precinct is not expected to be required for urban purposes during the life of the planning scheme. In the majority of cases, land is proposed to be included in the Residential Precinct, however, some land will remain in the Emerging Communities Precinct or be included in the Countryside Precinct to reflect the constraints (e.g. flooding, slope, biodiversity etc.) affecting the land.
2. The Town Centre Core Precinct at Beaudesert will be expanded to include land that is currently included in the Frame Precinct. This includes land along the northern end of Brisbane Street to the Aldi shopping centre development; land to the west of the Council Chambers at Short and Helen Streets; and land to the south of Brisbane Street at Telemon Street and between Albert and William Streets.
3. Land to the north of the Beaudesert town centre at Brisbane Street (opposite Beaudesert High School) currently in the Industry or Emerging Community Precinct will be included in the Frame Precinct to ensure that the long term amenity of surrounding residential areas is protected and encourage the development of warehouse/bulky goods in this location.

Text Amendments

Not applicable.

Map amendments

1. Amend Zoning Maps ZM22 and ZM15 to reflect proposed precinct amendments as shown in the table below.

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 6 SP 132684	45 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 8 RP 111443	16 Brayford Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 7 RP 111443	14 Brayford Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 119730	1C Tubber Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 126683	4 Selwyn Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 126683	149 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 129201	151 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 129201	153 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 146284	162 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 146284	164 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 166161	58 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 204529	47-49 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 209927	145-147 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 5 RP 217537	Beaudesert Depot, 11-17 Short Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 41440 and Lots 1 & 2 RP 88358	60 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 61872	2 Duckett Street, BEAUDESERT QLD 4285	Beaudesert & Canungra	Beaudesert Township/Town Centre

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Township/Frame	Core
Lot 2 RP 70328	Beaudesert Motel, 163 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 70328	1A Tubber Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lots 1-4 RP 72165	42-46 William Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 3 RP 817932	12-20 Short Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 4 RP 826421 and Lot A AP 17588	144-158 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 2 RP 888303	170-178 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 897477	2C Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 2 RP 95120	Telemon Place, 1 Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 RP 95120	3 Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lots 2 and 3 RP 96421	166 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 1 RP 96421	160 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Industry	Beaudesert Township/Frame
Lot 16 SP 132684	12 Brayford Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 1 SP 163023	180-208 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Frame

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 1 SP 193498	Kerry Court Motel, 35-37 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 100 SP 219676	155-161 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 180 WD 5375 and Lot 1 SP 224392	Mt Lindesay Highway, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential and Beaudesert Township/Countryside
Lots 3, 4 & 5 RP111440	39-43 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
Lot 125 RP 7528	27-31 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 10 RP 897229	80 Birnam Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L4 SP122648, L6 SP255048	Woodleigh, 327 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 SP 169262	339-347 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
PtA Lot 3 RP193795	329-337 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L24 RP155770, L2 RP7606 and L1 RP84194	Oaklands, 28 Alice Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 7 RP 198174	Bundaleer, 159 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 4 RP 198174	163 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lots 5, 6 and 9 RP 213758 and Lot 3 RP 204975	197 - 187 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 7 RP 213758	199 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 8 RP 213758	205 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 139375, Lot 2 RP 159459 and Lot 1 RP 119715	253-255 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 118719	259 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 159459	257 Kerry Road, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lots 3 and 4 RP 186828	6605 Mt Lindesay Highway, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP 859701	99 Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 2 RP 859701	87 Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
PtZZ L1 RP113825	105 Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 12 RP 865522	17 Fields Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L4 RP25759 and L3 SP224393	6794 Mt Lindesay Highway, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	
Lot 11 RP 865522	7 Fields Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 11 RP 897229	88 Birnam Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 5 SP 255047	305-309 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 43 SP 123966	6 Monarco Court, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
L1-2 RP7549, L7 & 152W312421	Telemon Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Community Facilities/Countryside	Beaudesert Township/Residential
Lot 59 RP 7528	17 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 92 SP 128029	7 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 81 SP 128029	14 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 70 SP 128029	9 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 48 SP 128029	4 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 47 SP 128029	2 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 59 SP 128029	11 Joanne Court, GLENEAGLE	Beaudesert & Canungra	Beaudesert

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
	QLD 4285	Township/Emerging Community	Township/Residential
Lot 50 SP 128029	8 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 75 SP 128029	2 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 SP 128029	1 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 14 SP 128029	2 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 49 SP 128029	6 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 51 SP 128029	10 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 52 SP 128029	2 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 53 SP 128029	4 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 54 SP 128029	6 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 55 SP 128029	8 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 56 SP 128029	10 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 57 SP 128029	12 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 58 SP 128029	14 Joanne Court, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 62 SP 128029	14 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 63 SP 128029	16 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 64 SP 128029	18 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 65 SP 128029	20 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 66 SP 128029	22 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 67 SP 128029	24 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 68 SP 128029	13 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 69 SP 128029	11 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 71 SP 128029	7 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 72 SP 128029	5 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	
Lot 73 SP 128029	3 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 74 SP 128029	1 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 77 SP 128029	6 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 78 SP 128029	8 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 79 SP 128029	10 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 80 SP 128029	12 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 82 SP 128029	16 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 83 SP 128029	15 Phoebe Way, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 84 SP 128029	27 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 85 SP 128029	25 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 86 SP 128029	23 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 87 SP 128029	21 Finley Street, GLENEAGLE QLD	Beaudesert & Canungra	Beaudesert

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
	4285	Township/Emerging Community	Township/Residential
Lot 88 SP 128029	19 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 89 SP 128029	17 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 90 SP 128029	15 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 91 SP 128029	13 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 93 SP 128029	1 Finley Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 901 SP 257514	Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 63 RP 7528	25 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 1 SP 263329	1/19 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 SP 263328	1/21 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 62 RP 7528	23 James Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential (part only)
Lot 2 SP 257514	3 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 3 SP 257514	5 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 4 SP 257514	7 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 5 SP 257514	9 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 6 SP 257514	11 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 7 SP 257514	13 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 8 SP 257514	15 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 9 SP 257514	17 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 10 SP 257514	19 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 11 SP 257514	21 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 12 SP 257514	23 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 13 SP 257514	25 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 15 SP 257514	4 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging	Beaudesert Township/Residential

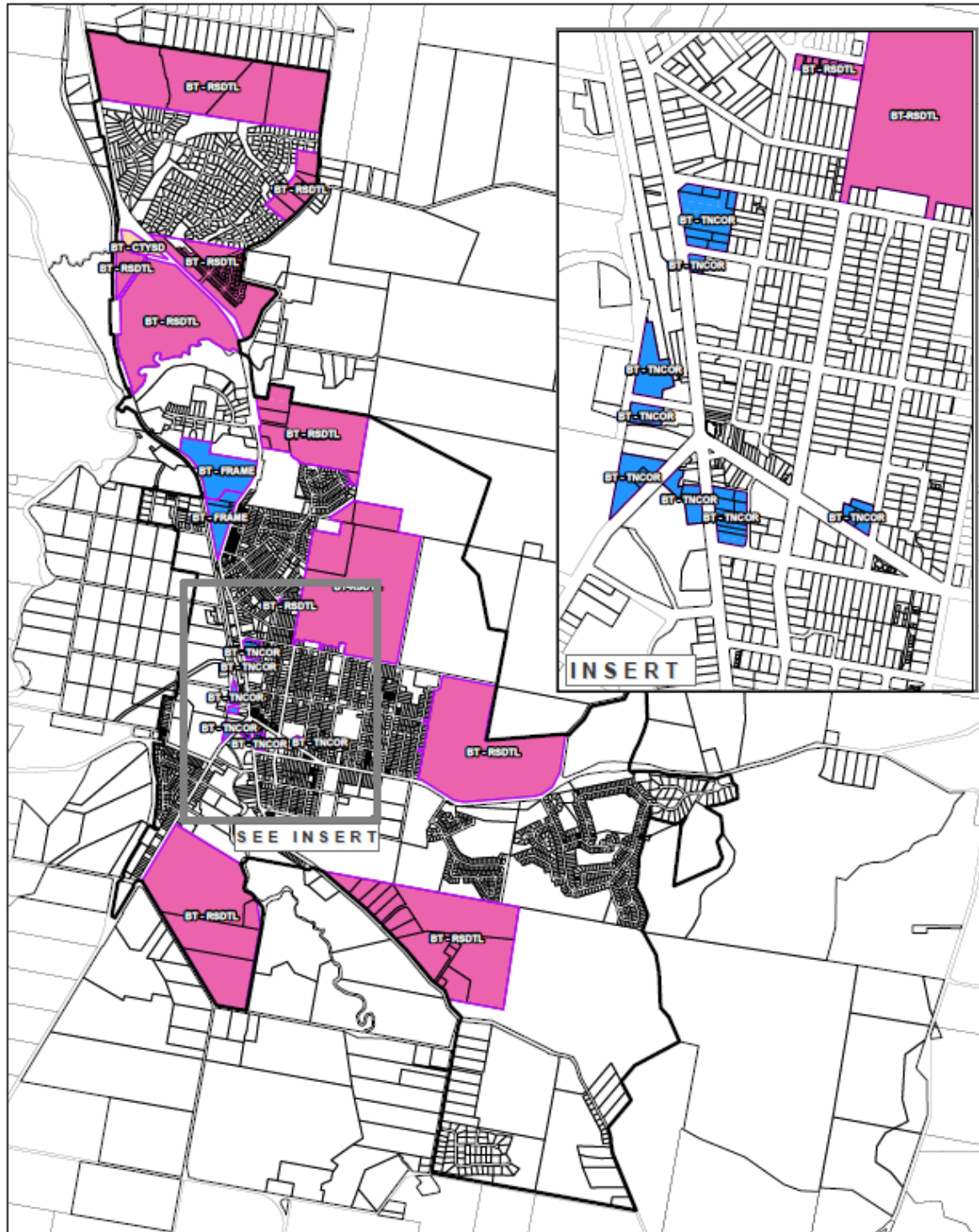
PROPERTY	ADDRESS	CURRENT ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	
Lot 16 SP 257514	6 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 17 SP 257514	8 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 18 SP 257514	10 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 19 SP 257514	12 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 20 SP 257514	14 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 21 SP 257514	16 Lachlan Street, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential
Lot 1 RP76067	51 Brisbane Street, BEAUDESERT QLD 4285	Beaudesert & Canungra Township/Frame	Beaudesert Township/Town Centre Core
PtA Lot 1 RP113825	Gould Hill Road, GLENEAGLE QLD 4285	Beaudesert & Canungra Township/Emerging Community	Beaudesert Township/Residential

Note: If there is any inconsistency between the proposed precincts shown in this table and the precinct shown on the following Amendment Map, the Amendment Map prevails.

Amendments to ZM22 and ZM15



Beaudesert Proposed Precinct Amendments



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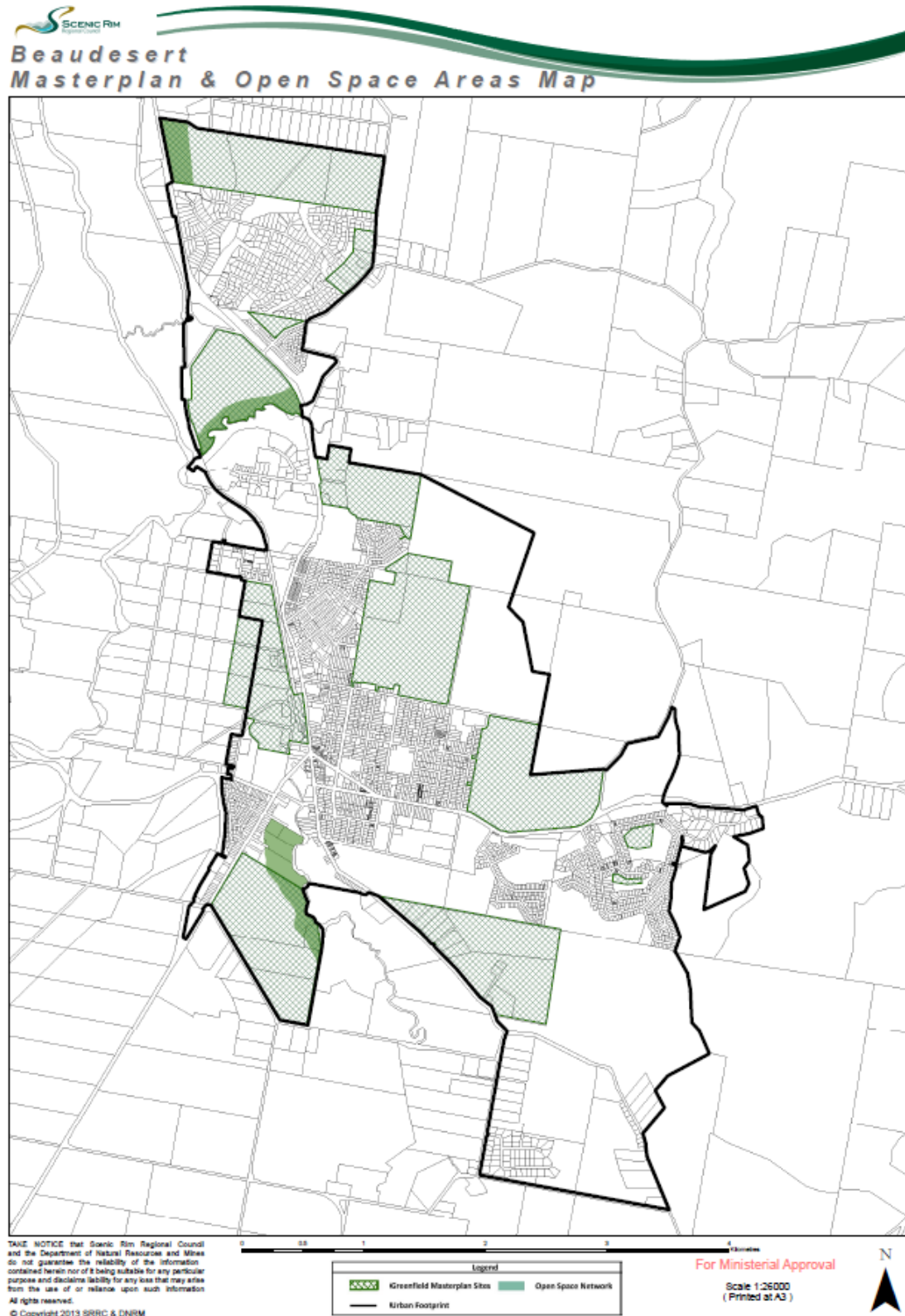
Zone		Precinct	
	Beaudesert Township		Countryside Frame
	FRAME		RSOTL Residential Town Centre Case
			TNCOR Residential Town Centre Case

For Ministerial Approval

Scale 1:12 500
(Printed at A3)



2. Include the following new map showing master plan and open space areas in the Beaudesert Township Zone Code as Figure 3.6.23.



Item 18: Amendment to Planning Scheme Maps to Amend the Zone Boundaries and Precinct Designations at Canungra

Summary

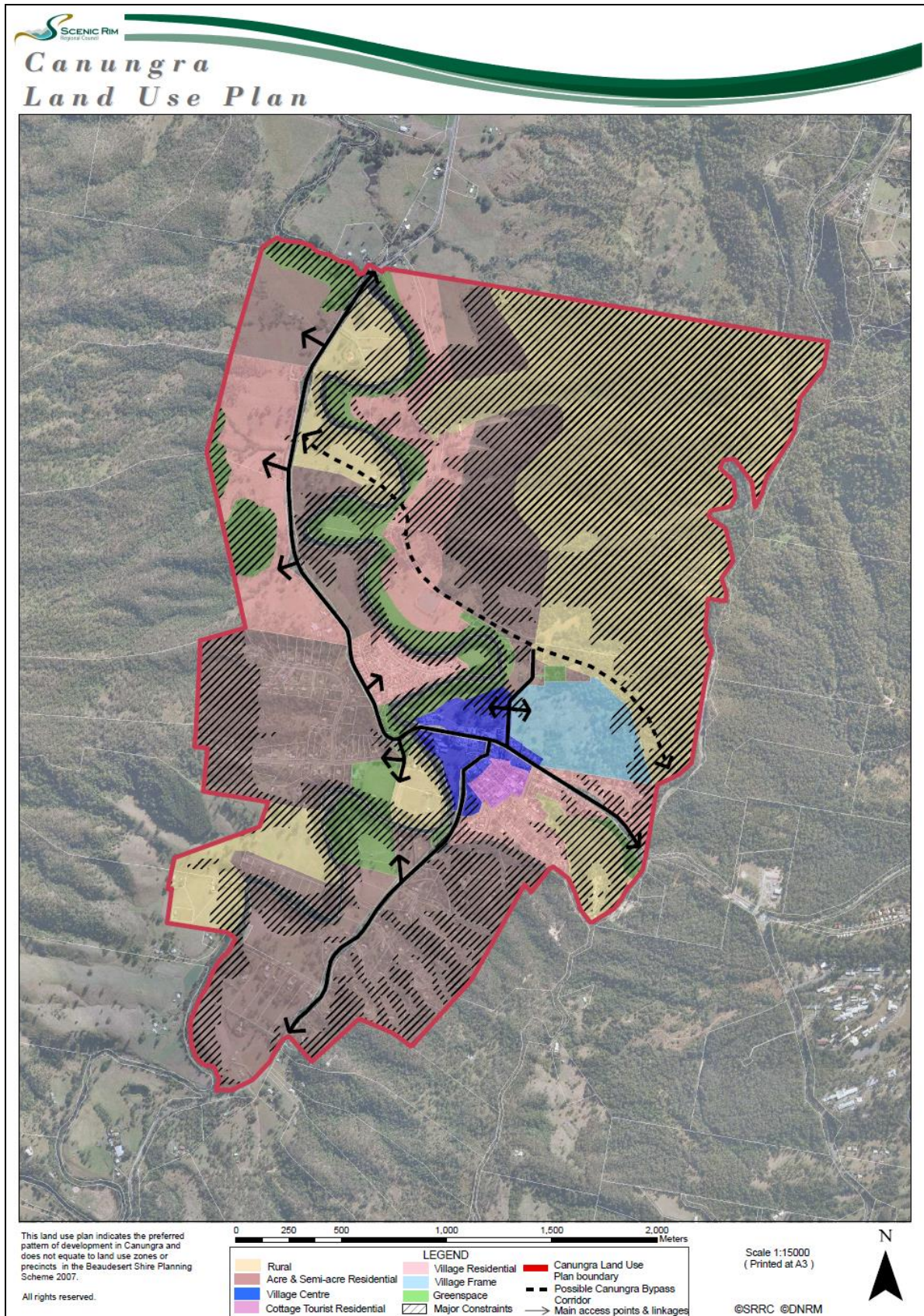
Various mapping changes at Canungra to amend precinct designations and include a new land use plan showing areas requiring master planning, a cottage tourist facility area and village residential and large lot residential areas.

Explanation

Various changes are proposed to the precinct designations of land in the Canungra Township Zone. These changes are summarised as follows:

1. Land identified in the Emerging Community Precinct is proposed to be allocated to a precinct that reflects the intended use for the land. The land remaining in the Emerging Community Precinct is not expected to be required for urban purposes during the life of the planning scheme. The precinct amendments generally reflect the Canungra Local Planning Study which was adopted by Council in April 2013 (refer to Figure 1 below). Some land will remain in the Emerging Communities Precinct or be included in the Countryside Precinct, Park Living Precinct, or Passive Recreation Precinct to reflect the constraints (e.g. flooding, slope, biodiversity) affecting the land.
2. A new Mixed Use Precinct is proposed in Canungra that will include land to the east of Finch Road. This new precinct will enable a mix of uses. Master planning will be required in order to ensure that development is integrated with the existing town centre and the range of uses are compatible with each other and appropriately located on the site.
3. A new Park Living Precinct is proposed in Canungra that will enable limited subdivision to occur with a minimum lot size of 5,000m². This precinct applies to land that is currently in the Emerging Community Precinct and is not suitable for more intensive residential development due to constraints such as steep slopes, access to sewer and flood hazard. These lots are required to provide adequate on-site sewerage and be connected to reticulated water.
4. A modified Canungra Land Use Plan will be included in the Canungra Township Zone Code, which will identify areas that trigger specific assessment criteria including; land where master planning is required; a cottage tourist facility area; and land in the residential precinct that is either identified as 'village residential' or 'large lot residential'.

Figure 1: Canungra Land Use Plan as adopted by Council on 30 April 2013.



Text Amendments

Not applicable.

Map amendments

1. Amend Zoning Maps ZM24 and ZM21 to reflect proposed precinct amendments as detailed in the table below:

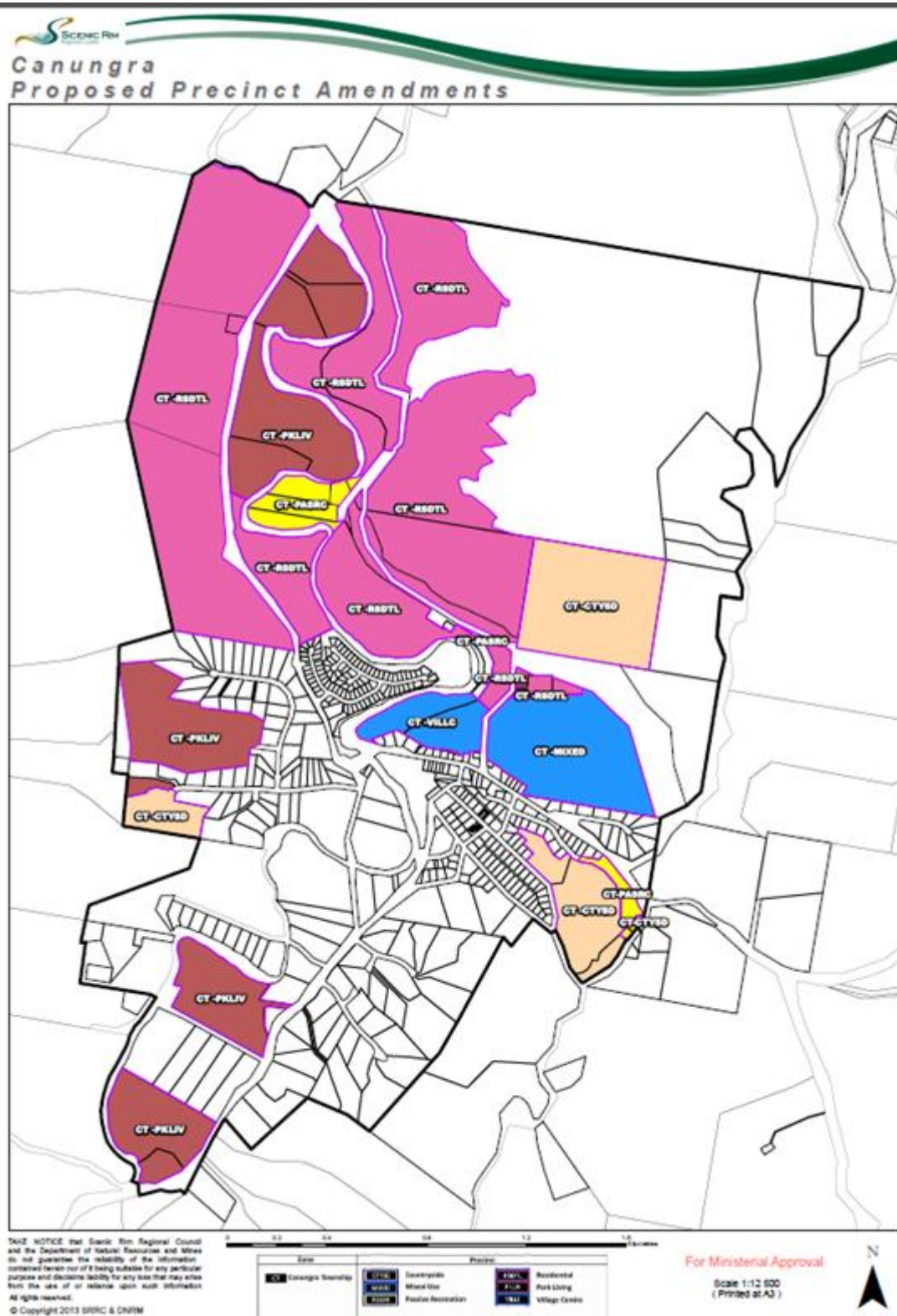
PROPERTY	ADDRESS	EXISTING ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 1 RP 118285	48-60 Appel Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 105 SP 107729	48 Darlington Range Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 201 SP 107729	102-122 Kidston Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 118 SP 205701	Darlington Range Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 2 SP160810	82 Monarch Drive, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside
Lot 2 RP 200758	10-26 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Village Centre
Lot 1 RP 200758	2-4 Christie Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Village Centre
Lot 5 SP 121662 and Lot 6 SP 161073	7-39 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential and Canungra Township/Mixed Use
Lot 1 RP 150198	Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Passive Recreation
Lot 2 RP 172323	50 Duncan Street, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Passive Recreation
L116-117 RP32081	Darlington Range Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging	Canungra Township/Passive

PROPERTY	ADDRESS	EXISTING ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
		Community	Recreation
Lot 1 RP 86687	Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Passive Recreation
Lot 3 SP 161073	28 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Passive Recreation and Canungra Township/Residential
L2-3 SP261484, L3 SP261485 and L502 SP261486	Finch Road, BENOBBLE QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only) and Canungra Township/Passive Recreation
Lot 1 RP 826226	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 2 RP 826226	2450 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 3 RP 826226	2448 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 212 SP 119178	182 Lamington National Park Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 19 WD 3427	1-47 Geiger Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 1 SP 160810	85 Monarch Drive, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 23 SP 254298	Regal Drive, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living (part only)
Lot 13 WD4446	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 2 WD4284	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Park Living
Lot 1 RP 120878	2417 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential

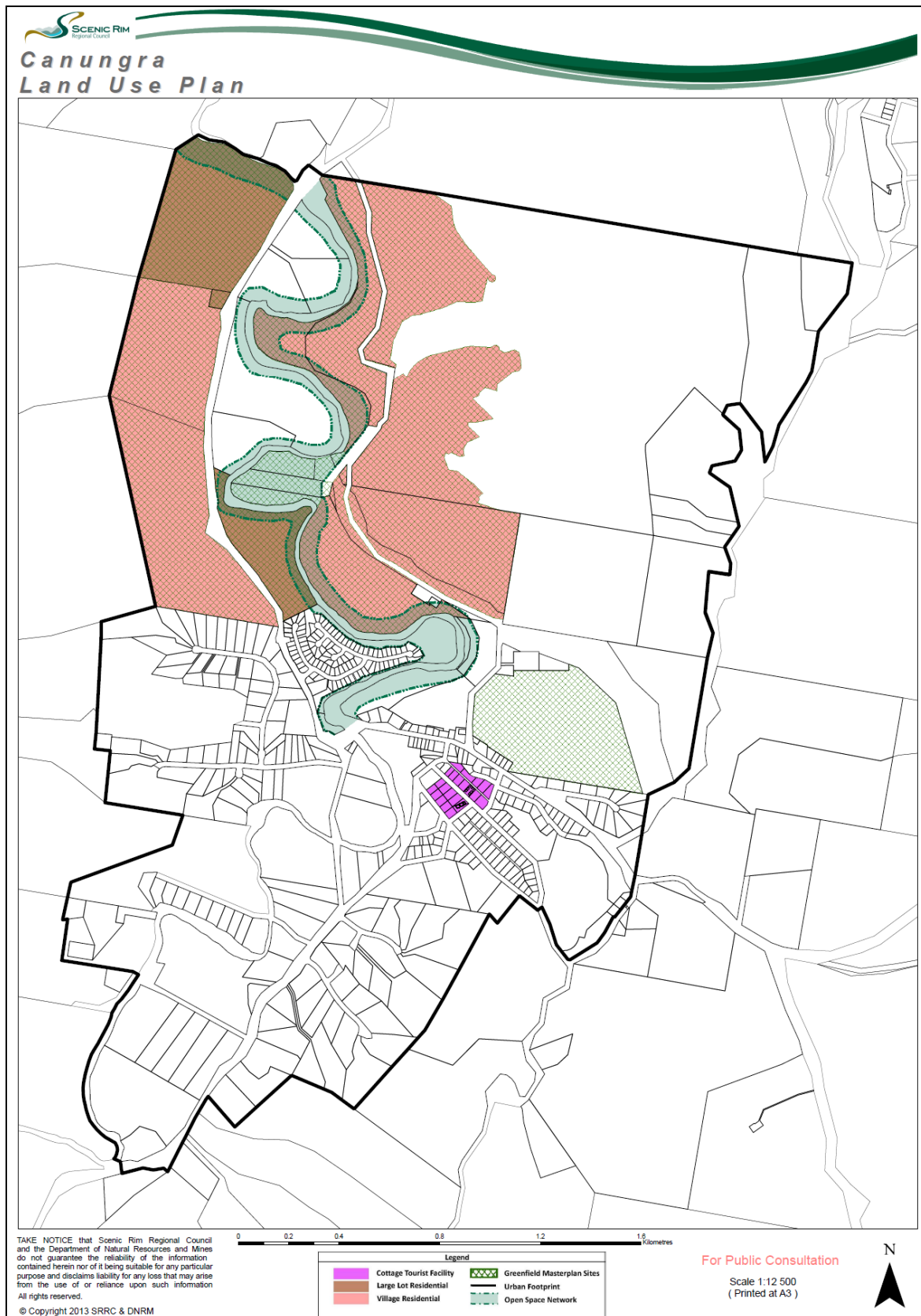
PROPERTY	ADDRESS	EXISTING ZONE/PRECINCT	PROPOSED ZONE/PRECINCT
Lot 4 SP 121662	43 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential
L4 SP110295, L18 W311133	Rocky Bank, 2443 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only)
Lot 161 WD 3984	41 Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential
Lot 88 WD 4282	2371 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only)
Lot 3 WD 4282	2297 Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential (part only)
Lot 3 WD 4283	Beaudesert-Nerang Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Residential
Lot 111 W311137	Finch Road, CANUNGRA QLD 4275	Beaudesert & Canungra Township/Emerging Community	Canungra Township/Countryside

Note: If there is any inconsistency between the proposed precincts shown in this table and the precinct shown on the following Amendment Map, the Amendment Map prevails.

Amendments to ZM24 and 21



2. Include the following map showing master plan areas as Figure 3.8.21 in the Canungra Township Zone Code:



Item 19: Amendment to the Character Places Overlay Map

Summary

Removal of places from the Character Places Overlay Map in Beaudesert where the buildings no longer reflect aesthetic values in keeping with the overlay.

Explanation

A review of the places included on the Character Places Overlay Map has been undertaken. It has been determined that the remaining buildings between Brisbane Street and Helen Street do not reflect the aesthetic qualities that contribute to a cohesive collection of character buildings in a streetscape. The properties on the overlay in this area include the site of the Beaudesert Butter Factory, which has since been demolished, a dwelling from the Inter-War period in poor condition, and an unremarkable concrete commercial building. It is therefore proposed that these properties be removed from the Overlay Map.

Text Amendments

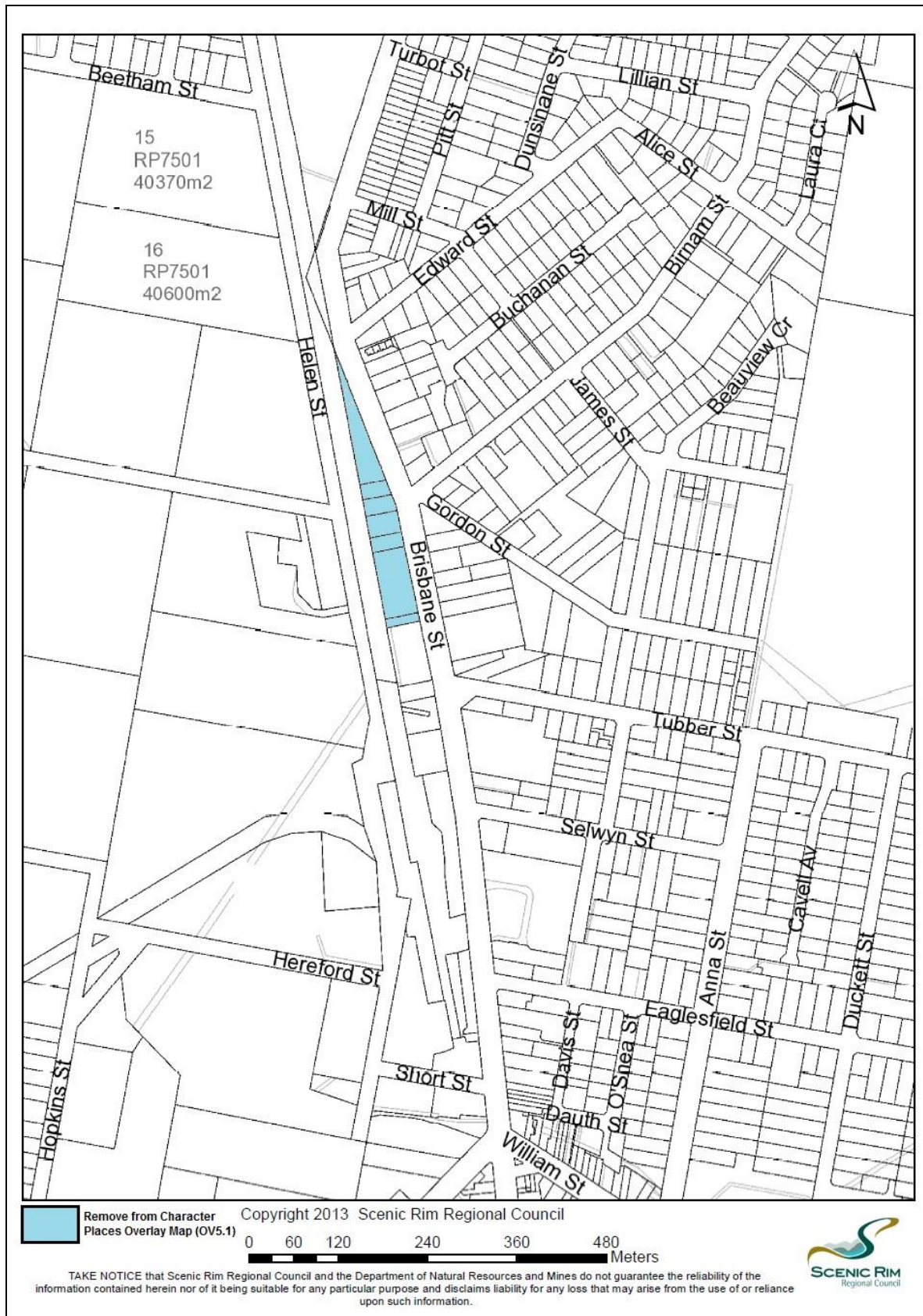
Not applicable.

Map amendments

Amend Overlay Map OV5.1 - Character Places Overlay to remove the following properties from the overlay:

- 1 RP7544
- 2 RP7540
- 1 RP7543
- 2 RP7543
- 1 RP7542
- 2 RP7541
- 2 RP7542

Amendment to OV5.1:



Item 20: Amendment to the Infrastructure Overlay Map

Summary

Amendments to the Infrastructure Overlay Map to reflect updated transport corridors at Beaudesert and Canungra.

Explanation

An amendment to the overlay map is required in order to reflect the gazetted Beaudesert Heavy Vehicle Bypass, part of the proposed Canungra bypass alignment that traverses through existing road reserve and the updated future ring road alignment at Beaudesert.

Text Amendments

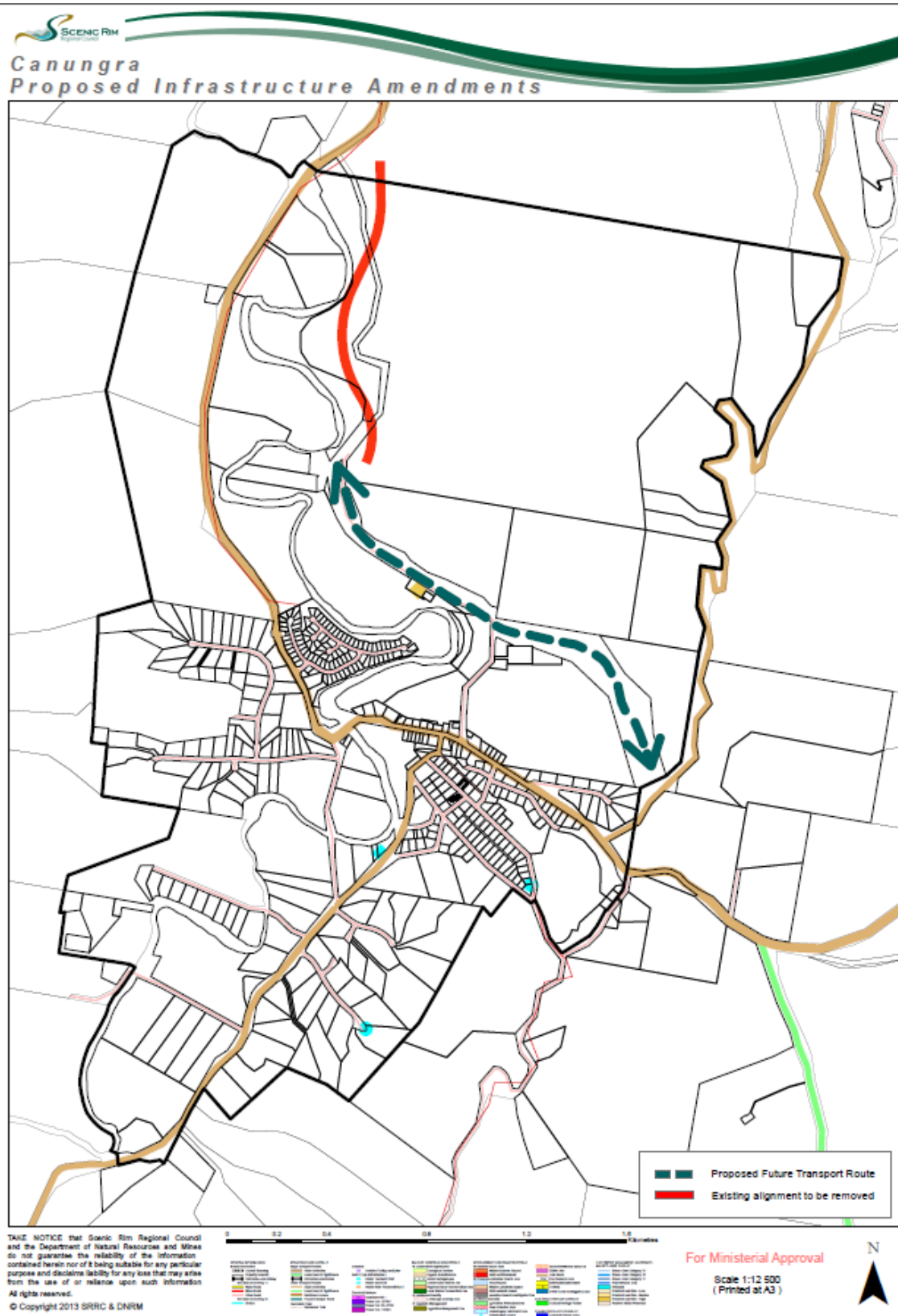
Not applicable.

Map amendments

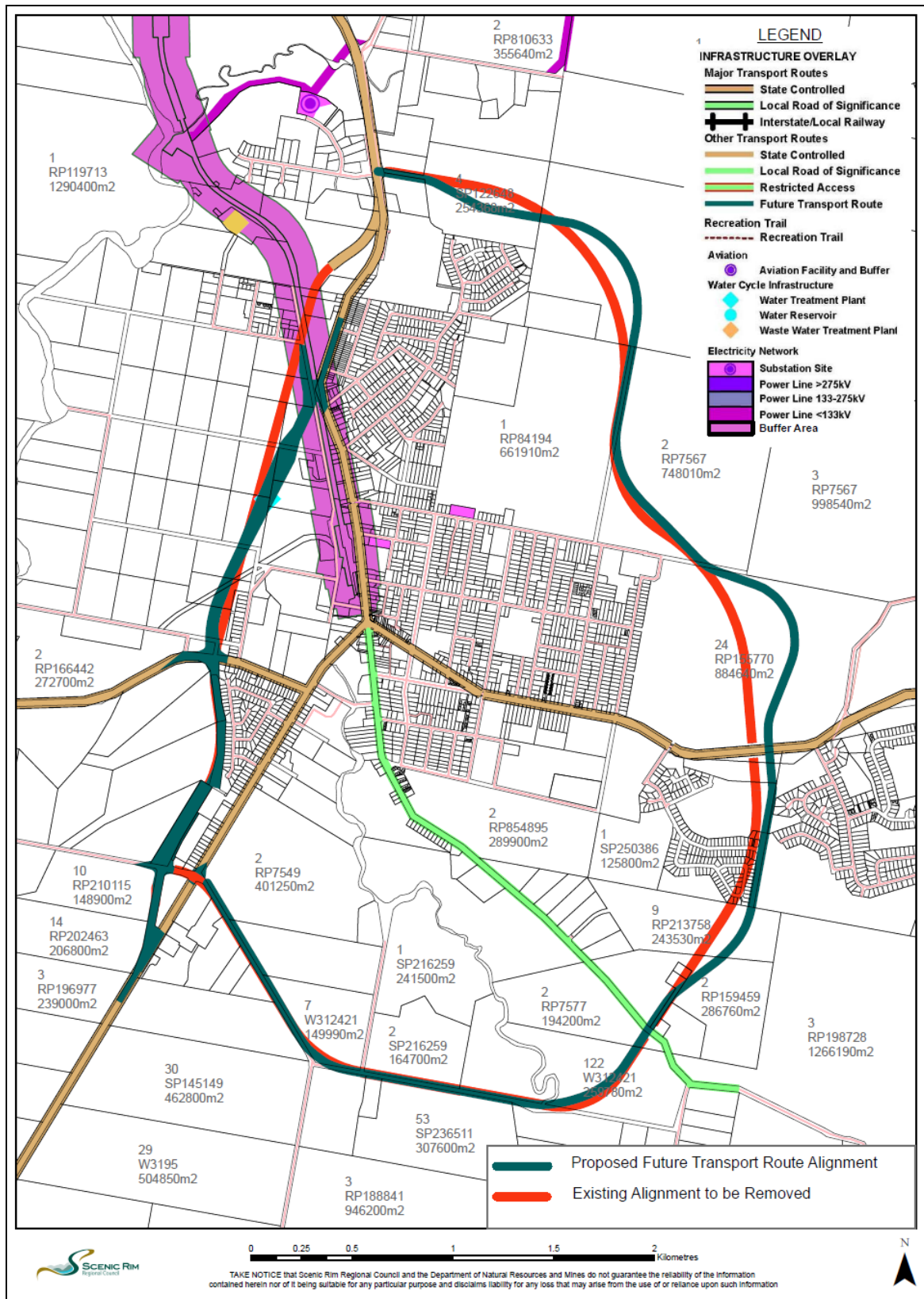
Amend Overlay Map OV1.1A - Infrastructure Overlay to:

- (a) Reflect that part of the updated Canungra Bypass alignment that traverses through existing road reserve to be shown as a Future Transport Route;
- (b) Reflect the updated alignment of the Local Roads of Significance at Beaudesert (Beaudesert Ring Road); and
- (c) Reflect the updated alignment of the Beaudesert Heavy Vehicle Bypass for the Mount Lindesay Highway at Beaudesert.

1. Amendment to Infrastructure Overlay Map OV1.1 at Canungra



2. Amendment to Infrastructure Overlay Map OV1.1 at Beaudesert



Item 21: Removal of Water Cycle Investigation Area Overlay Provisions

Summary

1. Amendment to the Development Constraints - Other Constraints Overlay Map to remove the Water Cycle Investigation Area; and
2. Amendment to the Development Constraints Overlay Code to remove the provisions relevant to the Water Cycle Investigation Area.

Explanation

An amendment is proposed to remove the Water Cycle Investigation Overlay Provisions from the planning scheme. This overlay only applies to land within the Scenic Rim at Canungra. The regulation of the reticulated water supply and sewerage networks is now undertaken by Queensland Urban Utilities. The planning scheme therefore no longer has a role in the regulation of water supply.

Text Amendments

1. In Chapter 4 - Assessment Provisions for Overlays, Part 4 - Development Constraints, Division 2, Amend Table 4.4.4 to delete references to the Water Cycle Investigation Area as shown below:

Table 4.2.4 Assessment Table for the Development Constraints Overlay

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Material Change of Use for a House or Dual Occupancy	<p>Exempt if located -</p> <ul style="list-style-type: none"> (a) in an approved Building Envelope; or (b) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area on a lot less than 2000m² in area; or (c) in an Agricultural Protection Area. <p>Code-assessable, if -</p> <ul style="list-style-type: none"> (a) not Exempt; and (b) located - <ul style="list-style-type: none"> (i) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area on a lot greater than 2000m²; or (ii) in a Flood Hazard Area; or (iii) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard 	<p>If Exempt - None applicable.</p> <p>If Code-assessable - Development Constraints Overlay Code (section 4.4.5).</p>

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	<p>Investigation Area; or</p> <p>(iv) in an Extractive/Mineral Resource Area, Buffer Area, or Key Resource Area; or</p> <p>(v) adjoining a Haul Route; or</p> <p>(vi) in a View Protection Area; or</p> <p>(vii) in a Water Supply Catchment Area; or</p> <p>(viii) Within 500 metres of a Water Supply Source or Buffer; or</p> <p>(ix) Within 100 metres of a Defence Establishment (the Defences Establish Buffer Area); or</p> <p>(x) On a lot adjoining a site containing an Airfield; or</p> <p>(xi) in a Buffer Area.</p>	
<p>Material Change of Use for all Defined or Undefined Uses except Road, Dual Occupancy, House and Park.</p>	<p>Exempt, if the use is —</p> <p>(a) Agriculture or Animal Husbandry in the Countryside Precinct; or</p> <p>(b) in an approved building envelope.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt; and</p> <p>(b) located—</p> <p>(i) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area; or</p> <p>(ii) in a Flood Hazard Area⁷; or</p> <p>(iii) in a Medium Landslide</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Development Constraints Overlay Code (section 4.4.5).</p>

⁷ The Queensland Floods Commission of Inquiry (the Commission) is currently investigating the 2010/2011 flood disaster that caused widespread devastation across Queensland. The Commission is likely to review the existing town planning provisions related to flooding and flood risk mitigation. The final report of the Commission may recommend changes to the State Planning Policy which may have implications for the *Beaudesert Shire Planning Scheme 2007*. Consequently the provisions of *Beaudesert Shire Planning Scheme 2007* with respect to the management of flooding and flood risk mitigation may be subject to change at the direction of the Queensland Government or Scenic Rim Regional Council in the near future. This should be taken into account by applicants and assessment managers when considering development in this area. Applicants are advised to make relevant enquiries regarding the status of the provisions relating to flooding.

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or (iv) in an Extractive/ Mineral Resource Area, Buffer Area, or Key Resource Area; or (v) adjoining a Haul Route; or (vi) in an Agriculture Protection Area; or (vii) in a View Protection Area; or (viii) in a Water Supply Catchment Area; or (ix) within 500 metres of a Water Supply Source or Buffer; or (x) within 100 metres of a Defence Establishment (the Defences Establish Buffer Area); or (xi) on a lot adjoining a site containing an Airfield; or (xii) in a Buffer Area.	

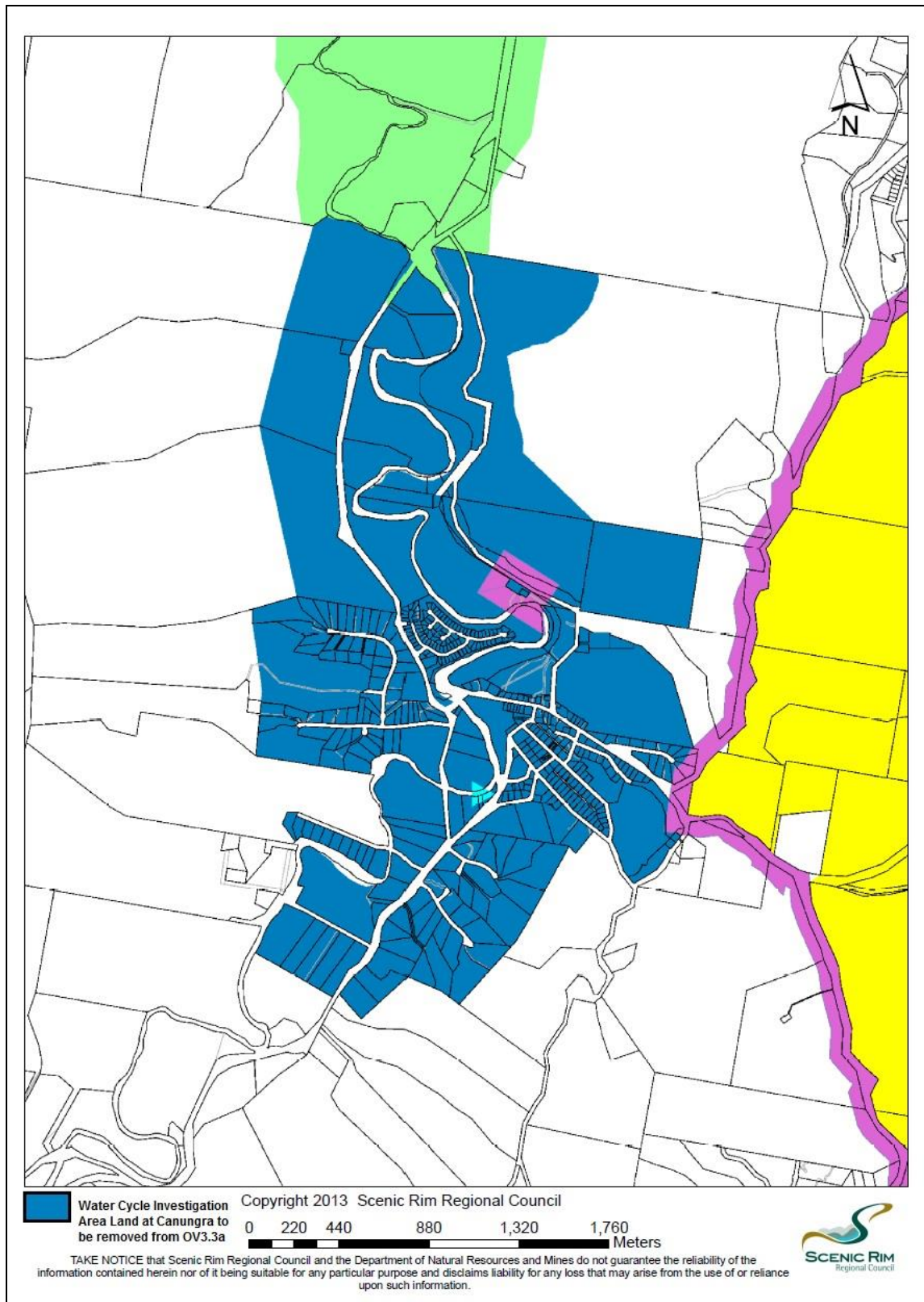
2. In Chapter 4, Part 4 Development Constraints Overlay, Division 3, Subdivision 2, Section 4.4.7, amend the Overall Outcomes of the Development Constraints Overlay Code by removing outcome (11) relevant to the Water Cycle Investigation Area.

3. In Chapter 4, Part 4 Development Constraints Overlay, Division 3, Subdivision 2, Section 4.4.8, amend the Specific Outcomes and Prescribed Solutions for the Development Constraints Overlay by removing SO37 and S37.1.

Map amendments

Amend Overlay Map OV3.3a Development Constraints Overlay - Other Constraints by removing the Water Cycle Investigation Area from land at Canungra as indicated on the following map.

Amendment to Overlay Map OV 33.a



Item 22: Amendment to the Construction and Infrastructure Code

Summary

Amendments to the Construction and Infrastructure Code to include water quality objectives to existing stormwater provisions.

Explanation

An amendment to the Construction and Infrastructure Code is required in order to reflect the State Planning Policy in regard to water quality objectives. This matter was raised as part of the State Interest Review for the amendments. In order to achieve compliance with the SPP, the relevant provisions of the *SPP Code: Water Quality*, will be added to the existing stormwater provisions in the code.

Text Amendments

1. In Chapter 5, Part 3 - Work Codes, amend the Construction and Infrastructure Code by adding water quality objectives to the existing stormwater provisions from SO35 as shown below.
2. Renumber the outcomes in the code accordingly.

Stormwater	
<i>Water Quality</i>	
SO35	The development is planned and designed considering the land use constraints of the site for achieving stormwater design objectives.
S35.1	A stormwater quality management plan (SQMP) is prepared, and provides for achievable stormwater quality treatment measures meeting design objectives listed at the end of this code in Table A (construction phase) and Table B (post construction phase), or current best practice environmental management, reflecting land use constraints, such as: <ul style="list-style-type: none"> (a) Erosive, dispersive and/or saline soil types; (b) Landscape features (including landform); and (c) Rainfall erosivity.

<p>SO36 Development:</p> <ul style="list-style-type: none"> (a) does not discharge wastewater to a waterway or off site unless demonstrated to be best practice environmental management for that site; and (b) ensures that any treatment and disposal of wastewater to a waterway accounts for: <ul style="list-style-type: none"> (i) the applicable water quality objectives for receiving waters; (ii) adverse impact on ecosystem health or receiving waters; and (iii) in waters mapped as being of high ecological value, the adverse impacts of such releases and their offset. 	<p>S36.1 A wastewater management plan is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> (a) Wastewater type; (b) Climatic conditions; (c) Water Quality Objectives; and (d) Best practice environmental management. <p>S36.2 The wastewater management plan provides that wastewater is managed in accordance with a waste management hierarchy that:</p> <ul style="list-style-type: none"> (a) Avoids wastewater discharges to waterways; or (b) If wastewater discharge to waterways cannot practicably be avoided, minimises wastewater discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.
<p>SO37 Any non-tidal artificial waterway is located in a way that is compatible with the land use constraints of the site for protecting water environmental values in existing natural waterways.</p>	<p>S37.1 If the proposed development involves a non-tidal artificial waterway:</p> <ul style="list-style-type: none"> (a) Environmental values in downstream waterways are protected; (b) Any groundwater recharge areas are not affected; (c) The location of the waterway incorporates low lying areas of catchment connected to an existing waterway; (d) Existing areas of ponded water are included. <p>S37.2 Non-tidal artificial waterways are located:</p> <ul style="list-style-type: none"> (a) Outside natural wetlands and any associated buffer areas; and (b) To minimise disturbing soils or sediments.
<p>SO38 Any non-tidal artificial waterway is not designed only for stormwater flow management or stormwater quality management.</p>	<p>S38.1 Any non-tidal artificial waterway is designed and managed for any of the following end-use purposes:</p> <ul style="list-style-type: none"> (a) Amenity including aesthetics, landscaping and recreation; or (b) Flood management; or (c) Stormwater harvesting as part of an integrated water cycle management plan; or

		(d) Aquatic habitat.
		S38.2 The end-purpose of any non-tidal artificial waterway is designed and operated in a way that protects water environmental values.
SO39	Construction activities for development avoid or minimise adverse impacts on stormwater quality.	<p>S39.1 An erosion sediment control plan demonstrates that release of sediment-laden stormwater is avoided for the nominated design storm, and minimised when the nominated design storm is exceeded, by addressing design objectives listed in Table A at the end of this code (construction phase) for:</p> <ul style="list-style-type: none"> (a) Drainage control; (b) Erosion control; (c) Sediment control; and (d) Water quality outcomes. <p>S39.2 Erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions and appropriate recommendations from a suitably qualified person.</p>
SO40	Operational activities for the development avoid or minimise changes to waterway hydrology from adverse impacts of altered stormwater quality and flow.	S40.1 Development incorporates stormwater flow control measures to achieve the design objectives set out below in Table A (construction phase) and Table B (post construction phase). Both the construction and operational phases for the development comply with design objectives in Table A (construction phase) and Table B (post construction phase).
SO41	Wastewater discharge to a non-tidal artificial waterway is managed in a way that maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health.	S41.1 Wastewater discharge to non-tidal artificial waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.
SO42	Any non-tidal waterway is managed and operated by suitably qualified persons to achieve water quality objectives in natural waterways.	<p>S42.1 Any non-tidal artificial waterway is designed, constructed and managed under the responsibility of a suitably qualified registered professional engineer, Queensland (RPEQ) with specific experience in establishing and managing artificial waterways.</p> <p>S42.2 Monitoring and maintenance</p>

	<p>programs adaptively manage water quality in any non-tidal artificial waterway to achieve relevant water-quality objectives downstream of the waterway.</p> <p>S42.3 Aquatic weeds are managed in any non-tidal artificial waterway to achieve a low percentage of coverage of the water surface area (less than 10%). Pests and vectors (such as mosquitos) are managed through avoiding stagnant water areas, providing for native fish predators, and any other best practices for monitoring and treating pests.</p> <p>S42.4 Any non-tidal artificial waterway is managed and operated by a responsible entity under agreement for the life of the waterway. The responsible entity is to implement a deed of agreement for the management and operation of the waterway that:</p> <ul style="list-style-type: none"> (a) Identifies the waterway; (b) States a period of responsibility for the entity (c) States a process for any transfer of responsibility for the waterway; (d) States required actions under the agreement for monitoring the quality of the waterway and receiving waters; (e) States required actions under the agreement for maintaining the waterway to achieve the outcomes of this code and any relevant conditions of a development approval; (f) Identifies funding sources for the above, including bonds, headworks charges or levies.
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Table A: Construction Phase - Stormwater management design objectives

Issue		Design Objectives
Drainage Control	Temporary Drainage Works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event • Disturbed area open for 12-24 months - 1 in 5-year

		<p>ARI event</p> <ul style="list-style-type: none"> Disturbed area open for >24 months - 1 in 10-year ARI event <p>2. Design capacity excludes minimum 150mm freeboard.</p> <p>3. Temporary culvert crossing - minimum 1 in 1-year ARI hydraulic capacity.</p>
Erosion Control	Erosion Control Measures	<ol style="list-style-type: none"> Minimise exposure of disturbed soils at any time. Divert water run-off from undisturbed areas around disturbed areas. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. Implement erosion control methods corresponding to identified erosion risk rating.
Sediment Control	<p>Sediment Control Measures</p> <p>Design Storm for Sediment Control Basins</p> <p>Sediment basin dewatering</p>	<ol style="list-style-type: none"> Determine appropriate sediment control measures using: <ul style="list-style-type: none"> Potential soil loss rate, or Monthly erosivity, or Average monthly rainfall. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> Design storm for sediment basin sizing in 80th percentile five-day event or similar. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> TSS <50mg/L TSS; and Turbidity not >10% receiving waters turbidity; and pH 6.5-8.5.
Water Quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> Avoid wind-blown litter; remove gross pollutants. Ensure there is no visible oil or grease sheen on released waters. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table B: Post construction phase - stormwater management design objectives

Design Objectives - Minimum reductions in mean annual load from unmitigated development (%)				Application
Total suspended solids (TSS)	Total phosphorus (TP)	Total nitrogen (TN)	Gross Pollutants >5mm	
80	60	45	90	Applies to development within the Beaudesert Urban Footprint only
Waterway stability management <ul style="list-style-type: none"> Limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI event discharge. 				Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1-year ARI event, use co-located storages to attenuate site discharge rate of stormwater.

Map amendments

Not applicable.

Item 23: Amendment to the Development Constraints - Other Constraints Overlay Map

Summary

Inclusion of SPP mapping of Agricultural Land Classification (ALC) Class A and Class B land in the Development Constraints (Agriculture Protection Area) Overlay for Beaudesert and Canungra.

Explanation

The State's interest in agricultural land in the State Planning Policy 2013 includes the protection of Agricultural Land Classification (ALC) Class A and Class B land. Some of the land currently mapped as Class A and B in the SPP is not included within the current Development Constraints (Agriculture Protection Area) overlay, for example land to the south and west of the Canungra Township area. In order to make the mapping in the Beaudesert Planning Scheme consistent with the SPP mapping, an amendment to the Development Constraints - Other Constraints Overlay Map is required.

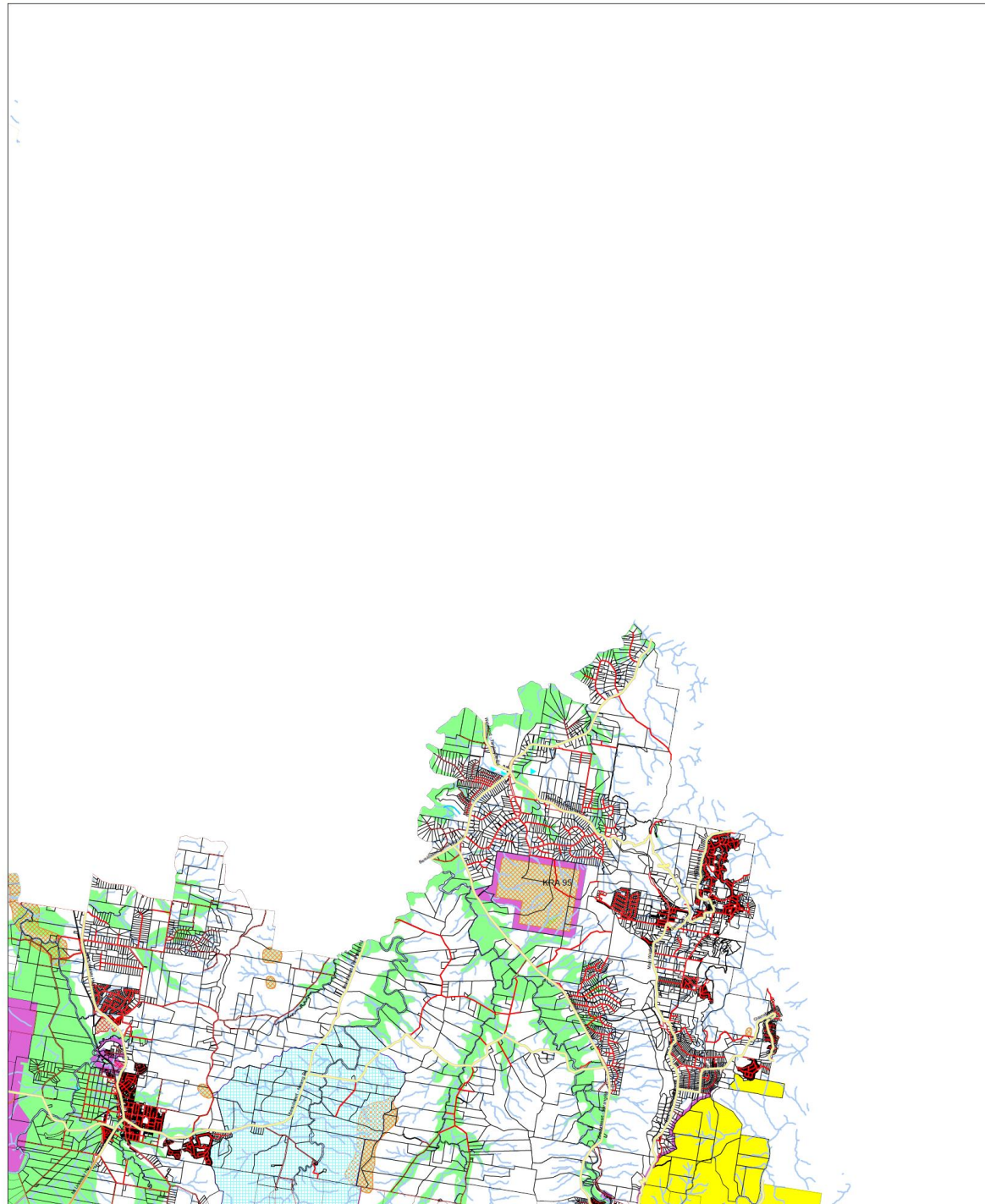
Text Amendments

Not applicable.

Map amendments

Update the existing Development Constraints Overlay (OV3.3A) - Other Constraints to remove the existing Agriculture Protection Mapping and include the new data for Class A and B Agricultural Land provided by the Queensland Government on the SPP mapping system.

Development Constraints Overlay - Other Constraints



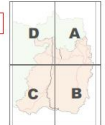
Beaudesert Planning Scheme
 Strategic Planning Act 2007

DATA MUST NOT BE USED FOR DIRECT
 MAPPING OR BE USED IN BREACH OF THE
 PRODUCT LABEL

SCALE 1:60 000



Version For State Interest Review



GENERAL INFORMATION
 Shire Information
 Council Boundary
 Property Boundary
 Interlocality Railway
 Not Used on Overlay 5.1
 Major Road
 Other Road
 Not Used on Overlay 6.1
 Stream

INFRASTRUCTURE OVERLAY
 Water Cycle Infrastructure
 Water Treatment Plant
 Water Reservoir
 Water Water Treatment Plant
 Electricity Network
 Substation Site
 Power Line - 275KV
 Power Line - 132KV
 Power Line - 66KV
 Recreation Trail

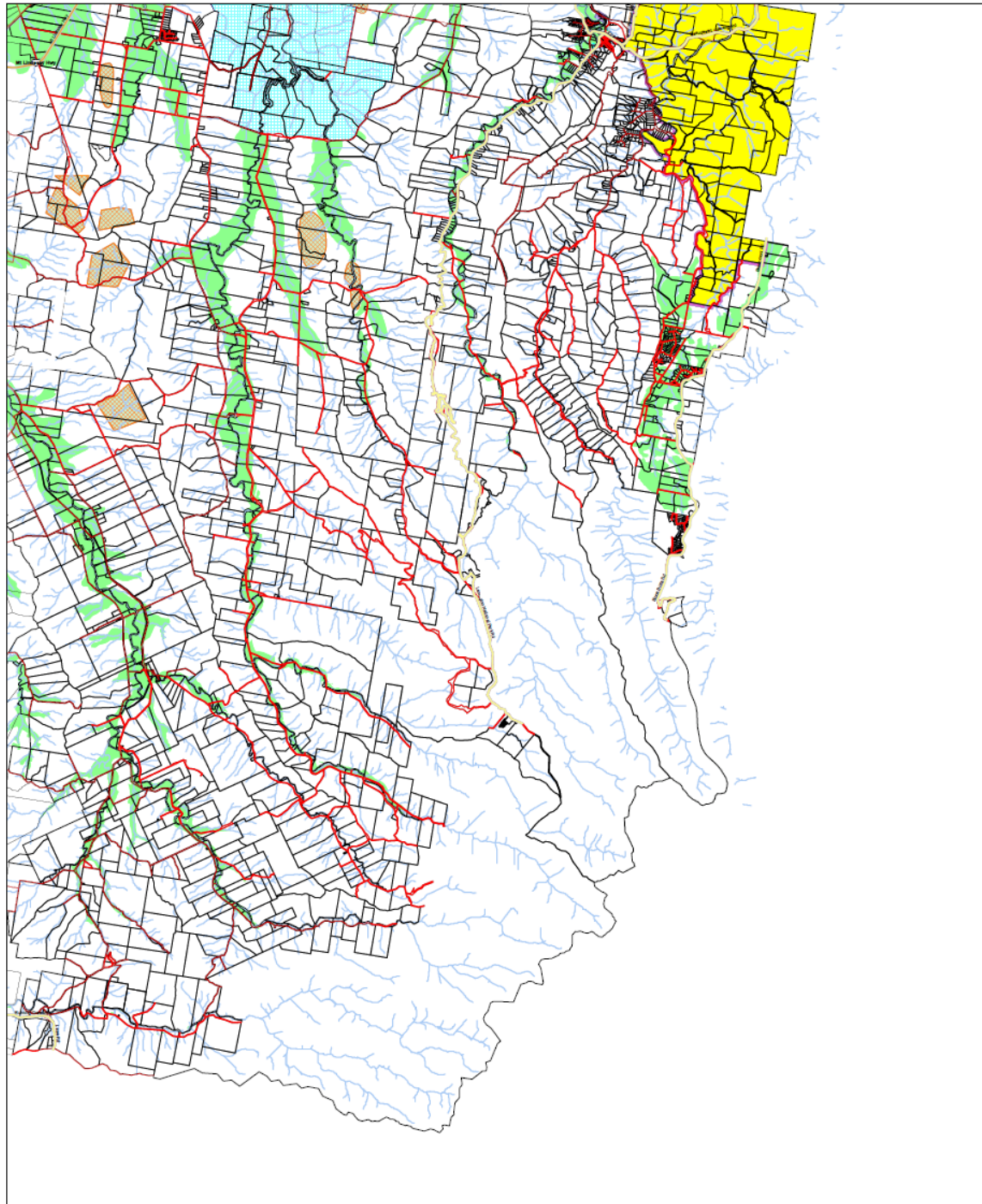
NATURE CONSERVATION OVERLAY
 Ecological Corridor
 Riparian Sensitive Area
 Wetland Sensitive Area
 Conservation Estate Area
 Regional Nature Conservation Area
 Local Nature Conservation Area
 Conservation Significance
 Landscapes - Sensitivity Area
 Vegetation Management Area

DEVELOPMENT CONSTRAINTS OVERLAY
 High Bushfire Hazard
 Medium Bushfire Hazard
 Low Bushfire Hazard
 Defined Flood Event
 Investigation Area
 High Landslide Hazard
 Medium Landslide Hazard
 High Landslide Hazard
 Landslide Hazard Investigation Area
 Agriculture Production Area
 View Production Area
 Water Supply Catchment Area

CHARACTER PLACES OVERLAY
 Character Place Area
 Catchment Management Waterways and Wetlands Overlay
 Stream Order Category '1'
 Stream Order Category '2'
 Stream Order Category '3'
 Tidal Influence Area
 Wetlands
 Pollutant Load Risk - Low
 Pollutant Load Risk - Medium
 Pollutant Load Risk - High
 Reported Rapid Presence

OV 3.3A

Development Constraints Overlay - Other Constraints



Baudestert Planning Scheme
Draft Amendment No. 11W
2023-2028

CONTRACT NO. 100-2023-0001
BAUDESTERT SHIRE AREA OF THE
PROJECT PLAN

GENERAL INFORMATION
 Base Information
 Council Boundary
 Property Boundary
 International Boundary
 International Railway
 Not Used on Overlay 1.1
 Major Road
 Other Road
 Not Used on Overlay 3.1
 Stream

INFRASTRUCTURE OVERLAY
 Major Transport Routes
 State Controlled
 Local Road of Significance
 International Railway
 Other Transport Routes
 State Controlled
 Local Road of Significance
 Roadside Access
 Public Transport Route
 Recreation Trail
 Reservation Trail

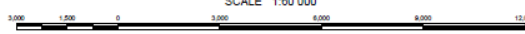
NATURE CONSERVATION OVERLAY
 Riparian Habitat
 Riparian Facility and Buffer
 Water Cycle Infrastructure
 Water Treatment Plant
 Water Reservoir
 Electricity Network
 Substation Site
 Power Line 132KV
 Power Line 110KV
 Power Line 732KV

DEVELOPMENT CONSTRAINTS OVERLAY
 Bushfire Hazard Area
 Medium Bushfire Hazard
 High Bushfire Hazard
 Flood Risk - Landslide Hazard
 Medium Flood Hazard
 Investigation Area
 Medium Landslide Hazard
 High Landslide Hazard
 Landslide Hazard Investigation Area
 Contaminated
 Agriculture Protection Area
 Clear Protection Area
 Water Supply Catchment Area

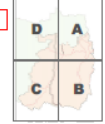
CHARACTER PLACES OVERLAY
 Water Supply Basin
 Extractive/Mineral Resource
 Buffer Area
 Rail Route
 Fly Resource Area
 Defence Establishment
 Airfield
 Water Cycle Investigation Area
 Cultural Heritage Overlay

CATCHMENT MANAGEMENT WATERWAYS AND WETLANDS OVERLAY
 Stream Order Category 'A'
 Stream Order Category 'B'
 Stream Order Category 'C'
 Tidal Influence Area
 Wetlands
 Pollutant Load Risk - Low
 Pollutant Load Risk - Medium
 Pollutant Load Risk - High
 Riparian Habitat Presence

SCALE 1:60 000



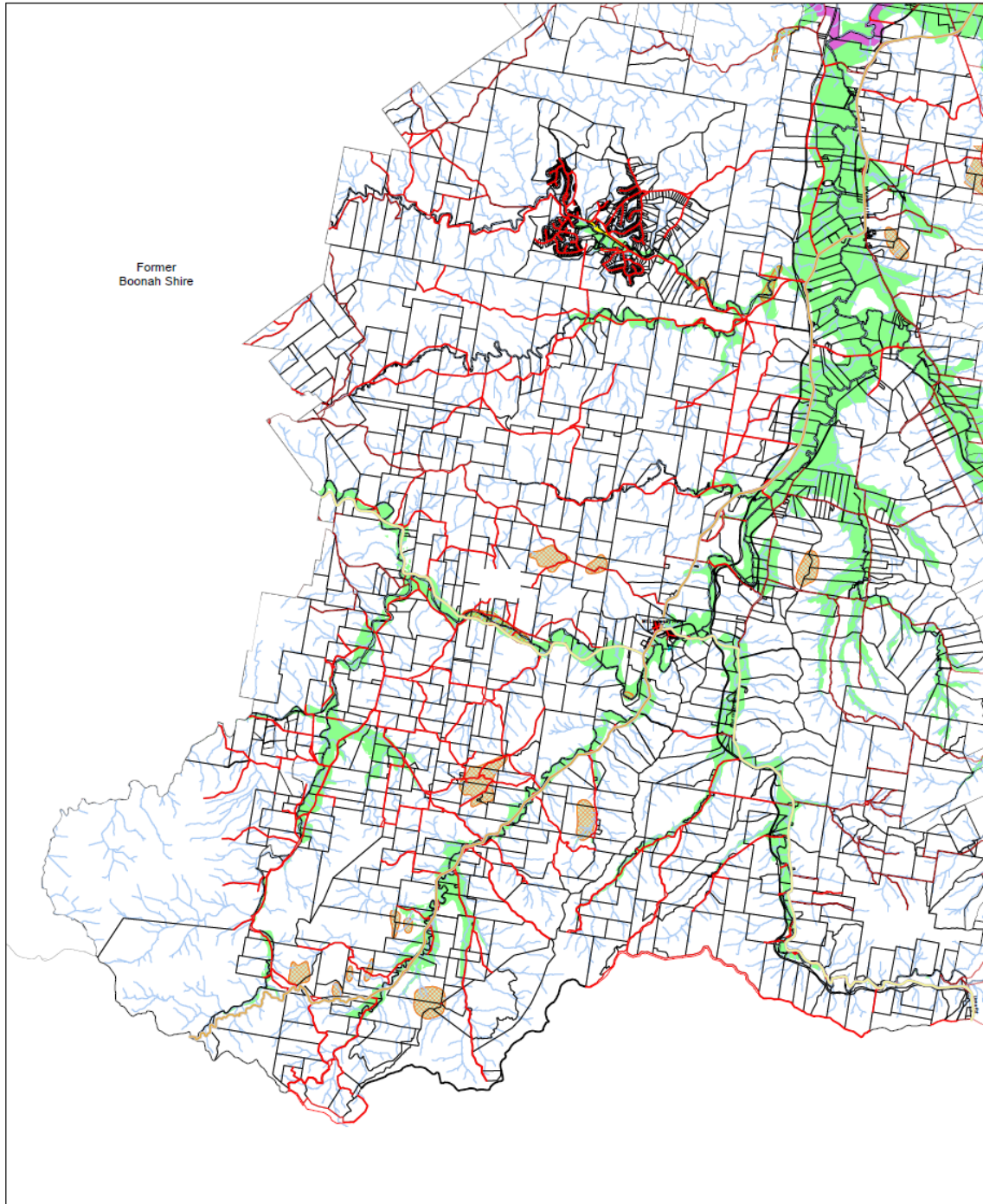
Version For State Interest Review



OV 3.3B

Development Constraints Overlay - Other Constraints

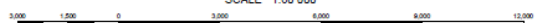
Former Boonah Shire



Beaudesert Planning Scheme
Integrated Planning Act 1997

DRAFT FOR PUBLIC COMMENT
SUBJECT TO THE PROVISIONS OF THE
ACT AND RULES

SCALE 1:60 000



Version: For State Interest Review

GENERAL INFORMATION
Base Information
Council Boundary
Property Boundary
Standard Land Use
Not Used in Overlay 1.1
Not Used in Overlay 3.1
Streams

INFRASTRUCTURE OVERLAY
Major Transport Routes
State Controlled
Local Road of Significance
Water Cycle Infrastructure
Water Treatment Plant
Water Reservoir
Waste Water Treatment Plant
Electricity Network
Public Transport Route
Recreation Trail
Reservable Trail

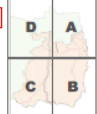
NATURE CONSERVATION OVERLAY
Conservation Significance
Biological Corridor
Native Wildlife Area
World Heritage Area
Conservation State Area
Local Nature Conservation Area
Conservation Significance
Landscape Sensitivity Area
Vegetation Management Area

DEVELOPMENT CONSTRAINTS OVERLAY
Biosphere Reserve
High Bushfire Hazard
Flood and Landslide Hazard
Soft Soil Flood Hazard
Medium Landslide Hazard
High Landslide Hazard
Landslide Hazard Investigation Area
Coastal
Agriculture Protection Area
Sea Protection Area
Water Supply Catchment Area

WATER SUPPLY OVERLAY
Water Supply Source
Biosphere Reserve
Key Resource Area
Key Resource Area
Key Resource Area
Water Cycle Investigation Area
Water Cycle Investigation Area
Water Cycle Investigation Area

CHARACTER PLACES OVERLAY
Character Place Area
Character Place Area
Character Place Area
Character Place Area
Character Place Area
Character Place Area
Character Place Area

WATERWAYS AND WETLANDS OVERLAY
Stream Order Category 'A'
Stream Order Category 'B'
Stream Order Category 'C'
Wetland
Pollutant Load Risk - Low
Pollutant Load Risk - Medium
Pollutant Load Risk - High
Riparian Habitat Presence



APPENDIX I - Beaudesert Township Zone Code

Amendments to the existing Beaudesert and Canungra Townships Zone to create the new Beaudesert Township Zone incorporating new provisions reflecting the draft *Beaudesert Growth Management Strategy*.

Part 6 Beaudesert Township Zone

Division 1 Preliminary

3.6.1 Application of Assessment Provisions

Part 6 (Beaudesert Township Zone) applies to development in the Beaudesert Township Zone comprising the Precincts identified in column 1 in Table 3.6.1 (Beaudesert Township Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.6.1 (Beaudesert Township Zone and Precincts).

Table 3.6.1 Beaudesert Township Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Town Centre Core.	ZM22
Frame.	ZM22
Industry.	ZM22
Residential.	ZM22
Medium Density Residential.	ZM22,
Rural Residential.	ZM15, ZM22
Emerging Community.	ZM22,
Countryside.	ZM15, ZM22
Active Recreation.	ZM15, ZM22
Passive Recreation.	ZM22
Community Facilities.	ZM15, ZM22

3.6.2 Structure of Assessment Provisions

Part 6 (Beaudesert Township Zone) comprises—

- (a) an Assessment Table for the Beaudesert Township Zone in respect of—
 - (i) a Material Change of Use; and
 - (ii) development not for a Material Change of Use; and
- (b) a Consistent Development Table for the Beaudesert Township Zone which identifies Consistent Development in the Beaudesert Township Zone; and
- (c) the Beaudesert Township Zone Code.

Division 2 Assessment Tables

3.6.3 Interpretation of Assessment Tables

For the purposes of the Assessment Tables in Division 2 (Assessment Tables)—

- (a) a development specified in column 1 of an Assessment Table that is specified as Self-assessable in column 2 of an Assessment Table, is Code-assessable if the development does not comply with the Acceptable Solutions of the applicable Code, unless otherwise provided in the Assessment Tables; and
- (b) a development specified in column 1 of an Assessment Table that does not meet the specified circumstances in column 2 of an Assessment Table, is Impact-assessable unless otherwise provided in the Assessment Tables; and
- (c) the Assessment Category specified in column 2 of an Assessment Table does not apply where—
 - (i) State legislation specifies a different Assessment Category which cannot be varied by the Planning Scheme; or
 - (ii) subject to paragraph (i), a higher Assessment Category is specified in an Assessment Table for an Overlay applicable to the development; or
 - (iii) subject to paragraph (i), a lower Assessment Category is specified in an Assessment Table for an Overlay applicable to the development and the provisions applicable to the Assessment Table for the Overlay expressly provide that a lower Assessment Category is to apply to the development in accordance with section 1.4.6(2) (Relationship between Assessment Categories in Assessment Tables); and
- (d) the Assessment Criteria specified in column 3 of an Assessment Table also includes—
 - (i) the Assessment Criteria specified in an Assessment Table for an Overlay applicable to the development; and
 - (ii) in the case of Code-assessable development, the Assessment Criteria specified in section 3.5.4 (Code Assessment) of the *Integrated Planning Act 1997*; and
 - (iii) in the case of Impact-assessable development, the Assessment Criteria specified in section 3.5.5 (Impact Assessment) of the *Integrated Planning Act 1997*; and
- (e) a reference in column 3 of an Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of an Assessment Table only refers to the first provision of the Code.

3.6.4 Assessment Table for Material Change of Use

Table 3.6.4 (Assessment Table for Material Change of Use in the Beaudesert Township Zone) identifies the development for a Material Change of Use in column 1⁸ which is subject to the level of assessment in column 2⁹ in respect of the Assessment Criteria in column 3¹⁰.

Table 3.6.4 Assessment Table for Material Change of Use in the Beaudesert Township Zone¹¹

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Agriculture.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Countryside Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Emerging Community Precinct; or</p> <p>(c) Countryside Precinct; or</p> <p>(d) Active Recreation Precinct; or</p> <p>(e) Passive Recreation Precinct; or</p> <p>(f) Community Facilities Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Beaudesert Township Zone Code (section 3.6.8).</p>
Animal Husbandry.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> <p>(a) Rural Residential Precinct; or;</p> <p>(b) Countryside Precinct; or</p> <p>(c) Active Recreation Precinct; or</p> <p>(d) Passive Recreation Precinct; or</p> <p>(e) Community Facilities Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Beaudesert Township Zone Code (section 3.6.8). Parking and Servicing Code (section 5.3.13).</p>

See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

⁹ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

¹⁰ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

¹¹ Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.	
Bed and Breakfast.	Self-assessable , if located in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct.	Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable. Beaudesert Township Zone Code (section 3.6.8) where assessable development. Bed and Breakfast Code (section 5.2.2). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Caravan/Relocatable Home Park.	Code-assessable , if located in the Community Facilities Precinct.	Beaudesert Township Zone Code (section 3.6.8). Caravan/Relocatable Home Park/Camping Ground Code (section 5.2.5). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Caretaker's Residence.	Self-assessable.	Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Beaudesert Township Zone Code (section 3.6.8) where assessable development. House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Cattery.	Code-assessable , if located in the— (a) Rural Residential Precinct; or (b) Countryside Precinct.	Beaudesert Township Zone Code (section 3.6.8). Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscaping Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Child Care Facility.	Code-assessable , if located in the— (a) Frame Precinct; or (b) Community Facilities Precinct; or (c) Town Centre Core Precinct.	Beaudesert Township Zone Code (section 3.6.8). Child Care Facility Code (section 5.2.8). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Commercial Activity.	Exempt , if— (a) located— (i) on ¹² Lot 77 WD4386, Lot 138 WD4338 or Lot 5 RP217537; or (ii) in the— (A) Town Centre Core Precinct; or (B) Frame Precinct;	If Exempt —None applicable. If Code-assessable — Beaudesert Township Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and

¹² Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Industry Precinct and the use is associated with an industry use on the same lot.</p>	<p>Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Community Care Centre.	<p>Code-assessable, if—</p> <p>(a) located on Lot 100 RP910561; or</p> <p>(b) the use involves only a counselling / consulting function (no on-site accommodation) and is located in the-</p> <p>(i) Frame Precinct; or</p> <p>(ii) Community Facilities Precinct; or</p> <p>(iii) Town Centre Core Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Convenience Restaurant.	<p>Code-assessable, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Dual Occupancy	<p>Self-assessable, if –</p> <p>(a) located in the—</p> <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct; or (iv) Emerging Community Precinct; or (v) Countryside Precinct and access is via a constructed road; and <p>(b) where the gross floor area of one of the dwellings does not exceed 100m²; and</p> <p>(c) where on a Lot with a minimum area of 600m².</p> <p>Code-assessable, if –</p> <p>(a) not Self-assessable and located in the—</p> <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Medium Density Residential Precinct or; (iii) Rural Residential Precinct; or (iv) Emerging Communities Precinct; or (v) Countryside Precinct; and <p>(b) where on a Lot with a minimum area of 600m².</p> <p>Impact-assessable, if –</p> <p>(a) not Self-assessable or Code-assessable; or</p> <p>(b) located on Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568.</p>	<p>Where Self-assessable development –</p> <p>the self-assessable provisions of the Dual Occupancy Code (section 5.2.107)</p> <p>Where assessable development –</p> <p>Beaudesert Township Zone Code (section 3.6.8)</p> <p>Dual Occupancy Code (section 5.2.107).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Educational Establishment.	Code-assessable , if located in the -	Beaudesert Township Zone Code (section 3.6.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Community Facilities Precinct; or (b) Frame Precinct; or (c) Town Centre Core Precinct.	Educational Establishment Code (section 5.2.17). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Equestrian Activities.	<p>Self-assessable, if—</p> (a) located in the— (i) Rural Residential Precinct; or (ii) Countryside Precinct; and (b) involves— (i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m ² ; or (ii) the keeping of any number of horses on a Lot with a minimum area of 10 hectares; or (iii) the use of a training track or arena (indoor or outdoor) on a Lot with a minimum area of 10 hectares. <p>Code-assessable, if —</p> (a) not Self-assessable; and (i) located in the — (A) Rural Residential Precinct; or (B) Countryside Precinct; and (ii) Involves the— (A) the keeping of between 5 and 10 horses on a Lot with an area between 8,000m ² and 10 hectares; or (B) the use of a training track or arena (indoor or outdoor) for up to 10 horses on a	<p>If Self-assessable or Code-assessable—</p> Beaudesert Township Zone Code (section 3.6.8) where assessable development. Equestrian Activities Code (section 5.2.20). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Lot with an area of more than 8,000m² but less than 10 hectares; or</p> <p>(C) the provision of sports fields or areas (indoor or outdoor) for equine based recreational or sporting pursuits on a Lot with an area greater than 8,000m² but less than 10 hectares; or</p> <p>(b) located in the Active Recreation Precinct, where the use involves the provision of sports fields or areas (indoor or outdoor) for equine based recreation or sporting pursuits on a Lot with an area greater than 8,000m² but less than 10 hectares.</p>	
Food Establishment/ Reception Centre.	<p>Exempt, if—</p> <p>(a) located in the Town Centre Core Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work; and</p> <p>(d) does not involve an extension to an outdoor eating area.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Industry Precinct where the use involves a café or takeaway food premises.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Forestry.	<p>Code-assessable, if located in the Countryside Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Forestry Code (section 5.2.26).</p>
Home Based Business.	<p>Self-assessable, if a category 1 Home Based Business where</p>	<p>If Self-assessable or Code-assessable—</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>the area of the dwelling unit used for the Home Based Business does not exceed 25m² and located in the—</p> <ul style="list-style-type: none"> (a) Residential Precinct; or (b) Medium Density Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct. <p>Code-assessable, if not Self-assessable and is—</p> <ul style="list-style-type: none"> (a) a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business exceeds 25m² but does not exceed 50m² and located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct; or (iv) Emerging Community Precinct; or (v) Countryside Precinct; or (b) a category 2 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 50m² and located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct; or (iv) Emerging Community Precinct; or (v) Countryside Precinct. 	<p>Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable.</p> <p>Beaudesert Township Zone Code (section 3.6.8). where assessable development.</p> <p>Home Based Business Code (section 5.2.29).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Hotel/Club.	Code-assessable if located in the Town Centre Core Precinct.	Beaudesert Township Zone Code (section 3.6.8). Specific Outcomes S03 to S08 Food Premises Code (section 5.2.23). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
House.	Self-assessable , if— (a) located in the— (i) Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct; or (iv) Emerging Community Precinct; or (v) Countryside Precinct with a minimum lot size of 2000m ² and access is via a constructed road. Code-assessable , if not Self-assessable and located in the Countryside Precinct.	If Self-assessable, Code-assessable or Impact-assessable— Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable. Beaudesert Township Zone Code (section 3.6.8) where assessable development. House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Indoor Sports, Recreation and Entertainment.	Exempt , if— (a) located— (i) on ¹³ Lot 77 WD4386; or (ii) in the Active Recreation Precinct; or (iii) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (b) does not involve fire arm activities; and	If Exempt— None applicable. If Self-assessable or Code-assessable— Beaudesert Township Zone Code (section 3.6.8) Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6).

¹³ Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(c) the gross floor area of the use does not exceed 150m².</p> <p>Code-assessable, if not Exempt and located in the —</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Active Recreation Precinct where the use involves indoor sport facilities; or</p> <p>(c) Frame Precinct; and</p> <p>(d) does not involve fire arm activities; or</p> <p>(e) located on -</p> <p>(i) Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and</p> <p>(ii) the use is not for a theatre, cinema, amusement centre or firearm activities.¹⁴</p>	<p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Industry—General.	<p>Self-assessable, if—</p> <p>(a) located in the Industry Precinct, and</p> <p>(b) does not involve Building Work or involves only minor Building Work; and</p> <p>(c) does not involve outdoor storage; and</p> <p>(d) is not located within 100 metres of land included in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Medium Density Residential Precinct; or</p> <p>(iii) Rural Residential Precinct.</p> <p>Code-assessable, if not Self-assessable and located in the Industry Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Industry—Low Impact/Service.	<p>Self assessable, if—</p> <p>(a) located in the—</p> <p>(i) Frame Precinct; or</p>	<p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p>

¹⁴ Refer to Appendix A for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<ul style="list-style-type: none"> (ii) Industry Precinct; or (iii) Community Facilities Precinct where located on Lot 32 SP113955; and (b) does not involve Building Work or involves only minor Building Work, and (c) does not involve outdoor storage; and (d) is not located within 100 metres of land in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct. <p>Code-assessable, if not Self-assessable and—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Frame Precinct; or (ii) Industry Precinct. 	<p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Kennel.	<p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Rural Residential Precinct; or (ii) Countryside Precinct; and (b) the use involves the keeping of up to— <ul style="list-style-type: none"> (a) 5 dogs on a lot with a minimum area of 2 hectares; or (b) 10 dogs on a lot having a minimum area of 4 hectares. 	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Kennel and Cattery Code (section 5.2.44).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Managers/ Workers House.	<p>Code-assessable, if located in the Countryside Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Managers/Workers House Code (section 5.2.47).</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Market.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct on Lot 3 RP166161, Lot 4 RP166162 and Lot 2 RP144307; or (e) Community Facilities Precinct. 	<p>Beaudesert Township Zone Code (section 3.6.8). Market Code (section 5.2.50). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).</p>
Medium Density Residential.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (i) Medium Density Residential Precinct; or (ii) Town Centre Core Precinct; or (iii) Residential Precinct where the development accords with an approved master plan as part of a development approval. 	<p>Beaudesert Township Zone Code (section 3.6.8). Medium Density Residential Code (section 5.2.53). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Motel.	<p>Code-assessable, if located in the Frame Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8). Motel Code (section 5.2.56). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Outdoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the Active Recreation Precinct; and (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) does not involve motor sport, or firearm activities, a clubhouse or night lighting. 	<p>If Exempt—None applicable. If Code-assessable— Beaudesert Township Zone Code (section 3.6.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Code-assessable, if not Exempt and—</p> <p>(a) located in the Active Recreation Precinct; or</p> <p>(b) located on ¹⁵ Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and</p> <p>(c) the use is not for a drive-in theatre, race track, golf course, golf driving range, motor sport or firearm activities.</p>	<p>Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Passenger Terminal.	<p>Code-assessable, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Community Facilities Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Passenger Terminal Code (section 5.2.59).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Produce Store.	<p>Code-assessable, if located in the—</p> <p>(a) Frame Precinct; or</p> <p>(b) Industry Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Produce Store/Retail Plant Nursery Code (section 5.2.65).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Public Park.	Exempt.	None applicable.
Public Worship.	<p>Code-assessable, if located in the Community Facilities Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Public Worship Code (section 5.2.68).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and</p>

¹⁵ Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Plant Nursery.	Code-assessable , if located in the— (a) Frame Precinct; or (b) Industry Precinct.	Beaudesert Township Zone Code (section 3.6.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Showroom.	Exempt , if— (a) located in the— (i) Town Centre Core Precinct; or (ii) Frame Precinct; or (iii) Industry Precinct where associated with an industry use on the same land and utilises a maximum of 35% of the gross floor area of the building that houses the industrial use; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only minor Building Work; and (d) does not involve outdoor storage or display areas. Code-assessable , if not Exempt and located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct where (i) associated with an industry use on the	If Exempt —None applicable. If Code-assessable — Beaudesert Township Zone Code (section 3.6.8). Retail Showroom Code (section 5.2.74). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	same land; or (ii) involves the display of machinery or heavy vehicles.	
Road.	Exempt.	
Roadside Stall.	Exempt , if— (a) located in the— (i) Rural Residential Precinct; or (ii) Countryside Precinct; or (iii) Emerging Community Precinct; and (b) the total floor area and display area is 5m ² or less. Code-assessable , if— (a) not Exempt and located in the— (i) Rural Residential Precinct; or (ii) Countryside Precinct; or (iii) Emerging Community Precinct; and (b) the total floor area and display area is more than 5m ² but not greater than 25m ² .	If Exempt —None applicable. If Code-assessable — Beaudesert Township Zone Code (section 3.6.8). Roadside Stall Code (section 5.2.77). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Service Station.	Code-assessable , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct.	Beaudesert Township Zone Code (section 3.6.8). Service Station Code (section 5.2.80). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Shop.	Exempt , if— located in the— (a) Town Centre Core Precinct; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only	If Exempt —None applicable. If Code-assessable — Beaudesert Township Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	minor Building Work. Code-assessable , if— (a) not Exempt and located in the— (b) Town Centre Core Precinct; and (c) the gross floor area of the development does not exceed 2000m ² .	Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Shopping Centre.	Code-assessable , if— (a) located in the Town Centre Core Precinct; and (b) the gross floor area of the development does not exceed 2000m ² .	Beaudesert Township Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Telecommunications Facility.	Code-assessable , if located in the Industry Precinct; and not located within 200m of the— (a) Medium Density Residential Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Community Facilities Precinct.	Telecommunications Facility Code (section 5.2.86).
Temporary Activity.	Exempt.	None applicable.
Temporary Estate Sales Office.	Self-assessable , if located in the— (a) Residential Precinct; (b) Emerging Community Precinct; or (c) Rural Residential Precinct.	Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15 and S4.1, S4.2 and S4.3 of Section 3.6.17 of the Beaudesert Township Zone Code where Self-assessable. Beaudesert Township Zone Code (section 3.6.8) where assessable development. Temporary Estate Sales

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Office Code (section 5.2.89). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Tourist Cabins.	Self-assessable , if— (a) located in the Countryside Precinct; and (b) the development does not exceed 2 tourist cabins on the site. Code-assessable , if not Self-assessable and— (a) located in the Countryside Precinct; and (b) the development involves 3 to 6 tourist cabins on the site.	If Self-assessable or Code-assessable — Beaudesert Township Zone Code (section 3.6.8) where assessable development. Tourist Cabins Code (section 5.2.95). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Tourist Facility.	Code-assessable , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct.	Beaudesert Township Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Truck Depot.	Self-assessable , if involves the parking of— (a) up to 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct; or (b) up to 6 heavy vehicles on	If Self-assessable or Code-assessable — Beaudesert Township Zone Code (section 3.6.8) where assessable development. Truck Depot Code (section 5.2.101).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>a lot located in the Industry Precinct.</p> <p>Code-assessable, if not Self-assessable and involves the parking of—</p> <p>(a) more than 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct; or</p> <p>(b) more than 6 heavy vehicles on a lot located in the Industry Precinct.</p>	<p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Utility—Local.	Exempt.	None applicable.
Utility—Major.	<p>Code-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Industry Precinct; or</p> <p>(ii) Community Facilities Precinct; or</p> <p>(b) for a reservoir located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Rural Residential Precinct; or</p> <p>(iii) Emerging Community Precinct; or</p> <p>(iv) Countryside Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Utility-Major Code (section 5.2.104)</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Veterinary Surgery/ Hospital.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Frame Precinct; or</p> <p>(iii) Industry Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Industry Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Warehouse/ Storage Facility.	<p>Self-assessable, if—</p> <p>(a) located in the Frame</p>	If Self-assessable or Code-assessable —

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Precinct or the Industry Precinct, and</p> <p>(b) does not involve Building Work or involves only minor Building Work, and</p> <p>(c) does not involve outdoor storage, and</p> <p>(d) is not located within 100 metres of land included in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Medium Density Residential Precinct; or</p> <p>(iii) the Rural Residential Precinct.</p> <p>Code-assessable, if not Self-assessable and—</p> <p>(a) located in the Frame Precinct; or</p> <p>(b) located in the Industry Precinct.</p>	<p>Beaudesert Township Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	<p>Beaudesert Township Zone Code (section 3.6.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

3.6.5 Assessment Table for Development not for a Material Change of Use

Table 3.6.5 (Assessment Table for Development not for a Material Change of Use in the Beaudesert Township Zone) identifies the development not for a Material Change of Use in column 1¹⁶ which is subject to the level of assessment in column 2¹⁷ in respect of the Assessment Criteria in column 3¹⁸.

¹⁶ See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

¹⁷ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary). Reference should also be made to Schedule 4 of the *Sustainable Planning Act 2009* for additional development which is exempt.

¹⁸ See section 1.2.11 (Assessment Criteria).

Table 3.6.5 Assessment Table for Development not for a Material Change of Use in the Beaudesert Township Zone¹⁹

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ²⁰ not associated with a Material Change of Use, which is assessable development under Schedule 3 of the <i>Sustainable Planning Regulation 2009</i> .	Exempt , if for an Exempt Fence. Self-assessable , if not Exempt. Code-assessable , if not Exempt or Self-assessable.	If Exempt —None applicable. If Self-assessable or Code-assessable — Solutions S2.1, S2.2, S3.1 and S3.2 of Section 3.6.15, S3.1, S3.2, S3.3 and S3.4 of Section 3.1.16 of the Beaudesert Township Zone Code where Self-assessable. Beaudesert Township Zone Code (section 3.6.8). Construction and Infrastructure Code (section 5.3.6) if Building Work involving Filling, excavating or a retaining wall.
Placing an Advertising Device not associated with a Material Change of Use.	Exempt , if meets the criteria set out in Schedule 3 (Exempt Advertising Devices). Self-assessable , if a window sign in a business and industry area. Code-assessable , if not Exempt, Self-assessable or Impact-assessable. Impact-assessable , if a billboard which has a sign face with an area greater than 8m ² .	If Exempt —None applicable. If Self-assessable — Solutions S1.1, S47.1, S48.1, S49.1 and S49.2 of section 5.3.5 of the Advertising Devices Code. If Code-assessable or Impact-assessable — Beaudesert Township Zone Code (section 3.6.8). Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot ²¹ .	Code-assessable , if— (a) located in the— (i) Industry Precinct; or (ii) Residential Precinct; or (iii) Medium Density Precinct; or (iv) Town Centre	Beaudesert Township Zone Code (section 3.6.8). Reconfiguring a Lot Code (section 5.4.2)

¹⁹ Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

²⁰ A development application for Building Work which is required to be assessed against the *Standard Building Regulation 1993* is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a code assessable development application for Building Work is required to be assessed against the Planning Scheme.

²¹ The subdivision of land within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan may not occur unless the subdivision meets an exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Core Precinct; or</p> <p>(v) Frame Precinct; or</p> <p>(vi) Active Recreation Precinct; or</p> <p>(vii) Passive Recreation Precinct; or</p> <p>(viii) Community Facilities Precinct; or</p> <p>(ix) Countryside Precinct; or</p> <p>(b) is carried out in accordance with a development approval for a Material Change of Use that has not lapsed; or</p> <p>(c) is a boundary realignment where no additional lots are created.</p> <p>Impact-assessable, otherwise</p>	
Carrying out Operational Work for Reconfiguring a Lot.	Code-assessable.	<p>Beaudesert Township Code (section 3.6.8).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Reconfiguring a Lot Code (section 5.4.2)</p>
Carrying out Operational Work being the construction of a crossover.	<p>Self-assessable, if—</p> <p>(a) concrete kerb and channel has been constructed along the road frontage of the lot; and</p> <p>(b) does not involve the crossing or interfering with a table drain.</p> <p>Code-assessable if not Self-assessable.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Carrying out Operational Work being the construction of a driveway.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if—</p> <p>(a) located within an access easement; or</p> <p>(b) located in the access handle of a rear</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	allotment; or (c) crosses a watercourse when providing access between the road and the building envelope or dwelling.	
Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use.	Exempt , if not Code-assessable. Code-assessable , if the car park provides for greater than 8 parking spaces.	If Exempt —None applicable. If Code-assessable — Construction and Infrastructure Code (section 5.3.6).
Filling or Excavation that is not associated with a Material Change of Use.	Exempt , if— (a) for a dam ancillary to a Rural Use operating on the land; or (b) otherwise— (i) does not comprise more than 1,000m ² in area; and (ii) does not exceed an average depth of 500 millimetres; and (iii) does not exceed a maximum depth of 800 millimetres; and (iv) does not involve earth batters with a slope greater than 1 in 8; and (v) does not interfere with the natural flow of stormwater; and (vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and (vii) not undertaken in a public utility easement or agreement; and (viii) not within 3 metres of an adjoining	If Exempt —None applicable. If Code-assessable — Construction and Infrastructure Code (section 5.3.6).

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	property; and (ix) involves fill material which is clean, dry, solid, inert material; and (x) not within 3 metres of a Local Government infrastructure item.	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

Division 3 Consistent Development Table

3.6.6 Interpretation of the Consistent Development Table

Development identified as Self-assessable development and assessable development in the Assessment Tables for the Beaudesert Township Zone or the Overlays, is—

- (a) potentially consistent with the Beaudesert Township Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.6.7 (Consistent Development Table); and
- (b) inconsistent with the Beaudesert Township Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.6.7 (Consistent Development Table)²².

3.6.7 Consistent Development Table

Development identified in Table 3.6.5 (Assessment Table for Development not for a Material Change of Use in the Beaudesert Township Zone) is Consistent Development in all Precincts.

Table 3.6.7 (Consistent Development in the Beaudesert Township Zone) identifies the development in column 1 which is Consistent Development in column 2.

Table 3.6.7 Consistent Development in the Beaudesert Township Zone

Column 1 Development	Column 2 Consistent Development
Aged Persons Accommodation.	Where in the—

²² See section 1.2.12 (Consistent development tables).

Column 1 Development	Column 2 Consistent Development
	(a) Residential Precinct or (b) Medium Density Residential; or (c) Town Centre Core Precinct.
Agriculture.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct.
Animal Husbandry.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct.
Bed and Breakfast.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct.
Caravan/Relocatable Home Park.	Where in the— (a) Residential Precinct; or (b) Community Facilities Precinct.
Caretaker's Residence.	Always.
Cattery.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct.
Child Care Facility.	Where in the— (a) Frame Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct ; or (f) Town Centre Core Precinct; or (g) Medium Density Residential Precinct.
Commercial Activity.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct where the use is associated with an industry use on the same lot.
Community Care Centre.	Where in the—

Column 1 Development	Column 2 Consistent Development
	(a) Frame Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Countryside Precinct; or (e) Community Facilities Precinct; or (f) Town Centre Core Precinct.
Convenience Restaurant.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct.
Dual Occupancy	Where in the – (a) Residential Precinct; or (b) Medium Density Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct; and (f) where the Lot has a minimum area of 600m ² .
Educational Establishment.	Where in the— (a) Residential Precinct; or (b) Community Facilities Precinct; or (c) Town Centre Core Precinct; or (d) Frame Precinct.
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct.
Food Establishment/Reception Centre.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct where the use involves a café or takeaway food premises.
Forestry.	Where in the Countryside Precinct.
Funeral Premises.	Where in the— (a) Frame Precinct; or (b) Industry Precinct.
General Store.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
Home Based Business.	Where in the— (a) Residential Precinct; or (b) Medium Density Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or

Column 1 Development	Column 2 Consistent Development
	(e) Countryside Precinct.
Hospital.	Where in the Community Facilities Precinct.
Hotel/Club.	Where in the Town Centre Core Precinct.
House.	Where in the— (a) Residential Precinct; or (b) Medium Density Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct.
Indoor Sports, Recreation and Entertainment.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Residential Precinct and: (i) located on Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and (ii) the use is not for a theatre, cinema, amusement centre or firearm activities; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct; or (f) Industry Precinct where the use is an indoor sports centre or gymnasium.
Industry—General.	Where in the Industry Precinct.
Industry—Low Impact/Service.	Where in the— (a) Frame Precinct; or (b) Industry Precinct; or (c) Community Facilities Precinct and located on Lot 32 SP113955.
Intensive Agriculture.	Where a wholesale plant nursery in the - (a) Rural Residential; or (b) Countryside Precinct.
Kennel.	Where in the— (a) Rural Residential Precinct on a lot with an area greater than 1 hectare; or (b) Countryside Precinct.
Managers/Workers House.	Where in the Countryside Precinct.
Market.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct on Lot 3 RP166161, Lot 4 RP166162 and Lot 2 RP144307; or

Column 1 Development	Column 2 Consistent Development
	(e) Community Facilities Precinct.
Medium Density Residential.	Where in the— (a) Medium Density Residential Precinct; or (b) Residential Precinct; or (c) Town Centre Core Precinct.
Motel.	Where in the— (a) Frame Precinct; or (b) Town Centre Core Precinct; or (c) Medium Density Residential Precinct.
Outdoor Sports, Recreation and Entertainment.	Where for a use other than motor sport and in the— (a) Residential Precinct and located on- (i) Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and (ii) the use is not for a theatre, cinema, amusement centre or firearm activities; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct.
Passenger Terminal.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Community Facilities Precinct.
Produce Store.	Where in the— (a) Frame Precinct; or (b) Industry Precinct.
Public Park	Always.
Public Worship.	Where in the— (a) Frame Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct.
Retail Showroom.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct where the use: (i) involves the display of machinery or

Column 1 Development	Column 2 Consistent Development
	heavy vehicles; or (ii) is associated with an industry use on the same land and utilises a maximum of 35% of the gross floor area of the building that houses the industrial use.
Road	Always.
Roadside Stall.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.
Service Station.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct.
Shop.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct.
Shopping Centre.	Where in the Town Centre Core Precinct.
Telecommunication Facility.	Always.
Temporary Estate Sales Office.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
Temporary Activity	Always.
Tourist Cabins.	Where in the Countryside Precinct.
Tourist Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct.
Transport Terminal.	Where in the Industry Precinct.
Truck Depot.	Where in the— (a) Industry Precinct; or (b) Countryside Precinct.
Utility—Major.	Where in the— (a) Industry Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct; or (f) Community Facilities Precinct; or (g) Active Recreation Precinct; or

Column 1 Development	Column 2 Consistent Development
	(h) Passive Recreation Precinct.
Veterinary Surgery/Hospital.	Where the use is a veterinary surgery in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct; or (d) Where the use is a Veterinary Hospital in the Countryside Precinct.
Warehouse/Storage Facility.	Where in the— (a) Frame Precinct; or (b) Industry Precinct.
Winery/Distillery.	Where in the Countryside Precinct

Division 4 **Beaudesert Township Zone Code**

Subdivision 1 **Preliminary**

3.6.8 Compliance with the Beaudesert Township Zone Code

Development complies with the Beaudesert Township Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Beaudesert Township Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Beaudesert Township Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Beaudesert Township Zone Code and the purpose of the Beaudesert Township Zone Code being the Overall Outcomes for the Beaudesert Township Zone.²³

Subdivision 2 **General Assessment Criteria for the Beaudesert Township Zone**

3.6.9 Purpose of the Beaudesert Township Zone Code

The Overall Outcomes for the Beaudesert Township Zone are the purpose of the Beaudesert Township Zone Code.

3.6.10 Overall Outcomes for the Beaudesert Township Zone

Table 3.6.10 (Overall Outcomes for the Beaudesert Township Zone) specifies the Overall Outcomes for the Beaudesert Township Zone.

²³ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Table 3.6.10 Overall Outcomes for the Beaudesert Township Zone

Overall Outcomes for the Beaudesert Township Zone	
Overall Vision and Development Intent	
OO1	Development provides for a range of uses, other development and infrastructure that contributes to the maintenance and establishment of an integrated and well planned modern country town.
Amenity, Environmental Management and Greenspace	
OO2	Development in a residential area promotes a high standard of amenity and is compatible with the existing or desired modern country town residential character.
OO3	Development through location and design minimises risks and nuisance to people and property.
OO4	Development does not involve the establishment of new intensive Animal Husbandry uses within or adjoining residential, rural residential, future urban or centre areas in the Zone and the continuation of existing intensive Animal Husbandry uses is not entrenched or perpetuated by development.
OO5	Development for urban uses is located, designed and managed to— <ul style="list-style-type: none"> (a) consolidate and contain urban development to areas identified in the Residential, Mixed Use, Town Centre Core, Frame, Industry or Community Facilities Precincts. No further expansion of urban development outside of these precincts is required during the life of this Planning Scheme; and (b) avoid expansion into areas ecologically significant or vulnerable, steep or visually sensitive, flood affected, or having agricultural value; and (c) ensure that natural areas such as waterways, vegetation, ridgelines, open space and other natural areas define the edge of the urban area; and (d) maintain existing and proposed residential amenity and streetscape quality; and (e) enhance landscape character; and (f) be compatible with other existing or proposed development; and (g) not compromise the multi-use of existing or proposed community facilities, and sport and recreation facilities; and (h) minimise impacts on nature conservation values and places of environmental and cultural heritage significance.
OO6	Development is encouraged to provide for the reuse of degraded sites in a way that does not compromise the safety or amenity of the community.
Community Identity, Urban Design Principles and Image	
OO7	Development reinforces the unique identity and country town character of Beaudesert by - <ul style="list-style-type: none"> (a) maintaining a strong edge between non-urban areas and the township; and (b) containing development in the centres hierarchy and maintaining the commercial 'main street' role of Brisbane and William Streets; and (c) designing new communities around parkland or natural features such as waterways, open space, vegetation and other natural areas; and

Overall Outcomes for the Beaudesert Township Zone	
	<p>(d) providing a range of lot and housing types, densities and sizes to suit a variety of lifestyle choices; and</p> <p>(e) providing highly connected neighbourhoods through efficient pedestrian, cycle, public transport and vehicle links; and</p> <p>(f) providing a variety of open space, parks and community facilities in appropriate locations.</p>
Community Services	
OO8	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO9	Development for community services is located to provide the most effective and efficient delivery of those services.
OO10	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.
Cultural Heritage	
OO11	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
Ecological Sustainability	
OO12	Development protects and enhances Ecologically Significant Areas including native vegetation of State, regional and local significance, ecological corridors, areas of local, regional and State biodiversity significance and habitat for State and regionally significant flora and fauna.
OO13	Development ensures wetlands, waterways, natural drainage catchments and their riparian areas are protected and restored to maintain or enhance water quality, habitat, biodiversity values and ecological processes and functioning.
OO14	Development maintains, protects or enhances the natural hydrological regime and functioning of waterways and wetlands, including surface and ground waters.
OO15	Development is separated from and maintains a buffer to Ecologically Significant Areas including wetlands, waterways, habitats, ecological corridors, significant vegetation and areas of biodiversity value. Buffers are established in accordance with minimum best practice distances and include characteristics to protect and enhance biodiversity values and ecological processes.
Economic Development	
OO16	Development provides for the growth of Beaudesert township as a Principal Rural Activity Centre in accordance with the South East Queensland Regional Plan.
OO17	Development for commercial, retail, business and entertainment uses do not compromise the role, function and intended scale of existing and proposed centres within the Zone. 'Out of Centre' development involving Shopping Centres is not supported.
OO18	Land on the western side of Brisbane Street, between Eaglesfield and Tubber Streets is identified as the preferred location for development involving a Shopping Centre with department stores and/or discount department stores.

Overall Outcomes for the Beaudesert Township Zone	
OO19	Land along Kerry Road and Beaudesert-Nerang Road described as Lot 24 on RP155770 and Lot 2 on RP159459 is identified for a future local centre involving facilities such as supermarkets to service the convenience needs of the catchment population. The development of these local centres will not compromise the role and function of the centre activities in the Town Centre Core Precinct.
OO20	Development in the Industry Precinct is limited to Industry-Low Impact/Service and Impact-General uses. Development does not involve the establishment, entrenchment or expansion of higher impact industrial uses in the Zone.
Housing	
OO21	Residential development in greenfield areas is undertaken in accordance with an approved master plan providing for - <ul style="list-style-type: none"> (a) best practice site planning, development layout and building design; (b) the efficient use of infrastructure; (c) the sequencing and orderly staging of development; (d) the incorporation of best practice water sensitive urban design principles; (e) the integration with adjoining land or other approved master plans in the locality; (f) a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling; (g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.
OO22	Attached housing has the appearance of detached housing and does not dominate the Residential Precinct.
Infrastructure Efficiency	
OO23	Development maximises the use, safe operation and cost efficiencies of existing and proposed infrastructure by— <ul style="list-style-type: none"> (a) preventing development on land above RL140 AHD and on slopes with a gradient of more than 25% to protect the effectiveness of reticulated water supply; (b) ensuring development is sequenced in accordance with the local government's Priority Infrastructure Plan or equivalent infrastructure plan; (c) protecting water supply infrastructure and water quality; (d) protecting electricity, telecommunications and other corridors required for proposed or future infrastructure facilities; (e) maintaining appropriate separation distances or barriers and landscape/vegetative buffers to infrastructure corridors; (f) providing a network that is highly integrated with adjoining development; and (g) avoiding development on land in the Emerging Community Precinct for urban purposes during the life of this Planning Scheme.
OO24	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
Landscaping	

Overall Outcomes for the Beaudesert Township Zone	
OO25	The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts. In particular, development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres AHD for land north of Beaudesert-Nerang Road.
OO26	Development— (a) maintains the scenic amenity and landscape character of the Zone and precincts; and (b) has a positive impact on the streetscape of precincts within the Zone; and (c) avoids steep land being greater than 25%; and (d) maintains continuous vegetation cover along ridgelines.
OO27	Development on the western edge of Beaudesert Town preserves important views across the flood plain landscape extending to distant ridges and mountains to the south and west, in particular, from the Mt Lindesay Highway adjacent to the existing Country Club estate and parkland at Waters Creek.
Open Space, Sport and Recreation Facilities	
OO28	Development contributes to the establishment of an integrated open space network providing for diverse, useable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.
OO29	Development provides for adequate and appropriate sport and recreation facilities serving the needs of residents at the local and regional levels.
OO30	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
Protection of Personal Health, Safety and Property	
OO31	Development is located and designed to minimise the potential risk to life and property from natural hazards.
OO32	Development incorporates the principles of crime prevention through environmental design principles.
OO33	Development is located and designed to avoid land subject to contamination.
Services	
OO34	Development is supported by full urban services except in the Rural Residential Precinct and Countryside Precinct.
OO35	Development makes adequate provision for on-site effluent treatment and disposal, where reticulated sewerage is not provided or envisaged.
OO36	Development makes adequate provisions for on-site storage and supply of potable water, where a reticulated water supply is not provided or envisaged.
Transport and Access	
OO37	Development supports the provision of an integrated efficient, safe and attractive transport network for a range of transport modes including public transport, passenger vehicles, delivery and freight vehicles, pedestrians and cyclists.
OO38	Development facilitates effective pedestrian, cycle and public transport connectivity between residential areas and to key destinations in

Overall Outcomes for the Beaudesert Township Zone	
	Beaudesert such as the Town Centre Core, Frame, Industry, Active Recreation, Passive Recreation, Local Centre, and Community Facilities Precincts.
OO39	Development protects existing, proposed or future road and rail corridors by— <ul style="list-style-type: none"> (a) preventing incompatible development on land within or adjoining an identified corridor; and (b) providing adequate buffering or separation distance from an identified corridor; and (c) incorporating design elements that mitigate the impact of the identified corridor.
OO40	Development provides adequate and attractive parking facilities.
Precinct Intent	
OO41	The Town Centre Core Precinct is the principal activity centre for the local government area. It supports the most diverse and highest order of retail, entertainment, commercial, civic and community facility uses. Development includes uses at ground floor level that activate the street and emphasise a pedestrian friendly environment. Medium density residential and short term accommodation is provided above ground floor level. All department stores and discount department stores are located in the precinct. Buildings have little or no setback to the street, open onto the street and are architecturally designed to be interesting, attractive and memorable. William and Brisbane Streets will also continue to be the hub of the Town Centre Core Precinct providing an important meeting place and focal point for the community.
OO42	Development within the Frame Precinct has a commercial character. The Precinct provides a supporting role to the Town Centre Core Precinct in that it accommodates a range of uses supplying non-convenience goods, commercial uses and business activities that would not traditionally locate within primary Town Centre locations. It does not contain high turnover retail activities.
OO43	Development within the Industry Precinct has a predominately industrial character. The Precinct provides for a mix of compatible business and industry activities, including commercial, service and trade activities and appropriate low-impact manufacturing activities that support and are within close proximity to the Town Centre Core, Frame and Minor Convenience Precincts. Development does not involve the establishment or expansion of Industry – High Impact uses.
OO44	Development within the Medium Density Residential Precinct is typically urban residential in character and provides for a mix of medium density, sewerred residential and compatible non-residential activity where existing amenity and character are maintained or enhanced.
OO45	Development within the Residential Precinct creates a distinctive urban environment characterised by a variety of housing types and lot sizes to suit residents of all ages. The precinct also has a high level of amenity, primarily catering for low density, urban residential development and ancillary/associated uses. The precinct also provides for dual occupancy and a small proportion of attached houses in the form of town houses. Development has highly integrated neighbourhoods and streets, with multiple connections to surrounding areas through a grid street pattern. Development is designed to complement the natural environment, and is focused around features such as a park, waterways, open space or

Overall Outcomes for the Beaudesert Township Zone	
	community facilities.
OO46	Development within the Rural Residential Precinct is to cater principally for rural-residential activity on larger acreage lots which are typically unsewered.
OO47	The Emerging Community Precinct is maintained and protected for its long term urban development potential. Development of this land for urban purposes is not required for the life of this Planning Scheme. During the life of this Planning Scheme, development of this land will only be considered if there is a demonstrated need that expected population levels for other urban land have been fulfilled or exceeded. Development is limited to those activities that do not preclude future urban (residential, commercial, business, community or industry) purposes. Not all land in the precinct will be suitable for development due to environmental values, scenic amenity or other constraints.
OO48	Development within the Countryside Precinct has an agricultural character typified by broad hectare farming. Limited opportunity also exists for non-farming development – where such development maintains or enhances existing character and amenity.
OO49	Development within the Active Recreation Precinct is characterised by organised and active outdoor and indoor recreational activities that encourage community participation. Development within this Precinct is generally typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.
OO50	Development within the Passive Recreation Precinct is characterised by informal or non-organised forms of recreational activity and generally includes activity within open space and recreation reserve areas such as children's play areas, picnics, dog walking, strolling, cycling, kite flying and the like. Development within the Precinct includes ancillary/associated structures such as toilet blocks, barbeque areas, gazebos, tables and bench seating, children's play equipment and the like.
OO51	Development within the Community Facilities Precinct provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities principally to serve the immediately surrounding area.
Growth Management	
OO52	The planning scheme allocates sufficient land to accommodate additional population growth for the life of this Planning Scheme. Further expansion of urban development does not occur outside: <ul style="list-style-type: none"> (a) the Priority Infrastructure Area of the planning scheme; and (b) the Urban Footprint in the South East Queensland Regional Plan.
OO53	Land identified as Urban Footprint in the South East Queensland Regional Plan and included in the Emerging Community Precinct in the planning scheme is not required for urban development for the life of this Planning Scheme. During the life of this Planning Scheme, development will only be considered if it can be demonstrated there is insufficient land to accommodate population growth or that expected population growth levels have been exceeded.
OO54	Development inconsistent with the timing and sequence of development in the Planning Scheme can occur only when Council determines that development should occur earlier and subject to key infrastructure being established or committed to being established such that it would be in

Overall Outcomes for the Beaudesert Township Zone	
	place in time to service the first population of the proposed community.
Intensity of Development	
OO55	Development, being Reconfiguring a Lot— (a) is to comply with the standards in Table 5.4.6B (Lot Design Specifications); and (b) in respect of land in the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan, is to comply with the Regulatory Provisions of the South East Queensland Regional Plan. ²⁴

3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert Township Zone

Table 3.6.11 (Specific Outcomes and Prescribed Solutions for the Beaudesert Township Zone) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

²⁴ The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Table 3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert Township Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Consistent Development	
<p>SO1 Development—</p> <ul style="list-style-type: none"> (a) provides for a range of uses and infrastructure that contributes to the maintenance and establishment of an integrated and well planned modern country town; and (b) is limited to development which is 'Consistent Development' as identified in Table 3.6.7 Consistent Development in the Beaudesert Township Zone. 	<p>S1.1 No Solution is prescribed.</p>
Amenity, Environmental Management and Greenspace	
<p>SO2 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and (b) has a built form which is consistent with the intended scale and form of development in the Zone generally; and (c) provides buffering between non-residential uses and residential uses; and (d) provides buffering between residential uses and major transport routes. 	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances the values of Ecologically Significant Areas and, where possible, provides for the areas to be linked; and (b) provides for areas of ecological significance to be retained in public ownership; and 	<p>S3.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided.	
<p>SO4 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances scenic amenity; and (b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and (c) avoids encroachment upon areas identified as buffers for other development; and (d) (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by environmental values. 	S4.1 No Solution is prescribed.
SO5 Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S5.1 No Solution is prescribed.
SO6 Development provides for the role of Westerman Park as a buffer between an existing Aged Persons Accommodation (Wongaburra) and adjacent land occupied by industrial activities to be maintained and enhanced.	S6.1 Development maintains or enhances the buffering effect provided by Westerman Park by retaining existing vegetation, local character and landscape and amenity values.
Community Identity, Urban Design Principles and Image	
<p>SO7 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that—</p> <ul style="list-style-type: none"> (a) traffic within urban residential areas is 	S7.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>managed effectively; and</p> <ul style="list-style-type: none"> (b) development complements and enhances the existing or desired streetscape; and (c) landscaping and other treatments enhance residential character and buffer or screen non-residential uses; and (d) development along a major road achieved a high standard of visual amenity and landscaping treatment; and (e) the safe and efficient use of an existing or planned community services use is not compromised. 	
<p>SO8 Development in the Town Centre Core Precinct and Frame Precinct is located, designed and managed to—</p> <ul style="list-style-type: none"> (a) provide for an attractive and functional appearance and achieves a high level of integration with existing development; and (b) contribute to the vibrancy of public spaces through: <ul style="list-style-type: none"> (i) wide footpaths with awnings, street furniture and mature shade trees; (ii) minimal or no front building setback; (iii) a mix of tenancy sizes with highly active ground floor uses; (iv) ensuring buildings open onto and front the street; (v) a variety of uses operating throughout the day 	<p>S8.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p style="text-align: center;">and night; and</p> <p>(c) provide a high level of amenity and contribute positively to the streetscape, landscaping and existing built form; and</p> <p>(d) provide for a rationalisation of vehicular and pedestrian access, with a particular emphasis on creating a pedestrian friendly environment that reduces vehicle dominance; and</p> <p>(e) provide appropriate parking, manoeuvring, servicing and access areas that do not dominate or break continuous streetscapes or impede pedestrians;</p> <p>(f) provide the tallest buildings within the Town Centre Core Precinct.</p>	
<p>(a) SO9 Development for a Shopping Centre - is orientated to, and opens onto the street and avoids 'big box' or 'shopping mall' style development; and</p> <p>(b) does not include blank walls along street frontages; and</p> <p>(c) includes car parking, loading areas and refuse storage areas behind or adjacent to the building frontage.</p>	S9.1 No Solution is prescribed.
<p>S010 Development in a Precinct other than the Town Centre Core Precinct and Frame Precinct:</p> <p>(a) provides for a variety of building alignments;</p>	S10.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>and</p> <p>(b) provides substantial building setbacks along key roads; and</p> <p>(c) makes allowance for future road upgrades.</p>	
Community Services	
SO11 Development supports a range of community services commensurate with need.	S11.1 No Solution is prescribed.
SO12 Development provides for community services to be located in existing or planned nodes of urban development.	S12.1 No Solution is prescribed.
SO13 Community services and facilities are co-located to increase efficiency and service delivery and are conveniently located to service residential catchments.	S13.1 No Solution is prescribed.
SO14 Development for a tertiary education facility is— <p>(a) well integrated with surrounding development;</p> <p>(b) co-located with community facilities and services that support the operation of the tertiary facility;</p> <p>(c) well serviced by public transport and pedestrian and cycle paths; and</p> <p>(d) is oriented to address the street.</p>	S14.1 No Solution is prescribed.
SO15 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and Community Care Centres.	S15.1 No Solution is prescribed.
Cultural Heritage and Character	
SO16 Development protects and enhances places, objects and	S16.1 Development adjoining or containing a site of cultural heritage

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
areas of historic, indigenous and cultural significance.	significance does not impact on the values of the site by way of overshadowing or incompatible building character.
Ecological Sustainability	
SO17 Significant ecological corridors including the Logan River, Waters Creek, Fishers Gully and Spring Creek are protected from development impacts, rehabilitated to a natural state and provide for movement of terrestrial and aquatic fauna.	S17.1 Development provides corridors with the following dimensions: <ul style="list-style-type: none"> (a) the Waters Creek corridor maintains a minimum width of 100m; and (b) the Fishers Gully corridor maintains a minimum width of 100m; and (c) the Spring Creek Corridor maintains a minimum width of 100m.
SO18 Opportunities to create additional ecological corridors and habitat linkages along waterways, drainage lines, ridgelines and other areas are provided and incorporated as part of the master planning process for greenfield land.	S18.1 No Solution is prescribed.
SO19 Development is set back from and provides buffers to the outside edge of an Ecologically Significant Area. Buffers are consistent with minimum best practice distances and protect and enhance ecological processes and biodiversity values including— <ul style="list-style-type: none"> (a) terrestrial habitat values; (b) aquatic habitat values; (c) water quality values; (d) hydrological functioning of waterways and 	S19.1 A buffer extending from the outside edge of the Ecologically Significant Area is provided and maintained in accordance with best practice distances and has a minimum width of— <ul style="list-style-type: none"> (a) 50m from vegetation of, regional or State significance; (b) 50m from an area of biodiversity significance or habitat; (c) 50m from Waters Creek, Spring Creek or Fishers Gully, measured from the high bank²⁵ of the waterway; (d) 120m from the Logan River, measured from the high bank

²⁵ Schedule 4 Catchment Management – Riparian Buffer Zone Determination, Table 2.1 and 'Note 2', requires riparian buffer zones to be measured from the centre of the stream out to each side. These provisions of Schedule 4 do not apply to the Beaudesert Township Zone, with buffers and setbacks being measured from the outside edge of an Ecologically Significant Area or high bank of a waterway or wetland.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>wetlands;</p> <p>(e) natural landscape values; and</p> <p>(f) connectivity and usage of the site by native fauna species or communities.</p>	<p>of the waterway;</p> <p>(e) 50m for freshwater wetlands measured from the edge of the wetland; and</p> <p>(f) between 25m and 50m for other waterways measured from the high bank of the waterway. Buffer width is to be determined based on the characteristics and values of the waterway and potential development impacts.</p>
<p>SO20 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna species.</p> <p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 - Ecological Assessment Reporting.</i></p>	<p>SO20.1 No Solution is prescribed.</p>
Economic Development	
<p>SO21 Development —</p> <p>(a) provides a range of employment opportunities in appropriate locations; and</p> <p>(b) is consistent with and reinforces the centres hierarchy; and</p> <p>(c) is balanced with anticipated growth within their primary catchment; and</p> <p>(d) does not impact on the trading of other centres for an extended period of time or undermine the potential for another planned centre to expand into its intended role.</p>	<p>S21.1 No Solution is prescribed.</p>
<p>SO22 Development—</p>	<p>S22.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(a) is consistent with the intended role, function, scale and character of the Town Centre Core, Frame, and Industry Precincts; and</p> <p>(b) avoids out-of-centre development unless it can be demonstrated there is an overriding community need and the role, function and viability of other centres is maintained.</p>	
<p>SO23 Development involving a large shopping centre, discount department store, or department store locates in the Town Centre Core Precinct, or to the west of Brisbane Street, between Eaglesfield Street and Tubber Street.</p>	<p>S23.1 No Solution is prescribed.</p>
Housing	
<p>SO24 Medium density housing and short term accommodation are supported in:</p> <p>(a) the Medium Density Precinct; and</p> <p>(b) in the Town Centre Core Precinct where above ground level and integrated with commercial or retail development.</p>	<p>S24.1 No Solution is prescribed.</p>
<p>SO25 Development provides for a range of housing types, sizes, styles, densities and lot sizes to meet the diverse housing needs and lifestyle choices of the community. In particular, development provides—</p> <p>(a) predominantly houses in the Residential Precinct; and</p> <p>(b) a limited number of dispersed medium density residential uses in the Residential Precinct including dual occupancy and</p>	<p>S25.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>townhouses with a maximum density of 1 dwelling unit per 300m²; and</p> <p>(c) medium density residential uses such as dual occupancy and townhouses in the Medium Density Precinct; and</p> <p>(d) single detached houses on Rural Residential Precinct lots.</p>	
<p>SO26 Residential development in areas identified on Figure 3.6.23 – Beaudesert Master plan and Open Space Areas is undertaken in accordance with an approved master plan. The master plan provides for —</p> <p>(a) best practice site planning and development layout;</p> <p>(b) an efficient and affordable infrastructure network;</p> <p>(c) the sequencing and orderly staging of development;</p> <p>(d) the incorporation of best practice water sensitive urban design principles;</p> <p>(e) a safe, attractive and integrated street network based on the grid street pattern to maximise permeability, legibility, accessibility and street tree plantings;</p> <p>(f) the integration with adjoining residential areas in the locality;</p> <p>(g) a wide range of housing types, densities and lot sizes including multiple dwellings, town</p>	<p>S26.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>houses, terraces, detached dwellings, dual occupancy, aged care and special needs housing;</p> <p>(h) the identification of lots intended for more than one dwelling, with such lots being dispersed throughout the neighbourhood and not concentrated in one area;</p> <p>(i) development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space.</p>	
<p>SO27 Development being Aged Persons Accommodation (and ancillary facilities) is carried out in the Medium Density Residential Precinct, the Town Centre Core Precinct, or the Residential Precinct.</p>	<p>S27.1 No Solution is prescribed.</p>
Infrastructure Efficiency	
<p>SO28 Development—</p> <p>(a) does not adversely impact upon the efficiency or effectiveness of any existing or planned infrastructure; and</p> <p>(b) does not place an adverse loading on any existing or planned infrastructure; and</p> <p>(c) does not result in out-of-sequence, unplanned or inefficient infrastructure provision.</p>	<p>S28.1 Development is undertaken in accordance with the Priority Infrastructure Plan or equivalent infrastructure plan.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO29 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.	S29.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i> . S29.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.
SO30 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.	S30.1 No Solution is prescribed.
Landscape, Scenic Amenity and Character	
SO31 Development within the Town Centre Core Precinct and Frame Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.	S31.1 No Solution is prescribed.
SO32 Development within the Industry Precinct provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.	S32.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO33 The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts including vegetation clearing. In particular, development being a Reconfiguration of a Lot —</p> <p>(a) does not occur above RL120 metres AHD on land north of Beaudesert-Nerang Road; and</p> <p>(b) does not locate above RL140 metres AHD on land south of Beaudesert-Nerang Road.</p>	<p>S33.1 No solution is prescribed.</p>
Noise, Air and Light Emissions	
<p>SO34 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emissions of noise vibration, light, glare, odour, dust and other pollutants.</p>	<p>S34.1 No Solution is prescribed.</p>
Open Space, Sport and Recreation Facilities	
<p>SO35 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.</p>	<p>S35.1 No Solution is prescribed.</p>
<p>SO36 Development supports a range of outdoor sporting and recreation activity including sportsgrounds, parks and linear corridors for non-motorised recreation. In particular—</p> <p>(a) the Spring Creek waterway corridor is developed into a regionally significant park for sport and recreation and links</p>	<p>S36.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>the south of Beaudesert to the Town Centre Core Precinct; and</p> <p>(b) opportunities for the establishment, expansion or enhancement of district level playing fields are maximised.</p>	
<p>SO37 Residential development in greenfield areas identified on Figure 3.6.23 – Beaudesert Masterplan and Open Space Areas as requiring a master plan provides local open space that—</p> <p>(a) are well connected to the wider network of open space through linear connections along creeks and other corridors; and</p> <p>(b) are well located and use land and embellishments efficiently; and</p> <p>(c) do not involve multiple small parks; and</p> <p>(d) are not characterised by unusable or constrained land with limited embellishments and high maintenance costs; and</p> <p>(e) are provided at a minimum rate of 0.75 hectares of local²⁶ open space per 1000 people.</p>	<p>S37.1 No Solution is prescribed.</p>
<p>SO38 Development maximises connectivity and access to areas of existing and planned public recreational activity and open space network.</p>	<p>S38.1 No Solution is prescribed.</p>
Protection of Personal Health, Safety and Property	
<p>SO39 Development protects and enhances personal health and safety and property by incorporating features and</p>	<p>S39.1 Development does not provide—</p> <p>(a) a blind corner involving a change in direction of 75 degrees or greater; and</p>

²⁶ The provision of local park is in addition to areas designated for higher order district or regional recreation and sports parks which are referred to as trunk parks.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>measures designed to improve safety and minimise the risk of crime through—</p> <ul style="list-style-type: none"> (a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and (b) the provision of entry points to buildings which are clearly visible; and (c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance. 	<ul style="list-style-type: none"> (b) a pathway that is longer than 20 metres; and (c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.
Transport and Access	
<p>SO40 Development protects and enhances existing and planned road and rail transport infrastructure. In particular, development is design and sited to—</p> <ul style="list-style-type: none"> (a) maintain residential amenity; and (b) not impede the role and function of the infrastructure corridor. 	<p>S40.1 No Solution is prescribed.</p>
<p>SO41 Development provides a transport network and infrastructure which—</p> <ul style="list-style-type: none"> (a) services the development; and (b) integrates with the existing and planned network; and (c) is efficient and enhances the existing road pattern and hierarchy; and (d) is consistent with community need. 	<p>S41.1 No Solution is prescribed.</p>
<p>SO42 Development makes provision for public transport infrastructure which—</p> <ul style="list-style-type: none"> (a) service the development; and 	<p>S42.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> (b) are conveniently located; (c) integrate with existing public transport services; and (d) protect and enhance the safe, efficient and legible operation of public transport services. 	
SO43 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.	S43.1 No Solution is prescribed.
SO44 Development provides pedestrian and cycle networks in appropriate locations.	S44.1 No Solution is prescribed.
Growth Management	
SO45 Development of land for urban purposes in the Emerging Community Precinct does not occur during the life of the Planning Scheme. Development will only be contemplated if it— <ul style="list-style-type: none"> (a) is demonstrated that there is insufficient land to accommodate population growth or that expected population growth levels have been exceeded; and (b) avoids out-of-sequence development. 	S45.1 No Solution is prescribed.
Intensity of Development	
SO46 Development being— <ul style="list-style-type: none"> (a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone and Precinct; and (b) Reconfiguring a Lot is to comply with— <ul style="list-style-type: none"> (i) the standards in 	S46.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>Table 5.4.6B (Lot Design Specifications); and</p> <p>(ii) the Regulatory Provisions of the South East Queensland Regional Plan.²⁷</p>	

Subdivision 3 Specific Assessment Criteria for the Town Centre Core Precinct

3.6.12 Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct

Table 3.6.12 (Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

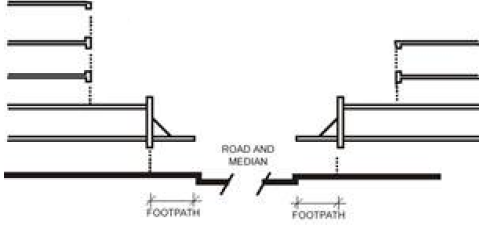
Table 3.6.12 Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development exhibits a retail and commercial office character when occurring at ground floor level and either a commercial office or residential character when occurring above ground floor level. Development—</p> <p>(a) provides for the convenience shopping needs of localised</p>	<p>S1.1 No Solution is prescribed.</p>

²⁷ The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>catchments; and</p> <p>(b) provides access to—</p> <p>(i) comparison shopping; and</p> <p>(ii) speciality shopping; and</p> <p>(iii) higher order professional offices and business; and</p> <p>(iv) financial or personal services; and</p> <p>(v) medium density residential housing above ground level.</p>	
<p>SO2 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development within the Town Centre Core Precinct is comprised predominantly of—</p> <p>(a) a Shop; and</p> <p>(b) Commercial activity; and</p> <p>(c) a Convenience Restaurant; and a Food Establishment/ Reception Centre;</p> <p>(d) a Shopping Centre; and</p> <p>(e) Medium Density Residential.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development—</p> <p>(a) protects and enhances the role of the Precinct as the primary retail and commercial centre in the Beaudesert township; and</p> <p>(b) functions in an integrated manner alongside existing commercial and retail activity by providing integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p>(c) protects existing and</p>	<p>S4.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>intended amenity; and</p> <p>(d) has a high level of accessibility to the local road network; and</p> <p>(e) provides a high level of amenity in relation to built form, landscaping, streetscape, central public spaces and advertising devices.</p>	
<p>SO5 Development is designed to provide for social interaction.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development for non-residential urban type uses within the Town Centre Core Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p>S7.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO8 Buildings create a human scale at street level.</p>	<p>S8.1 Development above 2 storeys provides—</p> <p>(a) a podium at a maximum of 2 storeys in height, in accordance with Figure 1 below; and</p> <p>(b) minimum 2 metre setback from front, side and rear boundaries above 2 storeys.</p> <p>Figure 1</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	 <p>S8.2 Awnings are provided above pedestrian paths and—</p> <ul style="list-style-type: none"> (a) span the full frontage width; (b) align with adjoining awnings; (c) include under-awning lighting; (d) are a maximum of 4 metres above ground level; and (e) are setback 1 metre from the kerb and channel to allow streetscaping.

Subdivision 4 Specific Assessment Criteria for the Frame Precinct

3.6.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct

Table 3.6.13 (Specific Outcomes and Prescribed Solutions for the Frame Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development protects and enhances the role of the Precinct for commercial uses with limited local business and retail activity and—</p> <ul style="list-style-type: none"> (a) provides for bulky goods retailing; and 	<p>S1.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>(b) provides access to—</p> <ul style="list-style-type: none"> (i) professional offices and businesses; and (ii) financial or personal services; and (iii) community facilities. 	
<p>SO2 Development—</p> <ul style="list-style-type: none"> (a) functions in an integrated manner alongside existing commercial and retail activity in the Precinct and immediately adjacent Town Centre Core Precinct by providing integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and (b) protects existing and intended amenity; and (c) has a high level of accessibility to the local road network; and (d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices. 	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development for urban type uses within the Frame Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development being Building Work and Engineering Work does not—</p> <ul style="list-style-type: none"> (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure. 	<p>S4.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO5 Development on land immediately adjoining the Industrial Precinct fronting Enterprise Drive does not impede the continued operation of industrial development.	S5.1 No Solution is prescribed.

Subdivision 5 Specific Assessment Criteria for the Industry Precinct

3.6.14 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Table 3.6.14 (Specific Outcomes and Prescribed Solutions for the Industry Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.14 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development exhibits a predominately industrial character and provides for a mix of compatible business and industry activities including— <ul style="list-style-type: none"> (a) commercial and service and trade activities; and (b) appropriate low-impact manufacturing activities that support and are within close proximity to— <ul style="list-style-type: none"> (i) the Town Centre Core Precinct; and 	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(ii) Frame Precinct.	
<p>SO2 Development within the Industry Precinct is comprised predominantly of—</p> <ul style="list-style-type: none"> (a) Industry – general; or (b) Industry – Low Impact/Service; or (c) Commercial Activity where associated with and ancillary to an industrial use on the same lot; or (d) a Retail Showroom where associated with and ancillary to an industrial use on the same lot; or (e) Warehouse/Storage Facility. 	S2.1 No Solution is prescribed.
<p>SO3 Development does not involve the establishment or expansion of Industry – High Impact uses in the Industry Precinct.</p>	S3.1 No Solution is prescribed.
<p>SO4 Development within the Industry Precinct is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> (i) height, mass and proportions; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours; and (iv) windows and doors; and (v) towers and stacks; and (vi) fencing, landscaping and entry treatments; and (vii) parking, 	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>manoeuvring and access areas; and</p> <p>(viii) existing buildings, structures and plants; and</p> <p>(b) has a tidy and functional appearance; and</p> <p>(c) is orientated toward the road network; and</p> <p>(d) contributes positively to streetscape and built form; and</p> <p>(e) is integrated with existing industry uses and buildings.</p>	
<p>SO5 Development for Industry purposes—</p> <p>(a) protects and enhances the role of the Precinct as a focus for a mix of compatible business and Industry activities; and</p> <p>(b) functions in an integrated manner alongside existing business and Industry activity by providing where possible, integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p>(c) contributes to the enhancement of existing and intended amenity; and</p> <p>(d) has a high level of accessibility to the local road network; and</p> <p>(e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or</p>	<p>S6.1 Within the Beadesert townships, development for industry purposes is only provided where it can be readily supported by</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p>appropriate infrastructure.</p>
<p>SO7 Development providing limited retailing activities does not compromise the role of the Town Centre Core Precinct or Frame Precinct within the Zone.</p>	<p>S7.1 Development ensures that the retailing of goods is generally limited to goods manufactured on site.</p>

Subdivision 6 Specific Assessment Criteria for the Residential Precinct

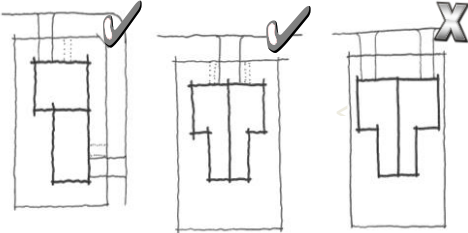
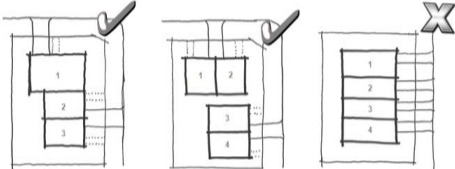
3.6.15 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Table 3.6.15 (Specific Outcomes and Prescribed Solutions for the Residential Precinct) identified in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.15 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Residential development —</p> <p>(a) is predominantly low density in character and built form; and</p> <p>(b) is designed to complement the Beaudesert country town character; and</p> <p>(c) provides a diversity and variety in housing forms and dwelling types,</p>	<p>S1.1 Residential development of land identified on Figure 3.6.23 – Beaudesert Master Plan and Open Space Areas provides for a range in lot sizes between 400m² to 1,200m².</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>including, but not limited to—</p> <ul style="list-style-type: none"> (i) Dwelling Houses; (ii) Dual Occupancy; (iii) Medium Density Residential Development; or (iv) Community care housing or Aged Persons Accommodation. 	
<p>SO2 Development ensures a building height, bulk and setback consistent with the character of a country town.</p>	<p>S2.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S2.2 Development has a maximum site cover of 50%, and has variety in plan shape to preserve space for private open space.</p>
<p>SO3 Development for attached dwellings including Dual Occupancies and Medium Density Residential Development—</p> <ul style="list-style-type: none"> (a) does not dominate the character of a residential neighbourhood; and (b) are designed to retain a distinct detached and low density character; and (c) minimise the number of driveways fronting the street. 	<p>S3.1 Development is undertaken in accordance with the configurations in Figures 2 and 3 below.</p> <p>Figure 2</p>  <p>Figure 3</p>  <p>S3.2 Development on land identified on Figure 3.6.23 - Beaudesert Master Plan Areas for Dual Occupancy and Medium Density Residential achieves a maximum density of one (1) dwelling unit per 300m².</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO4 Development provides for neighbourhoods with a strong sense of community and local identity, through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible local road, pedestrian and cycle network; and (b) the location and design of development that respects the characteristics and setting of the land; and (c) integration with surrounding development; and (d) the shared use of community facilities, infrastructure and parks; and (e) achieving a sense of place. 	<p>S4.1 Development of land identified on Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas is undertaken in accordance with a Master Plan.</p> <p>S4.2 Development of land identified on Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas provides street trees every 20-25 linear metres.</p> <p>S4.3 The road reserves (not including laneways) in the development of land identified on Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas are a minimum of 16 metres and maximum of 20 metres in width.</p>
<p>SO5 Development provides that the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> (a) maximising solar access to the north in winter; and (b) minimising solar access to the east and west in the summer; and (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds. 	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being a non-residential use (except a Home Based Business)—</p> <ul style="list-style-type: none"> (a) reflects the type, form, scale and density of development elsewhere in the Precinct; and (b) provides a building setback and landscaping 	<p>S7.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>which are consistent with the existing and planned development in the Precinct; and</p> <p>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent residential uses; and</p> <p>(d) provides a solid fence along any boundary to a residential use.</p>	
<p>SO8 Aged Persons Accommodation is located in the Residential Precinct where it can be demonstrated that the facility is highly integrated, protects residential character and amenity and is well serviced by community facilities and urban services.</p>	<p>S8.1 No Solution is prescribed.</p>

Subdivision 7 Additional Assessment Criteria for the Medium Density Residential Precinct

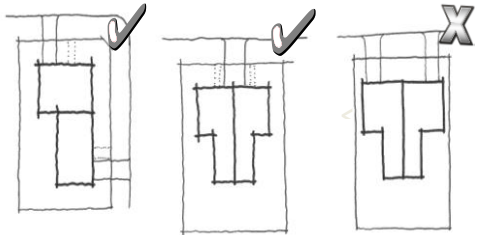
3.6.16 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct

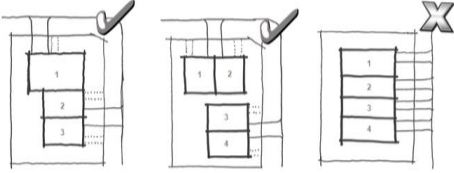
Table 3.6.16 (Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.16 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for predominantly medium-density, sewerred, urban residential development characterised by—</p> <p>(a) a high level of amenity; and</p> <p>(b) a mix of single detached dwellings and attached dwellings on urban lots.</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</p> <p>(a) detached dwellings on urban lots; and</p> <p>(b) attached dwellings of various forms.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development ensures a building height, bulk and setback consistent with the character of a country town.</p>	<p>S3.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S3.2 Development has a maximum site coverage of 60% and has variety in plan shape to preserve space for private open space and increased setbacks between adjoining properties.</p> <p>S3.3 Development is undertaken in accordance with the configurations in Figures 2 and 3 below.</p> <p>Figure 2</p>  <p>Figure 3</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	 <p>S3.4 Development on land identified on Figure 3.6.23 - Beaudesert Master Plan Areas for Dual Occupancy and Medium Density Residential achieves a maximum density of one (1) dwelling unit per 300m².</p>
<p>SO4 Development provides for neighbourhoods with a strong sense of community and local identity, through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible local road network; and (b) the location and design of development that respects the characteristics and setting of the land; and (c) integration with surrounding development; and (d) the shared use of community facilities, infrastructure and parks; and (e) achieving a sense of place. 	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development is designed to:</p> <ul style="list-style-type: none"> (a) address and overlook the street; (b) integrate with surrounding development; (c) not include blank walls fronting the street; (d) be architecturally interesting and visually appealing; and (e) be climate responsive and environmentally sensitive. 	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S6.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO7 Development being a non-residential use (except a Home Based Business)—</p> <ul style="list-style-type: none"> (a) reflects the type, form, scale and density of development elsewhere in the Precinct; and (b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and (c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent residential uses; and (d) provides a solid fence along any boundary to a residential use. 	<p>S7.1 No Solution is prescribed.</p>

Subdivision 8 Specific Assessment Criteria for the Rural Residential Precinct

3.6.17 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.6.17 (Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.17 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for</p>	<p>S1.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>predominantly low density rural residential activity on larger acreage lots which are—</p> <ul style="list-style-type: none"> (a) typically unsewered; and (b) generally single dwellings exhibiting a 'rural living' character. 	
<p>SO2 Development maintains a rural living and predominantly vegetated character.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</p> <ul style="list-style-type: none"> (a) detached dwellings on rural residential lots; and (b) attached dwellings of various forms. 	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development ensures a building height, bulk and setback consistent with a rural living character.</p>	<p>S4.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m² gross floor area (including class 10 or ancillary structures) whichever is the greater.</p> <p>S4.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 10 metres from the primary street frontage which provides vehicular access to the development; or (b) are set back a minimum of 6 metres from a frontage which does not provide vehicular access to the development; or (c) are generally consistent with the setbacks of existing rural residential development in the immediate area.
<p>SO5 Development provides for Rural Residential neighbourhoods with a strong</p>	<p>S5.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>sense of community and local identity, through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible local road network; and (b) the location and design of development that respects local characteristics and setting of the land; and (c) integration with surrounding development; and (d) the shared use of community facilities, infrastructure and parks. 	
<p>SO6 Development being a non-Rural Residential use—</p> <ul style="list-style-type: none"> (a) reflects the type, form, scale and density of development elsewhere in the Precinct; and (b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and (c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent Rural Residential uses; and (d) provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use. 	<p>S6.1 No Solution is prescribed.</p>

Subdivision 9 Specific Assessment Criteria for the Emerging Community Precinct

3.6.18 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Table 3.6.18 (Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.18 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for a limited range of uses that—</p> <ul style="list-style-type: none"> (a) will not preclude future urban (residential, commercial, business, community or industry) purposes; (b) maintain the current low intensity and open character of the land; and (c) provide for a semi-rural lifestyle; (d) does not involve land fragmentation or the subdivision of land to create new lots; (e) maintain and protects significant environmental values including vegetation, waterways, wetlands and ecological corridors; and (f) prevents encroachment onto land constrained by natural hazards such as landslide, bushfire and flooding and planned infrastructure corridors. 	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts. Development being a Reconfiguration of a Lot to create new lots does not occur above RL140 metres AHD.</p>	<p>S2.1 Development being a Reconfiguration of a Lot to create new lots does not occur above RL140 metres AHD; and</p> <p>S2.2 Development does not involve the clearing of vegetation above RL140 metres AHD.</p>
<p>SO3 Development for ‘interim uses’ only occurs where such uses—</p>	<p>S3.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>(a) do not compromise the amenity of future development in the Precinct; and</p> <p>(b) are only temporary and will cease operating prior to the land being required for urban purpose uses; and</p> <p>(c) are compatible with the surrounding land uses, which varies from residential, to business, industry, rural residential and community purposes; and</p> <p>(d) maintains the existing rural character and landscape setting of the Precinct.</p>	

Subdivision 10 Specific Assessment Criteria for the Countryside Precinct

3.6.19 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.6.19 (Specific Outcomes and Prescribed Solutions for the Countryside Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.19 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development exhibits an agricultural character, typified	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>by broad hectare farming activity on larger lots which are—</p> <ul style="list-style-type: none"> (a) typically unsewered; and (b) generally occupied by single dwellings and associated rural outbuildings and exhibiting a 'rural living' character. 	
<p>SO2 The visually prominent and sensitive upper slopes of the Birnam Range are maintained in a natural state and protected from development impacts. Development being a Reconfiguration of a Lot to create new lots does not occur above RL120 metres AHD.</p>	<p>S2.1 Development being a Reconfiguration of a Lot to create new lots does not occur above RL120 metres AHD; and</p> <p>S2.2 Development does not involve the clearing of vegetation above RL120 metres AHD.</p>
<p>SO3 Development for urban type uses including retail, urban residential and industrial activity is not carried out in the Precinct.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development incompatible with the intended long-term use of the Precinct is not carried out on the premises.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development protects and enhances the amenity and character of the Countryside Precinct by providing that—</p> <ul style="list-style-type: none"> (a) there is no adverse impact on visual or scenic amenity (especially from the major road network) and in relation to the Birnam Range; and (b) the future provision of open space corridors is not compromised; and (c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (d) development is maintained in good order and state of repair and is not unsightly; and 	<p>S5.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(e) the safety and efficiency of any existing or planned service or facility is not compromised.	
SO6 Development ensures that intensive rural uses do not occur on land which is proximate to areas of residential activity or areas of high scenic value.	S6.1 Development ensures that intensive rural uses are not located within 1 kilometre of land in the Residential Precinct, Medium Density Residential Precinct, Emerging Communities Precinct, and Rural Residential Precinct.
SO7 Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.	S7.1 No Solution is prescribed.
SO8 Development for non-farming and in particular, small-scale tourist purposes, does not interfere with the conduct of broad hectare farming in the Precinct by providing that— (a) non-farm traffic is not introduced onto roads that are not designated for that purpose; and (b) adequate separation from lawful rural uses are provided; and (c) small-scale tourist uses are not introduced into areas containing a significant concentration of intensive agricultural or intensive animal husbandry uses.	S8.1 Development ensures that access to a tourist development is only via a local road. S8.2 Development ensures that a tourist development is provided with a 5 metre landscaped buffer to separate it visually from orchards and other cultivation areas. S8.3 Development ensures that a tourist development is not located within 1 kilometre of an intensive rural use other than a wholesale plant nursery.

Subdivision 11 Specific Assessment Criteria for the Active Recreation Precinct

3.6.20 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.6.20 (Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.20 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for organised and active outdoor and indoor recreational activities that encourage community participation.	S1.1 No Solution is prescribed.
SO2 Development for other than active sport and recreation is limited to ancillary facilities, which support active sport and recreation activities.	S2.1 No Solution is prescribed.
SO3 Development ensures that active sport and recreation facilities— (a) are located only on roads designed to accommodate associated traffic flows; and (b) provide for a combination of off-street and on-street parking.	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S4.1 No Solution is prescribed.
SO5 Development being Building Work and Engineering Work does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S5.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO6 Development— (a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; and	S6.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> (b) protects existing and intended amenity; and (c) has a high level of accessibility to the local road network; and (d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices. 	
<p>SO7 Development for Equestrian Activities provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	<p>S7.1 No Solution is prescribed.</p>
<p>SO8 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> (i) height, mass and proportions; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) fencing, landscaping and entry treatments; and (vi) parking, manoeuvring and access areas; and (vii) existing buildings and structures; 	<p>S8.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S8.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p style="text-align: center;">and</p> <p>(b) has an attractive and functional appearance.</p>	
<p>SO9 Development within the Precinct protects and enhances Ecologically Significant Areas and their conservation values by providing that development does not have an adverse impact on—</p> <ul style="list-style-type: none"> (a) land and soils; and (b) environmental values and the integrity of waters, a waterway or a wetland; and (c) riparian habitats; and (d) bush habitats. 	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development that is adjacent to an Ecologically Significant Area—</p> <ul style="list-style-type: none"> (a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and (b) is setback from and provides a vegetated buffer to an Ecologically Significant Area to protect and enhance values; (c) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area. 	<p>S10.1 No Solution is prescribed.</p>
<p>SO11 Development involving significant public visitation ensures that—</p> <ul style="list-style-type: none"> (a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and (b) visitor facilities are located where access is via a road with an appropriate design capacity; and (c) visitor facilities are located 	<p>S11.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>such that buffering is provided to any adjoining sensitive area; and</p> <p>(d) the amenity, scenic values and integrity of surrounding rural areas of Ecologically Significant Areas are maintained and protected.</p>	

Subdivision 12 Specific Assessment Criteria for the Passive Recreation Precinct

3.6.21 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.6.21 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.21 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for low-impact informal or non-organised forms of recreational activity typically within—</p> <p>(a) Open Space Areas; and</p> <p>(b) recreation reserve areas.</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development protects and enhances the integrity of Open Space Areas and recreation reserve areas, with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the</p>	<p>S2.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
community.	
<p>SO3 Development associated with public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that —</p> <ul style="list-style-type: none"> (a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and (b) visitor facilities are located where access is via a road with an appropriate design capacity; and (c) visitor facilities are located such that buffering is retained to any adjoining residential area; and (d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected. 	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development that is adjacent to an Ecologically Significant Area—</p> <ul style="list-style-type: none"> (a) avoids adverse impacts on the appearance, security, use and the environmental and recreation values of the area; and (b) is set back from and provides a vegetated buffer to an Ecologically Significant Area to protect and enhance values; (c) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area. 	<p>S5.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO6 Development provides for low-impact recreational activities such as walking and cycling adjacent to a waterway corridor, wetland or ecological corridor, where compatible with the protection and enhancement of environmental values.	S6.1 No Solution is prescribed.

Subdivision 13 Specific Assessment Criteria for the Community Facilities Precinct

3.6.22 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.6.22 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) identifies in—

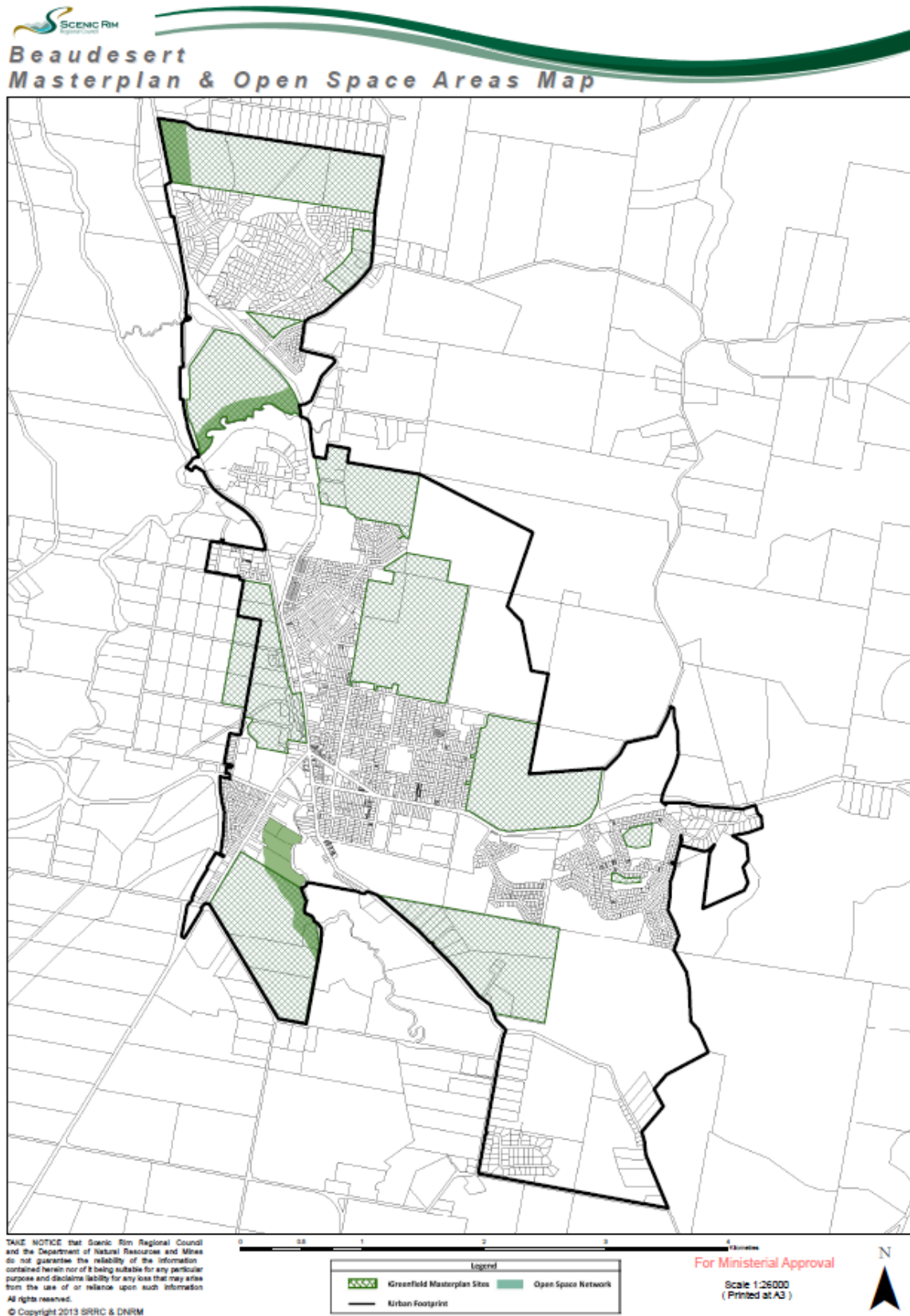
- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.6.22 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities that serve the needs of residents in the immediately surrounding catchment.	S1.1 No Solution is prescribed.
SO2 Development being Building Work and Engineering Work (for other than infrastructure) does not— (a) interfere with or adversely impact upon	S2.2 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	
<p>SO3 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development provides a benefit to and satisfies a community, economic and social need of the residents of the Zone.</p>	<p>S4.1 No Solution is prescribed.</p>

Figure 3.6.23 - Beaudesert Master Plan and Open Space Areas



APPENDIX II - CANUNGRA TOWNSHIP ZONE CODE

Amendments to the existing Beaudesert and Canungra Townships Zone to create the new Canungra Township Zone incorporating new provisions reflecting the *Canungra Local Planning Study*.

Part 8 Canungra Township Zone

Division 2 Preliminary

3.8.1 Application of Assessment Provisions

Part 8 (Canungra Township Zone) applies to development in the Canungra Township Zone comprising the Precincts identified in column 1 in Table 3.8.1 (Canungra Township Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.8.1 (Canungra Township Zone and Precincts).

Table 3.8.1 Canungra Township Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Village Centre.	ZM24
Mixed Use.	ZM24
Residential.	ZM24
Rural Residential.	ZM24
Emerging Community.	ZM24, ZM31
Countryside.	ZM24
Active Recreation.	ZM24
Passive Recreation.	ZM24
Community Facilities.	ZM24
Park Living.	ZM24

3.8.2 Structure of Assessment Provisions

Part 8 (Canungra Township Zone) comprises—

an Assessment Table for the Canungra Township Zone in respect of—

- (i) a Material Change of Use; and
- (ii) development not for a Material Change of Use; and

a Consistent Development Table for the Canungra Township Zone which identifies Consistent Development in the Canungra Townships Zone; and

the Canungra Township Zone Code.

Division 3 Assessment Tables

3.8.3 Interpretation of Assessment Tables

For the purposes of the Assessment Tables in Division 2 (Assessment Tables)—

a development specified in column 1 of an Assessment Table that is specified as Self-assessable in column 2 of an Assessment Table, is Code-assessable if the development does not comply with the Acceptable Solutions of the applicable Code, unless otherwise provided in the Assessment Tables; and

a development specified in column 1 of an Assessment Table that does not meet the specified circumstances in column 2 of an Assessment Table, is Impact-assessable unless otherwise provided in the Assessment Tables; and

the Assessment Category specified in column 2 of an Assessment Table does not apply where—

- (i) State legislation specifies a different Assessment Category which cannot be varied by the Planning Scheme¹⁴⁵; or
- (ii) subject to paragraph (i), a higher Assessment Category is specified in an Assessment Table for an Overlay applicable to the development; or
- (iii) subject to paragraph (i), a lower Assessment Category is specified in an Assessment Table for an Overlay applicable to the development and the provisions applicable to the Assessment Table for the Overlay expressly provide that a lower Assessment Category is to apply to the development in accordance with section 1.4.6(2) (Relationship between Assessment Categories in Assessment Tables); and

the Assessment Criteria specified in column 3 of an Assessment Table also includes—

- (iv) the Assessment Criteria specified in an Assessment Table for an Overlay applicable to the development; and
- (v) in the case of Code-assessable development, the Assessment Criteria specified in section 3.5.4 (Code Assessment) of the *Integrated Planning Act 1997*; and
- (vi) in the case of Impact-assessable development, the Assessment Criteria specified in section 3.5.5 (Impact Assessment) of the *Integrated Planning Act 1997*; and

¹⁴⁵ The Assessment Category specified in the Assessment Tables may be affected by Schedule 8 (Assessable development and self-assessable development) of the *Integrated Planning Act 1997* and Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan. Under section 1.1.7 only land within the Urban Footprint is Zoned for an Urban Purpose for purposes of Division 2 of the regulatory provisions of the SEQ Regional Plan.

a reference in column 3 of an Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of an Assessment Table only refers to the first provision of the Code.

3.8.4 Assessment Table for Material Change of Use

Table 3.8.4 (Assessment Table for Material Change of Use in the Canungra Township Zone) identifies the development for a Material Change of Use in column 1¹⁴⁶ which is subject to the level of assessment in column 2¹⁴⁷ in respect of the Assessment Criteria in column 3¹⁴⁸.

Table 3.8.4 Assessment Table for Material Change of Use in the Canungra Township Zone¹⁴⁹

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Agriculture.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Countryside Precinct; or</p> <p>(c) Park Living Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Emerging Community Precinct; or</p> <p>(c) Countryside Precinct; or</p> <p>(d) Active Recreation Precinct; or</p> <p>(e) Passive Recreation Precinct; or</p> <p>(f) Community Facilities Precinct; or</p> <p>(g) Park Living Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Canungra Township Zone Code (section 3.8.8).</p>
Aged Persons Accommodation	<p>Code-assessable, if located in the -</p> <p>(a) Village Centre Precinct; or</p> <p>(b) Mixed Use Precinct.</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Medium Density Residential Code (section 5.2.53)</p>

¹⁴⁶ See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

¹⁴⁷ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

¹⁴⁸ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

¹⁴⁹ Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Animal Husbandry.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct; or (f) Park Living Precinct. <p>Code-assessable, if not Exempt and located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct; or (f) Park Living Precinct. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Bed and Breakfast.	<p>Self-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct; or (e) Park Living Precinct. 	<p>Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable.</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>Bed and Breakfast Code (section 5.2.2).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Caravan/ Relocatable Home Park.	<p>Code-assessable, if located in the Community Facilities Precinct.</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Caravan/Relocatable Home Park/Camping Ground Code (section</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		5.2.5). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Caretaker's Residence.	Self-assessable.	Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable. Canungra Township Zone Code (section 3.8.8) where assessable development. House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Cattery.	Code-assessable , if located in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Park Living Precinct.	Canungra Township Zone Code (section 3.8.8). Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscaping Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Child Care Facility.	Code-assessable , if located in the— (a) Village Centre Precinct; or (b) Community Facilities Precinct; or (c) Mixed Use Precinct.	Canungra Township Zone Code (section 3.8.8). Child Care Facility Code (section 5.2.8). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		5.3.10). Parking and Servicing Code (section 5.3.13).
Commercial Activity.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p style="padding-left: 40px;">(A) Village Centre Precinct; or</p> <p style="padding-left: 40px;">(B) Mixed Use Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Village Centre Precinct; or</p> <p>(b) Mixed Use Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Canungra Townships Zone Code (section 3.8.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Community Care Centre.	<p>Code-assessable, if the use involves only a counselling/consulting function (no onsite accommodation) and is located in the -</p> <p>(a) Community Facilities Precinct; or</p> <p>(b) Village Centre Precinct; or</p> <p>(c) Mixed Use Precinct.</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Cottage Tourist Facility	<p>Code-assessable, if located in the Cottage Tourist Facility Area shown on the Canungra Land Use Plan in Figure 3.8.22</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Cottage Tourist Facility Code (section 5.2.16).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Dual Occupancy	<p>Self-assessable, if –</p> <p>(a) located in the—</p> <p style="padding-left: 40px;">(i) Residential Precinct; or</p>	<p>Where Self-assessable development — the self-assessable provisions of the Dual Occupancy Code (section</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<ul style="list-style-type: none"> (ii) Rural Residential Precinct; or (iii) Park Living Precinct; or (iv) Emerging Community Precinct; or (v) Countryside Precinct and access is via a constructed road; and <p>(b) where the gross floor area of one of the dwellings does not exceed 100m².</p> <p>Code-assessable, if –</p> <ul style="list-style-type: none"> (a) not Self-assessable and located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or; or (ii) Park Living Precinct; or (iii) Rural Residential Precinct; or (iv) Emerging Communities Precinct; or (v) Countryside Precinct. <p>Impact-assessable, if –</p> <ul style="list-style-type: none"> (a) not Self-assessable or Code-assessable; or (b) located on ¹⁵⁰Lot 112 RP32085 	<p>5.2.107)</p> <p>Where assessable development –</p> <p>Canungra Township Zone Code (section 3.8.8)</p> <p>Dual Occupancy Code (section 5.2.107).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Educational Establishment.	<p>Code-assessable, if located in the -</p> <ul style="list-style-type: none"> (a) Community Facilities Precinct; or (b) Village Centre Precinct; or (c) Mixed Use Precinct. 	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Educational Establishment Code (section 5.2.17).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Equestrian Activities.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Rural Residential 	<p>If Self-assessable or Code-assessable—</p> <p>Canungra Township Zone</p>

¹⁵⁰ Refer to Appendix B of the *Beaudesert Shire Planning Scheme 2007* for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Precinct; or</p> <p>(ii) Park Living Precinct; and</p> <p>(b) involves—</p> <p>(i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m²; or</p> <p>(ii) the keeping of any number of horses on a Lot with a minimum area of 10 hectares; or</p> <p>(iii) the use of a training track or arena (indoor or outdoor) on a Lot with a minimum area of 10 hectares.</p> <p>Code-assessable, if —</p> <p>(a) not Self-assessable; and</p> <p>(i) located in the —</p> <p>(A) Rural Residential Precinct; or</p> <p>(B) Park Living Precinct; or</p> <p>(C) Countryside Precinct; and</p> <p>(ii) Involves the—</p> <p>(A) keeping of between 5 and 10 horses on a Lot with an area between 8,000m² and 10 hectares; or</p> <p>(B) the use of a training track or arena (indoor or outdoor) for up to 10 horses on a Lot with an area of more than 8,000m² but less than 10 hectares; or</p> <p>(C) the provision of sports fields or areas (indoor or outdoor) for equine based recreational or sporting pursuits on a Lot with an</p>	<p>Code (section 3.8.8)</p> <p>Equestrian Activities Code (section 5.2.20).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>area greater than 8,000m² but less than 10 hectares; or</p> <p>(b) located in the Active Recreation Precinct, where the use involves the provision of sports fields or areas (indoor or outdoor) for equine based recreation or sporting pursuits on a Lot with an area greater than 8,000m² but less than 10 hectares.</p>	
Food Establishment/ Reception Centre.	<p>Exempt, if—</p> <p>(a) located in the Village Centre Precinct or Mixed Use Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work; and</p> <p>(d) does not involve an extension to an outdoor eating area.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Mixed Use Precinct; or</p> <p>(b) Village Centre Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Forestry.	Code-assessable , if located in the Countryside Precinct.	<p>Canungra Township Zone Code (section 3.6.8).</p> <p>Forestry Code (section 5.2.26).</p>
Funeral Premises.	Code-assessable , if located in the Mixed Use Precinct.	<p>Canungra Township Zone Code (section 3.6.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Landscape Code (section 5.3.10).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
General Store	Code-assessable , if located in the Mixed Use Precinct.	<p>Canungra Township Zone Code (section 3.6.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Landscape Code (section</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		5.3.10). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Home Based Business.	<p>Self-assessable, if a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 25m² and located in the—</p> <ul style="list-style-type: none"> (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Park Living Precinct; or (d) Emerging Community Precinct; or (e) Countryside Precinct. <p>Code-assessable, if not Self-assessable and is—</p> <ul style="list-style-type: none"> (a) a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business exceeds 25m² but does not exceed 50m² and located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Park Living Precinct; or (iv) Emerging Community Precinct; or (v) Countryside Precinct; or (b) a category 2 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 50m² and located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Park Living Precinct; or (iv) Emerging Community 	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable.</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>Canungra Townships Zone Code (section 3.8.8)</p> <p>Home Based Business Code (section 5.2.29).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (v) Countryside Precinct.	
Hotel/Club.	Code-assessable if located in the Village Centre Precinct.	Canungra Township Zone Code (section 3.8.8). Specific Outcomes S03 to S08 Food Premises Code (section 5.2.23) Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
House.	Self-assessable , if— (a) located in the— (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Emerging Community Precinct; or (iv) Park Living Precinct; or (v) Countryside Precinct with a minimum lot size of 2000m ² and access is via a constructed road. Code-assessable , if not Self-assessable and located in the Countryside Precinct.	If Self-assessable, Code-assessable or Impact-assessable — Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable. Canungra Township Zone Code (section 3.8.8) where assessable development. House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Indoor Sports, Recreation and Entertainment.	Exempt , if— (a) located— (i) in the Active Recreation Precinct; or (ii) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (d) does not involve fire arm activities; and (e) the gross floor area of the use does not exceed 150m ² . Code-assessable , if not Exempt and—	If Exempt —None applicable. If Self-assessable or Code-assessable — Canungra Township Zone Code (section 3.8.8) where assessable development. Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) located in the Village Centre Precinct; or (b) located in the Mixed Use Precinct; or (c) located on ¹⁵¹ Lot 112 RP32085 or Lot 14 RP31446, and the use is not for a theatre, cinema, amusement centre or firearm activities.	Parking and Servicing Code (section 5.3.13).
Industry—Low Impact/Service.	Code-assessable , if located in the Mixed Use Precinct.	If Self-assessable or Code-assessable — Canungra Township Zone Code (section 3.8.8) where assessable development. Industry Code (section 5.2.38). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Intensive Agriculture.	Code-assessable , if— (a) located in the Countryside Precinct; and (b) a wholesale plant nursery.	Canungra Township Zone Code (section 3.8.8). Intensive Agriculture Code (section 5.2.41). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Kennel.	Code-assessable , if— (a) located in the— (i) Rural Residential Precinct; or (ii) Park Living Precinct; or	Canungra Township Zone Code (section 3.8.8). Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and

¹⁵¹ Refer to Appendix A for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<ul style="list-style-type: none"> (iii) Countryside Precinct; and (b) the use involves the keeping of up to— <ul style="list-style-type: none"> (i) 5 dogs on a lot with a minimum area of 2 hectares; or (ii) 10 dogs on a lot having a minimum area of 4 hectares. 	<p>Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Managers/ Workers House.	Code-assessable , if located in the Countryside Precinct.	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Managers/Workers House Code (section 5.2.47).</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Market.	Code-assessable , if located in the— <ul style="list-style-type: none"> (a) Village Centre Precinct; or (b) Active Recreation Precinct; or (c) on Lot 112 RP32085 and Lot 14 RP31446; or (d) Community Facilities Precinct. 	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Market Code (section 5.2.50).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Medium Density Residential.	Code-assessable , if located in the - <ul style="list-style-type: none"> (a) Village Centre Precinct; or (b) Mixed Use Precinct. 	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Medium Density Residential Code (section 5.2.53).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Motel.	Code-assessable , if located in the - <ul style="list-style-type: none"> (a) Village Centre Precinct; or (b) Mixed Use Precinct. 	<p>Canungra Townships Zone Code (section 3.8.8).</p> <p>Motel Code (section 5.2.56).</p> <p>Advertising Devices Code</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Outdoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the Active Recreation Precinct; and (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) does not involve motor sport, or firearm activities, a clubhouse or night lighting. <p>Code-assessable, if not Exempt and—</p> <ul style="list-style-type: none"> (a) located in the Active Recreation Precinct; or (b) located on— <ul style="list-style-type: none"> (i) ¹⁵²Lot 112 RP32085; Lot 14 RP31446; and (ii) the use is not for a drive-in theatre, race track, golf course, golf driving range, motor sport or firearm activities. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Passenger Terminal.	Code-assessable , if located in the Village Centre Precinct.	Canungra Township Zone Code (section 3.8.8). Passenger Terminal Code (section 5.2.59). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Produce Store.	Code-assessable , if located in the—	Canungra Townships Zone Code (section 3.8.8).

¹⁵² Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Village Centre Precinct; or (b) Mixed Use Precinct	Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Public Park.	Exempt.	None applicable.
Public Worship.	Code-assessable , if located in the Community Facilities Precinct.	Canungra Township Zone Code (section 3.8.8). Public Worship Code (section 5.2.68). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Plant Nursery.	Code-assessable , if located in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.	Canungra Township Zone Code (section 3.8.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Showroom.	Exempt , if— (a) located in the— (i) Village Centre Precinct; or (ii) Mixed Use Precinct; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only	If Exempt —None applicable. If Code-assessable — Canungra Township Zone Code (section 3.8.8). Retail Showroom Code (section 5.2.74). Advertising Devices Code (section 5.3.2). Construction and

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	minor Building Work; and (d) does not involve outdoor storage or display areas. Code-assessable , if not Exempt and located in the - (a) Village Centre Precinct; or (b) Mixed Use Precinct.	Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Road.	Exempt.	None applicable.
Roadside Stall.	Exempt , if— (a) located in the— (i) Rural Residential Precinct; or (ii) Park Living Precinct; or (iii) Countryside Precinct; and (c) the total floor area and display area is 5m ² or less. Code-assessable , if— (a) not Exempt and located in the— (i) Rural Residential Precinct; or (ii) Park Living Precinct; or (iii) Countryside Precinct; and (b) the total floor area and display area is more than 5m ² but not greater than 25m ² .	If Exempt —None applicable. If Code-assessable — Canungra Township Zone Code (section 3.8.8). Roadside Stall Code (section 5.2.77). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Shop.	Exempt , if— (a) located in the— (i) Village Centre Precinct; or (ii) Mixed Use Precinct and not involving a supermarket; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only minor Building Work. Code-assessable , if— (a) not Exempt and located in the— (i) Village Centre	If Exempt —None applicable. If Code-assessable — Canungra Township Zone Code (section 3.8.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (ii) Mixed Use Precinct and not involving a supermarket; and (b) the gross floor area of the development does not exceed 500m ² .	
Shopping Centre.	Code-assessable , if— (a) located in the— (i) Village Centre Precinct where the gross floor area of the development does not exceed 1000m ² ; or (ii) Mixed Use Precinct where the gross floor area of the development does not exceed 500m ² and where not involving a supermarket.	Canungra Township Zone Code (section 3.8.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Service Station.	Code-assessable , if located in the - (a) Village Centre Precinct; or (b) Mixed Use Precinct.	Canungra Township Zone Code (section 3.8.8). Service Station Code (section 5.2.80). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Temporary Activity.	Exempt.	None applicable.
Temporary Estate Sales Office.	Self-assessable , if located in the— (a) Residential Precinct; or (b) Mixed Use Precinct; or (c) Rural Residential Precinct; or (d) Park Living Precinct.	Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable. Canungra Township Zone Code (section 3.8.8) where assessable development.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Temporary Estate Sales Office Code (section 5.2.89). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Tourist Business.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Village Centre Precinct; or (ii) Mixed Use Precinct; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only minor Building Work. <p>Code-assessable, if not Exempt and located in the Village Centre Precinct or Mixed Use Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8). Tourist Business Code (section 5.2.92). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Tourist Cabins.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the Countryside Precinct; and (b) the development does not exceed 2 tourist cabins on the site. <p>Code-assessable, if not Self-assessable and—</p> <ul style="list-style-type: none"> (a) located in the Countryside Precinct; and (b) the development involves 3 to 6 tourist cabins on the site. 	<p>If Self-assessable or Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development. Tourist Cabins Code (section 5.2.95). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Tourist Facility.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Village Centre Precinct; or (b) Mixed Use Precinct. 	<p>Canungra Township Zone Code (section 3.8.8). Retailing and Commercial Activity Code (section 5.2.71).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Truck Depot.	<p>Self-assessable, if involves the parking of up to 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct.</p> <p>Code-assessable, if not Self-assessable and involves the parking of more than 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>Truck Depot Code (section 5.2.101).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Utility—Local.	Exempt.	None applicable.
Utility—Major.	<p>Code-assessable, if—</p> <p>(a) located in the Community Facilities Precinct; or</p> <p>(b) for a reservoir located in the—</p> <p style="padding-left: 40px;">(i) Residential Precinct; or</p> <p style="padding-left: 40px;">(ii) Rural Residential Precinct; or</p> <p style="padding-left: 40px;">(iii) Park Living Precinct; or</p> <p style="padding-left: 40px;">(iv) Emerging Community Precinct; or</p> <p style="padding-left: 40px;">(v) Countryside Precinct.</p>	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Utility-Major Code (section 5.2.104)</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Veterinary Surgery/ Hospital.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p style="padding-left: 40px;">(i) Village Centre Precinct; or</p> <p style="padding-left: 40px;">(ii) Mixed Use Precinct;</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Village Centre Precinct; or</p> <p>(b) Mixed Use Precinct</p>	<p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Warehouse/ Storage Facility.	<p>Self-assessable, if—</p> <p>(a) located in the Mixed Use Precinct, and</p> <p>(b) does not involve Building Work or involves only minor Building Work, and</p> <p>(c) does not involve outdoor storage, and</p> <p>(d) is not located within 100 metres of land included in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) the Rural Residential Precinct; or</p> <p>(iii) Park Living Precinct.</p> <p>Code-assessable, if not Self-assessable and located in the Mixed Use Precinct</p>	<p>If Self-assessable or Code-assessable—</p> <p>Canungra Township Zone Code (section 3.8.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	<p>Canungra Township Zone Code (section 3.8.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

3.8.5 Assessment Table for Development not for a Material Change of Use

Table 3.8.5 (Assessment Table for Development not for a Material Change of Use in the Canungra Township Zone) identifies the development not for a Material Change of Use in column 1¹⁵³ which is subject to the level of assessment in column 2¹⁵⁴ in respect of the Assessment Criteria in column 3¹⁵⁵.

Table 3.8.5 Assessment Table for Development not for a Material Change of Use in the Canungra Township Zone¹⁵⁶

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ¹⁵⁷ not associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .	Exempt , if for an Exempt Fence. Self-assessable , if not Exempt. Code-assessable , if not Exempt or Self-assessable.	If Exempt —None applicable. If Self-assessable or Code-assessable —Solutions S3.1, S3.2, S4.1 and S4.2 of Section 3.8.13 and S4.1, S4.2 and S4.3 of Section 3.8.14 and S4.1, S4.2 and S4.3 of Section 3.8.21 of the Canungra Township Zone Code where Self-assessable. Canungra Township Zone Code (section 3.8.8) where assessable development. Construction and Infrastructure Code (section 5.3.6) if Building Work involving Filling, excavating or a retaining wall.
Placing an Advertising Device not associated with a Material Change of Use.	Exempt , if meets the criteria set out in Schedule 3 (Exempt Advertising Devices). Self-assessable , if a window sign in a business and industry area. Code-assessable , if not	If Exempt —None applicable. If Self-assessable —Solutions S1.1, S47.1, S48.1, S49.1 and S49.2 of section 5.3.5 of the Advertising Devices Code. If Code-assessable or Impact-assessable —

¹⁵³ See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

¹⁵⁴ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary). Reference should also be made to Schedule 9 of the *Integrated Planning Act 1997* for additional development which is exempt.

¹⁵⁵ See section 1.2.11 (Assessment Criteria).

¹⁵⁶ Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

¹⁵⁷ A development application for Building Work which is required to be assessed against the *Standard Building Regulation 1993* is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a code assessable development application for Building Work is required to be assessed against the Planning Scheme.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	Exempt, Self-assessable or Impact-assessable. Impact-assessable , if a billboard which has a sign face with an area greater than 8m ² .	Canungra Township Zone Code (section 3.8.8). Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot ¹⁵⁸ .	Code-assessable , if— (a) located in the— (i) Residential Precinct; or (ii) Village Centre Precinct; or (iii) Active Recreation Precinct; or (iv) Passive Recreation Precinct; or (v) Community Facilities Precinct; or (vi) Countryside Precinct; or (vii) Mixed Use Precinct; or (viii) Park Living Precinct; or (b) is carried out in accordance with a development approval for a Material Change of Use that has not lapsed; or (c) is a boundary realignment where no additional lots are created. Impact-assessable , otherwise	Canungra Township Zone Code (section 3.8.8). Reconfiguring a Lot Code (section 5.4.2)
Carrying out Operational Work for Reconfiguring a Lot.	Code-assessable .	Canungra Township Code (section 3.8.8). Construction and Infrastructure Code (section 5.3.6). Reconfiguring a Lot Code (section 5.4.2)
Carrying out	Self-assessable , if—	If Self-assessable or Code-

¹⁵⁸ The subdivision of land within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan may not occur unless the subdivision meets an exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Operational Work being the construction of a crossover.	(a) concrete kerb and channel has been constructed along the road frontage of the lot; and (b) does not involve the crossing or interfering with a table drain. Code-assessable if not Self-assessable.	assessable — Construction and Infrastructure Code (section 5.3.6).
Carrying out Operational Work being the construction of a driveway.	Exempt , if not Code-assessable. Code-assessable , if— (a) located within an access easement; or (b) located in the access handle of a rear allotment; or (c) crosses a watercourse when providing access between the road and the building envelope or dwelling.	If Exempt —None applicable. If Code-assessable — Construction and Infrastructure Code (section 5.3.6).
Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use.	Exempt , if not Code-assessable. Code-assessable , if the car park provides for greater than 8 parking spaces.	If Exempt —None applicable. If Code-assessable — Construction and Infrastructure Code (section 5.3.6).
Filling or Excavation that is not associated with a Material Change of Use.	Exempt , if— (a) for a dam ancillary to a Rural Use operating on the land; or (b) otherwise— (i) does not comprise more than 1,000m ² in area; and (ii) does not exceed an average depth of 500 millimetres; and (iii) does not exceed a maximum depth of 800 millimetres; and (iv) does not involve earth batters with a slope greater	If Exempt —None applicable. If Code-assessable — Construction and Infrastructure Code (section 5.3.6).

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	than 1 in 8; and (v) does not interfere with the natural flow of stormwater; and (vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and (vii) not undertaken in a public utility easement or agreement; and (viii) not within 3 metres of an adjoining property; and (ix) involves fill material which is clean, dry, solid, inert material; and (x) not within 3 metres of a Local Government infrastructure item.	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

Division 4 Consistent Development Table

3.8.6 Interpretation of the Consistent Development Table

Development identified as Self-assessable development and assessable development in the Assessment Tables for the Canungra Township Zone or the Overlays, is—

potentially consistent with the Canungra Township Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.8.7 (Consistent Development Table); and

inconsistent with the Canungra Township Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.8.7 (Consistent Development Table)¹⁵⁹.

¹⁵⁹ See section 1.2.12 (Consistent development tables).

3.8.7 Consistent Development Table

Development identified in Table 3.8.5 (Assessment Table for Development not for a Material Change of Use in the Canungra Township Zone) is Consistent Development in all Precincts.

Table 3.8.7 (Consistent Development in the Canungra Township Zone) identifies the development in column 1 which is Consistent Development in column 2.

Table 3.8.7 Consistent Development in the Canungra Township Zone

Column 1 Development	Column 2 Consistent Development
Aged Persons Accommodation.	Where in the— (a) Residential Precinct; or (b) Village Centre Precinct; or (c) Mixed Use Precinct.
Agriculture.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct ;or (g) Park Living Precinct.
Animal Husbandry.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct; or (g) Park Living Precinct.
Bed and Breakfast.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct; or (e) Park Living Precinct.
Caravan/Relocatable Home Park.	Where in the— (a) Residential Precinct; or (b) Community Facilities Precinct.
Caretaker's Residence.	Always.
Cattery.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or

Column 1 Development	Column 2 Consistent Development
	(c) Park Living Precinct.
Child Care Facility.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct; or (c) Residential Precinct; or (d) Rural Residential Precinct; or (e) Active Recreation Precinct; or (f) Community Facilities Precinct; or (g) Park Living Precinct.
Commercial Activity.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Community Care Centre.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Community Facilities Precinct; or (e) Village Centre Precinct; or (f) Mixed Use Precinct; or (g) Park Living Precinct.
Cottage Tourist Facility	Where located in the Cottage Tourist Facility Area shown on the Canungra Land Use Plan in Figure 3.8.22.
Convenience Restaurant.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Dual Occupancy	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct; or (e) Park Living Precinct; and (f) where the Lot has a minimum area of 600m ² .
Educational Establishment.	Where in the— (a) Residential Precinct; or (b) Village Centre Precinct; or (c) Mixed Use Precinct; or (d) Community Facilities Precinct.
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or

Column 1 Development	Column 2 Consistent Development
	(e) Park Living Precinct.
Food Establishment/Reception Centre.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Forestry.	Where in the Countryside Precinct.
Funeral Premises.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
General Store.	Where in the— (a) Residential Precinct; or (b) Mixed Use Precinct; or (c) Rural Residential Precinct; or (d) Park Living Precinct.
Home Based Business.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Mixed Use Precinct; or (e) Countryside Precinct; or (f) Park Living Precinct.
Hospital.	Where in the Community Facilities Precinct.
Hotel/Club.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
House.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct; or (e) Park Living Precinct.
Indoor Sports, Recreation and Entertainment.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct; or (c) Residential Precinct and located on— (iii) Lot 112 RP32085 or Lot 14 RP31446; and (iv) the use is not for a theatre, cinema, amusement centre or firearm activities; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.
Industry—Low Impact/Service.	Where in the— (a) Mixed Use Precinct; or

Column 1 Development	Column 2 Consistent Development
	(b) Village Centre Precinct.
Intensive Agriculture.	Where— (a) in the Emerging Community Precinct; or (b) a wholesale plant nursery in the— (i) Rural Residential Precinct; or (ii) Countryside Precinct; or (iii) Park Living Precinct.
Kennel.	Where in the— (a) Rural Residential Precinct or Park Living Precinct on a lot with an area greater than 1 hectare; or (b) Countryside Precinct.
Managers/Workers House.	Where in the Countryside Precinct.
Market.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct; or (c) Active Recreation Precinct; or (d) Residential Precinct and on Lot 112 RP32085 or Lot 14 RP31446; or (e) Community Facilities Precinct.
Medium Density Residential.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct; or (c) Residential Precinct.
Motel.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Outdoor Sports, Recreation and Entertainment.	Where for a use other than motor sport and in the— (a) Residential Precinct and located on— (i) Lot 112 RP32085 or Lot 14 RP31446; and (ii) the use is not for a theatre, cinema, amusement centre or firearm activities; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) Park Living Precinct.
Passenger Terminal.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Produce Store.	Where in the— (a) Mixed Use Precinct; or

Column 1 Development	Column 2 Consistent Development
	(b) Village Centre Precinct.
Public Worship.	Where in the— (a) Mixed Use Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Community Facilities Precinct; or (e) Park Living Precinct.
Retail Plant Nursery.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Retail Showroom.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Roadside Stall.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct or (f) Park Living Precinct.
Service Station.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Shop.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct where not involving a supermarket.
Shopping Centre.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct where not involving a supermarket.
Telecommunication Facility.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct; or (c) Residential Precinct; or (d) Rural Residential Precinct; or (e) Emerging Community Precinct; or (f) Countryside Precinct; or (g) Active Recreation Precinct; or (h) Passive Recreation Precinct; or (i) Community Facilities Precinct; or (j) Park Living Precinct.
Temporary Estate Sales	Where in the—

Column 1 Development	Column 2 Consistent Development
Office.	(a) Residential Precinct; or (b) Mixed Use Precinct; or (c) Rural Residential Precinct; or (d) Park Living Precinct.
Tourist Cabins.	Where in the Countryside Precinct.
Tourist Facility.	Where in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct.
Truck Depot.	Where in the— (a) Countryside Precinct.
Utility—Major.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct; or (e) Community Facilities Precinct; or (f) Active Recreation Precinct; or (g) Passive Recreation Precinct; or (h) Park Living Precinct.
Veterinary Surgery/Hospital.	Where the use is a veterinary surgery in the— (a) Village Centre Precinct; or (b) Mixed Use Precinct; or (c) Where the use is a veterinary hospital in the Countryside Precinct.
Warehouse/Storage Facility.	Where in the— (a) Mixed Use Precinct; or (b) Village Centre Precinct.
Winery/Distillery.	Where in the Countryside Precinct

Division 5 Canungra Township Zone Code

Subdivision 1 Preliminary

3.8.8 Compliance with the Canungra Township Zone Code

Development complies with the Canungra Township Zone Code if in the case of—

Self-assessable development, there is compliance with the Acceptable Solutions of the Canungra Township Zone Code; and

Code-assessable development, there is compliance with the Specific Outcomes of the Canungra Township Zone Code; and

Impact-assessable development, there is compliance with the Specific Outcomes of the Canungra Township Zone Code and the purpose of the Canungra Township Zone Code being the Overall Outcomes for the Canungra Township Zone.¹⁶⁰

Subdivision 2 General Assessment Criteria for the Canungra Township Zone

3.8.9 Purpose of the Canungra Township Zone Code

The Overall Outcomes for the Canungra Township Zone are the purpose of the Canungra Township Zone Code.

3.8.10 Overall Outcomes for the Canungra Township Zone

Table 3.8.10 (Overall Outcomes for the Canungra Township Zone) specifies the Overall Outcomes for the Canungra Township Zone.

Table 3.8.10 Overall Outcomes for the Canungra Township Zone

Overall Outcomes for the Canungra Township Zone	
Amenity, Environmental Management and Greenspace	
OO1	Development provides for the creation and maintenance of a pleasant and safe living and working environment.
OO2	Development in a residential area promotes a high standard of amenity and is compatible with the existing residential character.
OO3	Development through location and design minimises risks and nuisance to people and property.
OO4	Development does not involve the establishment of new intensive Animal Husbandry uses within or adjoining residential, rural residential or centre areas and the continuation of existing intensive Animal Husbandry uses is not entrenched or perpetuated by development.
OO5	Development ensures that the scenic amenity of the hills surrounding Canungra is conserved and where possible linked via riparian and ecological corridors.
OO6	Development for urban type uses is located, designed and managed to— (a) consolidate areas of existing urban development; and (b) maintain existing and proposed residential amenity and streetscape quality; and (c) enhance landscape character; and (d) be compatible with other existing or proposed development; and (e) not compromise the multi-use of existing or proposed sport and recreation facilities; and (f) minimise impacts on nature conservation values and places of environmental and cultural heritage significance.
OO7	Development is encouraged to provide for the reuse of degraded sites in a way that does not compromise the safety or amenity of the community.
Community Identity, Urban Design Principles and Image	
OO8	Development provides for the establishment, conservation and

¹⁶⁰ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Overall Outcomes for the Canungra Township Zone	
	enhancement of local character and the promotion of a distinctive local identity and sense of place.
OO9	Development in the Village Centre and Mixed Use Precinct is located, designed and managed so as to— <ul style="list-style-type: none"> (a) maintain connectivity and provide a high level of integration and legibility between uses; and (b) provide a high level of amenity and contribute positively to landscaping, streetscape and existing built form; and (c) provide for a rationalisation of vehicular and pedestrian access; and (d) provide appropriate parking, manoeuvring and access areas.
OO10	Development within the Village Centre Precinct and Mixed Use Precinct is generally consistent with the existing scale form, intensity and character of development.
Community Services	
OO11	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO12	Development for community services is located to provide the most effective and efficient delivery of those services.
OO13	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.
Cultural Heritage	
OO14	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
Defence Facility Area	
OO15	Development does not compromise the existing or future operational capability of the defence establishment at Canungra.
Ecological Sustainability	
OO16	Development protects and enhances Ecologically Significant Areas including native vegetation of regional and local significance, ecological corridors, areas of local, regional and State biodiversity significance and habitat for State and regionally significant flora and fauna, to maintain the Shire's biodiversity and nature conservation values.
OO17	Development provides for the ongoing protection of natural drainage catchments, river and stream systems, riparian vegetation and other water bodies to maintain the ecological values and functions of the ecosystems, the health of individual communities and to enhance their value for maintenance of flora and fauna, recreation and other uses.
OO18	Development provides for the maintenance of high standards of air and water quality.
OO19	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
Economic Development	
OO20	Development provides for the growth of Canungra as a thriving rural village that protects and enhances Canungra's Heritage and Rural Village Lifestyle.

Overall Outcomes for the Canungra Township Zone	
OO21	Development in the Village Centre and Mixed Use Precincts provides for the enhancement of employment and investment opportunities and the improved integration of residential and business activities, whilst maintaining amenity. The core retailing needs of the Canungra Township zone being supermarket-anchored shopping centre development is located in the Village Centre Precinct.
Housing	
OO22	Development provides an ongoing adequate supply of residential land that responds to community needs and opportunities but which recognises specific locational constraints.
OO23	Urban Residential development in greenfield areas is undertaken in accordance with an approved master plan providing for— <ul style="list-style-type: none"> (a) best practice site planning, development layout and building design; (b) the efficient use of infrastructure; (c) the sequencing and orderly staging of development; (d) the incorporation of best practice water sensitive urban design principles; (e) the integration with adjoining land or other approved master plans in the locality; (f) a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling; (g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.
OO24	Attached housing has the appearance of detached housing and does not dominate the residential precinct.
Infrastructure Efficiency	
OO25	Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.
OO26	Development does not compromise corridors required for proposed or future infrastructure.
OO27	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
OO28	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
OO29	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
Landscaping	
OO30	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Canungra Township Zone and serves to reinforce community identity and cohesion.
Noise, Air and Light Emissions	
OO31	Development protects and enhances the amenity and character of all Precincts within the Zone by avoiding or mitigating adverse emissions of noise and/or vibration, odour, dust and other pollutants, light or glare.

Overall Outcomes for the Canungra Township Zone	
Open Space, Sport and Recreation Facilities	
OO32	Development contributes to the establishment of an integrated open space network providing for diverse, useable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.
OO33	Development provides for adequate and appropriate sport and recreation facilities serving the needs of residents.
OO34	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
Protection of Personal Health, Safety and Property	
OO35	Development is located and designed to minimise the potential risk to life and property from natural hazards.
OO36	Development incorporates the principles of crime prevention through environmental design principles.
OO37	Development is located and designed to avoid land subject to contamination.
Services	
OO38	Development is supported by full urban services except in the Rural Residential Precinct, Park Living Precinct and Countryside Precinct.
OO39	Development makes adequate provision for on-site effluent treatment and disposal, where reticulated sewerage is not provided or envisaged.
OO40	Development makes adequate provisions for on-site storage and supply of potable water, where a reticulated water supply is not provided or envisaged.
Transport and Access	
OO41	Development supports the provision of an integrated efficient, safe and attractive transport network for a range of transport modes including public transport, passenger vehicles, delivery and freight vehicles, pedestrians and cyclists.
OO42	Development provides for pedestrian, cycle and vehicular connectivity and ease of mobility.
OO43	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
OO44	Development provides adequate and attractive parking facilities.
Precinct Intent	
OO45	Development within the Village Centre Precinct provides for a range of uses including retail, office, community, motel, hotel, tourist and service industry uses. Night entertainment including restaurants will also provide more options for residents and tourists. Christie Street will continue to be the 'main street' of Canungra providing an important meeting place and focal point for the community. Residential infill is also supported and may include medium density residential development with commercial uses at ground floor level or aged persons accommodation.
OO46	Development within the Mixed Use Precinct provides a supporting role to the Village Centre Precinct and accommodates a mixture of compatible commercial, residential, non-convenience retail and business uses in accessible locations so as to encourage walking and cycling. Development in the Mixed Use Precinct integrates with and does not

Overall Outcomes for the Canungra Township Zone	
	adversely impact on the viability of the Village Centre. It does not contain convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development.
OO47	Development within the Residential Precinct creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density, sewerred, urban residential development and ancillary/associated uses. The precinct also provides for dual occupancy and a small proportion of attached houses in the form of townhouses. Cottage Tourist Facilities in the Residential Precinct are encouraged where shown on the Canungra Land Use Plan in Figure 3.8.22.
OO48	Development within the Rural Residential Precinct is to cater principally for rural-residential activity on larger acreage lots which are typically unsewered.
OO49	Development within the Emerging Community Precinct is maintained and protected for the long term urban development potential. Development is limited to those activities that will not preclude future urban (residential, commercial, business, community or industry) purposes.
OO50	Development within the Countryside Precinct has an agricultural character typified by broad hectare farming. Limited opportunity also exists for non-farming development – where such development maintains or enhances existing character and amenity.
OO51	Development within the Active Recreation Precinct is characterised by organised and active outdoor and indoor recreational activities that encourage community participation. Development within this Precinct is generally typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.
OO52	Development within the Passive Recreation Precinct is characterised by informal or non-organised forms of recreational activity and generally includes activity within open space and recreation reserve areas such as children's play areas, picnics, dog walking, strolling, cycling, kite flying and the like. Land within this precinct may also contain significant environmental values including vegetation, waterways, wetlands, ecological corridors and flood affected land. These values are maintained, protected and restored. Where compatible with environmental values, appropriate low impact nature based recreation opportunities such as walking and cycling may be supported.
OO53	Development within the Community Facilities Precinct provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities principally to serve the immediately surrounding area.
OO54	Development within the Park Living Precinct provides for limited rural residential activity on larger acreage lots which are typically unsewered, but must require connection to reticulated water. Creation of additional rural residential lots may be appropriate where land is suitable for such development.
Growth Management	
OO55	The planning scheme allocates sufficient land to accommodate additional population growth for the life of this planning scheme. Further expansion of urban development does not occur outside the Urban Footprint in the South East Queensland Regional Plan 2009-2031.

Overall Outcomes for the Canungra Township Zone	
OO56	Development inconsistent with the timing and sequence of development in the Planning Scheme can occur only when Council determines that development should occur earlier and subject to key infrastructure being established or committed to establishment such that it would be in place in time to service the first population of the proposed community.
OO57	Development in greenfield areas is undertaken in accordance with an approved master plan providing for— <ul style="list-style-type: none"> (a) best practice site planning, development layout and building design; (b) the efficient use of infrastructure; (c) the sequencing and orderly staging of development; (d) the incorporation of best practice water sensitive urban design principles; (e) the integration with adjoining land or other approved master plans in the locality; (f) where for residential development, a range of housing types, sizes, styles, densities and lot sizes. In particular, master plans identify the location of lots intended for aged care housing development, attached housing types and lots intended for more than one dwelling; and (g) dispersal of lots intended for two or more dwellings throughout the neighbourhood and not concentrated in one area.
Intensity of Development	
OO58	Development is at a scale, form and intensity which is intended for development in the Zone and is consistent with the reasonable expectations of residents of the Zone.
OO59	Development, being Reconfiguring a Lot— <ul style="list-style-type: none"> (a) is to comply with the standards in Table 5.4.6B (Lot Design Specifications); and (b) in respect of land in the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan, is to comply with the Regulatory Provisions of the South East Queensland Regional Plan.¹⁶¹

3.8.11 Specific Outcomes and Prescribed Solutions for the Canungra Township Zone

Table 3.6.11 (Specific Outcomes and Prescribed Solutions for the Canungra Township Zone) identifies in—

column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

¹⁶¹ The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Table 3.8.11 Specific Outcomes and Prescribed Solutions for the Canungra Township Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Consistent Development	
SO1 Development - <ul style="list-style-type: none"> (a) provides for a range of uses and infrastructure that contributes to the maintenance and establishment of a thriving rural village. (b) is limited to development which is 'Consistent Development' as identified in Table 3.8.7 Consistent Development in the Canungra Township Zone. 	S1.1 No Solution is prescribed.
SO2 Development involving Cottage Tourist Facilities occurs in the area shown in the Canungra Land Use Plan in Figure 3.2.22.	S2.1 No solution is prescribed.
Amenity, Environmental Management and Greenspace	
SO3 Development— <ul style="list-style-type: none"> (a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and (b) has a built form which is consistent with the intended scale and form of development in the Zone generally; and (c) provides buffering between non-residential uses and residential uses; and (d) provides buffering between residential uses and major transport routes. 	S3.1 No Solution is prescribed.
SO4 Development— <ul style="list-style-type: none"> (a) protects and enhances the values of Ecologically Significant Areas and, where possible, provides for the areas to be linked; and (b) provides for areas of 	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>ecological significance to be retained in public ownership; and</p> <p>(c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided.</p>	
<p>SO5 Development—</p> <p>(a) protects and enhances scenic amenity; and</p> <p>(b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and</p> <p>(c) avoids encroachment upon areas identified as buffers for other development; and</p> <p>(d) (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by environmental values.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.</p>	<p>S6.1 No Solution is prescribed.</p>
Community Identity, Urban Design Principles and Image	
<p>SO7 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that—</p> <p>(a) traffic within urban residential areas is managed effectively; and</p> <p>(b) development complements and enhances the existing or desired streetscape; and</p> <p>(c) landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and</p>	<p>S7.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> (d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (e) the safe and efficient use of an existing or planned community services use is not compromised. 	
<p>S08 Development for non-residential purposes within the Village Centre Precinct and Mixed Use Precinct is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> (i) height, mass and proportions; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandahs, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and (b) has an attractive and functional appearance; and (c) is orientated toward the 	<p>S8.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>road network; and</p> <p>(d) contributes positively to streetscape and built form; and</p> <p>(e) is integrated with existing buildings; and</p> <p>(f) provides a cohesive built form.</p>	
<p>SO9 Development is designed to provide for social interaction.</p>	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development in a Precinct other than the Village Centre and Mixed Use Precinct —</p> <p>(a) provides for a variety of building alignments; and</p> <p>(b) provides substantial building setbacks along key roads; and</p> <p>(c) makes allowance for future road upgrades.</p>	<p>S10.1 No Solution is prescribed.</p>
<p>SO11 Development for commercial purposes incorporates signage that is in keeping with the rural village character of the Canungra Township Zone.</p>	<p>S11.1 No Solution is prescribed.</p>
Community Services	
<p>SO12 Development supports a range of community services commensurate with need.</p>	<p>S12.1 No Solution is prescribed.</p>
<p>SO13 Development provides for community services to be located in existing or planned nodes of urban development.</p>	<p>S13.1 No Solution is prescribed.</p>
<p>SO14 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and Community Care Centres.</p>	<p>S14.1 No Solution is prescribed.</p>
Cultural Heritage	
<p>SO15 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.</p>	<p>S15.1 Development adjoining or containing a site of cultural heritage significance does not impact on the values of the site by way of overshadowing or</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	incompatible building character.
SO16 New commercial and mixed use buildings are designed to complement the traditional building form and materials found in pre-1946 development in Canungra.	S16.1 No Solution is prescribed.
Defence Facility Area	
SO17 Development does not compromise the operational capability of the defence establishment at Canungra.	S17.1 No Solution is prescribed.
Ecological Sustainability	
<p>SO18 Development is set back from and provides buffers to the outside edge of an Ecologically Significant Area. Buffers are consistent with minimum best practice distances and protect and enhance ecological processes and biodiversity values including—</p> <ul style="list-style-type: none"> (a) terrestrial habitat values; (b) aquatic habitat values; (c) water quality values; (d) hydrological functioning of waterways and wetlands; (e) natural landscape values; and (f) connectivity and usage of the site by native fauna species or communities. <p><i>Note: The demonstration of compliance with this outcome is required to be informed by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 - Ecological Assessment Reporting.</i></p>	S18.1 No Solution is prescribed.
SO19 Opportunities to create additional ecological corridors and habitat linkages along	S19.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
waterways, drainage lines, ridgelines and other areas are provided and incorporated as part of the master planning process for greenfield land.	
<p>SO20 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna species.</p> <p><i>Note: The demonstration of compliance with this outcome is required to be informed by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 - Ecological Assessment Reporting.</i></p>	SO20 No Solution is prescribed.
Economic Development	
SO21 Development provides a range of employment opportunities for residents of the Canungra Township Zone.	S21.1 No Solution is prescribed.
SO22 Development does not compromise areas allocated for business, commercial and industrial uses by the establishment of incompatible uses.	S22.1 No Solution is prescribed.
SO23 Development for non-residential purposes within the Village Centre Precinct and Mixed Use Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	S23.1 No Solution is prescribed.
SO24 Larger commercial/retail uses with greater floor space needs only occur within Canungra when the population is of a sufficient size to support it. Any such development is integrated with surrounding streets and buildings and its location,	S24 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>size, design and access supports the street-based design that is characteristic of Canungra.</p> <p>Note: The demonstration of compliance with the outcome is required to be supported by the submission of an Economic Needs Assessment Report prepared by a suitability qualified and experienced professional.</p>	
Housing	
<p>SO25 Development provides for a diversity of housing forms and a variety of housing types to meet the housing needs of the community.</p>	<p>S25.1 Development provides for a variety of dwelling types including—</p> <ul style="list-style-type: none"> (a) predominantly detached houses in the Residential Precinct; and (b) medium density residential uses in the Residential Precinct with a maximum density of 1 dwelling unit per 450m²; and (c) medium density residential uses in the Mixed Use or Village Centre Precinct with a maximum density of 1 dwelling unit per 300m²; and (d) detached houses on rural residential lots.
<p>SO26 Development being Aged Persons Accommodation (and ancillary facilities) is carried out in the Village Centre, Mixed Use Precinct or the Residential Precinct.</p>	<p>S26.1 No Solution is prescribed.</p>
<p>SO27 Development being a House or Dual Occupancy limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible road network; and (b) the location and design of development; and (c) integration with the 	<p>S27.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>surrounding development; and</p> <p>(d) the protection and enhancement of personal health, safety and property; and</p> <p>(e) achieving a sense of place.</p>	
<p>SO28 Development provides that the orientation and form of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <p>(a) maximising solar access to the north in winter; and</p> <p>(b) minimising solar access to the east and west in summer; and</p> <p>(c) maximising access to any prevailing summer breezes; and</p> <p>(d) minimising exposure to prevailing winter winds.</p>	<p>S28.1 No Solution is prescribed.</p>
<p>SO29 Development being a dual occupancy is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</p>	<p>S29.1 No Solution is prescribed.</p>
Infrastructure Efficiency	
<p>SO30 Development—</p> <p>(d) does not adversely impact upon the efficiency or effectiveness of any existing or planned infrastructure; and</p> <p>(e) does not place an adverse loading on any existing or planned infrastructure; and</p> <p>does not result in out-of-sequence, unplanned or inefficient infrastructure provision.</p>	<p>S30.1 Development is undertaken in accordance with the Priority Infrastructure Plan or equivalent infrastructure plan.</p>
<p>SO31 Development maintains an</p>	<p>S31.1 Development is designed and</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.	constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i> . S31.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.
SO32 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.	S32.1 No Solution is prescribed.
Landscaping	
SO33 Development within the Village Centre and Mixed Use Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precincts.	S33.1 No Solution is prescribed.
Noise, Air and Light Emissions	
SO35 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emissions of noise, vibration, light, glare, odour, dust and other pollutants.	S34.1 No Solution is prescribed.
Open Space, Sport and Recreation Facilities	
SO35 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S35.1 No Solution is prescribed.
SO36 Development supports a range of outdoor sporting and recreation activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S36.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO37 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S37.1 No Solution is prescribed.
SO38 Development maximises connectivity and access to areas of existing and planned public recreational activity and open space network.	S38.1 No Solution is prescribed.
Protection of Personal Health, Safety and Property	
SO39 Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through— (a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and (b) the provision of entry points to buildings which are clearly visible; and (c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.	S39.1 Development does not provide— (a) a blind corner involving a change in direction of 75 degrees or greater; and (b) a pathway that is longer than 20 metres; and (c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.
Transport and Access	
SO40 Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure. In particular, development is design and sited to— (a) maintain residential amenity; and (b) not impede the role and function of the infrastructure corridor.	S40.1 No Solution is prescribed.
SO41 Development provides a transport network and infrastructure which—	S41.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> (e) services the development; and (f) integrates with the existing and planned network; and (g) is efficient and enhances the existing road pattern and hierarchy; and (a) is consistent with community need. 	
<p>SO42 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.</p>	<p>S42.1 No Solution is prescribed.</p>
<p>SO43 Development provides pedestrian and cycle networks in appropriate locations.</p>	<p>S43.1 No Solution is prescribed.</p>
Growth Management	
<p>SO44 Development in areas identified on the Canungra Land Use Plan in Figure 3.8.22 is undertaken in accordance with a masterplan that provides for -</p> <ul style="list-style-type: none"> (a) best practice site planning, development layout and building design; (b) an efficient and affordable infrastructure network; (c) the sequencing and orderly staging of development; (d) mitigation of conflict with potentially incompatible uses (e.g. industry/residential); (e) the incorporation of best practice water sensitive urban design principles; (f) a safe, attractive and integrated street network based on the grid street pattern to maximise permeability, legibility, accessibility and street 	<p>S44.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>tree plantings;</p> <p>(g) the integration with adjoining residential areas in the locality;</p> <p>(h) a wide range of housing types, densities and lot sizes including multiple dwellings, town houses, terraces, detached dwellings, dual occupancy, aged care and special needs housing;</p> <p>(i) the identification of lots intended for more than one dwelling, with such lots being dispersed throughout the neighbourhood and not concentrated in one area;</p> <p>(j) development that contributes to the growth of Canungra as a thriving rural village and incorporates attractive and diverse facades that address street frontages and public and communal open space. (building siting – side and front setbacks / streets / trees)</p>	
Intensity of Development	
<p>SO45 Development being-</p> <p>(a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone; and</p> <p>(b) Reconfiguring a Lot is to comply with-</p> <p>(i) the standards in Table 5.4.6B (Lot Design Specifications); and</p> <p>(ii) the Regulatory Provisions of the South East Queensland</p>	<p>S45.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Regional Plan. ¹⁶²	

Subdivision 5 Specific Assessment Criteria for the Village Centre Precinct

3.8.12 Specific Outcomes and Prescribed Solutions for the Village Centre Precinct

Table 3.8.12 (Specific Outcomes and Prescribed Solutions for the Village Centre Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.12 Specific Outcomes and Prescribed Solutions for the Village Centre Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development within the Village Centre Precinct exhibits a rural village character that provides for predominantly commercial uses that service the needs of the residents of the Canungra Township zone. Medium density residential development is also supported.	S1.1 No Solution is prescribed.
SO2 Development— (a) protects and enhances the primary role of the Precinct as a focus for a limited range of small-scale retail and convenience or speciality shopping	S2.1 No Solution is prescribed.

¹⁶² The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>activity; and</p> <ul style="list-style-type: none"> (b) functions in an integrated manner alongside existing commercial, retail and business activity; and (c) protects existing and intended amenity; and (d) has a high level of accessibility to the local road network; and (e) activates the streetscape by providing opportunities for outdoor dining; and (f) contributes to the vibrancy of public spaces through: <ul style="list-style-type: none"> (i) wide footpaths with awnings, street furniture and mature shade trees; (ii) minimal or no front building setback; (iii) locating parking areas at the rear or side of development; (iv) a mix of tenancy sizes with highly active ground floor uses; (v) ensuring buildings open onto and front the street; (vi) a variety of uses operating throughout the day and night. 	
<p>SO3 Development being Building Work and Engineering Work does not—</p> <ul style="list-style-type: none"> (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing 	<p>S3.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
or planned infrastructure.	

Subdivision 7 Specific Assessment Criteria for the Residential Precinct

3.8.13 Specific Outcomes and Prescribed Solutions for the Residential Precinct

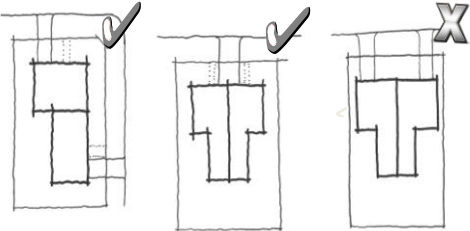
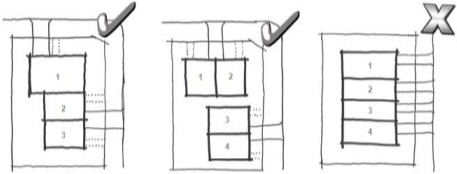
Table 3.8.13 (Specific Outcomes and Prescribed Solutions for the Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.13 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for predominantly low-density, sewerred, urban residential development characterised by— <ul style="list-style-type: none"> (a) a high level of amenity; and (b) typically single dwellings on urban lots. 	S1.1 No Solution is prescribed.
SO2 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to— <ul style="list-style-type: none"> (a) detached dwellings on urban lots; or (b) attached dwellings of various forms. 	S2.1 No Solution is prescribed.
SO3 Development ensures a building height, bulk and setback consistent with the character of a thriving rural	S3.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
village.	S3.2 Development has a maximum site cover of 50% and has variety in plan shape to preserve space for private open space.
<p>SO4 Development for attached dwellings including Dual Occupancies and Medium Density Residential Development—</p> <p>(a) does not dominate the character of a residential neighbourhood; and</p> <p>(b) are designed to retain a distinct detached and low density character; and</p> <p>(c) minimise the number of driveways fronting the street.</p>	<p>S4.1 Development is undertaken in accordance with the configurations in Figures 2 and 3 below.</p> <p>Figure 2</p>  <p>Figure 3</p>  <p>S4.2 Development on land identified on Canungra Land Use Plan in Figure 3.8.22 for Dual Occupancy and Medium Density Residential achieves a maximum density of one (1) dwelling unit per 300m².</p>
<p>SO5 Development provides for neighbourhoods with a strong sense of community and local identity, through—</p> <p>(a) providing a safe, efficient and legible local road network; and</p> <p>(b) the location and design of development that respects the characteristics and setting of the land; and</p> <p>(c) integration with surrounding development; and</p> <p>(d) the shared use of</p>	S5.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>community facilities, infrastructure and parks; and</p> <p>(e) achieving a sense of place.</p>	
<p>SO6 Development provides that the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <p>(a) maximising solar access to the north in winter; and</p> <p>(b) minimising solar access to the east and west in the summer; and</p> <p>(c) maximising access to any prevailing summer breezes; and</p> <p>(d) minimising exposure to prevailing winter winds.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S7.1 No Solution is prescribed.</p>
<p>SO8 Development being a non-residential use (except a Home Based Business)—</p> <p>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</p> <p>(b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</p> <p>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent residential uses; and</p> <p>(d) provides a solid fence along any boundary to a residential use.</p>	<p>S8.1 No Solution is prescribed.</p>
<p>SO9 Aged Persons Accommodation are located in the Residential</p>	<p>S9.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
Precinct where it can be demonstrated that the facility is highly integrated, protects residential character and amenity and is well serviced by community facilities and urban services.	

Subdivision 9 Specific Assessment Criteria for the Rural Residential Precinct

3.8.14 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.8.14 (Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.14 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for predominantly low density rural residential activity on larger acreage lots which are— (a) typically unsewered; and (b) generally single dwellings exhibiting a ‘rural living’ character.	S1.1 No Solution is prescribed.
SO2 Development maintains a rural living and predominantly vegetated character.	S2.1 No Solution is prescribed.
SO3 Development provides diversity and variety in housing forms and dwelling types,	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>including, but not limited to—</p> <ul style="list-style-type: none"> (a) detached dwellings on rural residential lots; and (b) attached dwellings of various forms. 	
<p>SO4 Development ensures a building height, bulk and setback consistent with a rural living character.</p>	<p>S4.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m² gross floor area (including class 10 or ancillary structures) whichever is the greater.</p> <p>S4.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 10 metres from the primary street frontage which provides vehicular access to the development; or (b) are set back a minimum of 6 metres from a frontage which does not provide vehicular access to the development; or (c) are generally consistent with the setbacks of existing rural residential development in the immediate area.
<p>SO5 Development provides for Rural Residential neighbourhoods with a strong sense of community and local identity, through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible local road network; and (b) the location and design of development that respects local characteristics and setting of the land; and (c) integration with surrounding development; and (d) the shared use of community facilities, 	<p>S5.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
infrastructure and parks.	
SO6 Development being a non-Rural Residential use— <ul style="list-style-type: none"> (a) reflects the type, form, scale and density of development elsewhere in the Precinct; and (b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and (c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent Rural Residential uses; and (d) provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use. 	S6.1 No Solution is prescribed.

Subdivision 10 Specific Assessment Criteria for the Emerging Community Precinct

3.8.15 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Table 3.8.15 (Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.15 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is limited to activities that will not preclude future urban (residential, commercial, business, community or industry) purposes.	S1.1 No Solution is prescribed
SO2 Development for 'interim uses' only occurs where such uses— (a) do not compromise the amenity of future development in the Precinct; and (b) are only temporary and will cease operating prior to the land being required for urban type uses; and (c) are compatible with the surrounding land uses, which varies from residential, to business, industry, rural residential and community purposes; and (d) maintains the existing rural character of the Precinct.	S2.1 No Solution is prescribed.

Subdivision 11 Specific Assessment Criteria for the Countryside Precinct

3.8.16 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.8.16 (Specific Outcomes and Prescribed Solutions for the Countryside Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.16 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development exhibits an agricultural character, typified by broad hectare farming activity on larger lots which are—</p> <ul style="list-style-type: none"> (a) typically unsewered; and (b) generally occupied by single dwellings and associated rural outbuildings and exhibiting a ‘rural living’ character. 	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development for urban type uses including retail, urban residential and industrial activity is not carried out on the premises.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development incompatible with the intended long-term use of the Precinct is not carried out on the premises.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development protects and enhances the amenity and character of the Countryside Precinct by providing that—</p> <ul style="list-style-type: none"> (a) there is no adverse impact on visual or scenic amenity (especially from the major road network); and (b) the future provision of open space corridors is not compromised; and (c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (d) development is maintained in good order and state of repair and is not unsightly; and (e) the safety and efficiency of any existing or planned service or facility is not 	<p>S4.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
compromised.	
SO5 Development ensures that intensive rural uses do not occur on land which is proximate to areas of residential activity or areas of high scenic value.	S5.1 Development ensures that intensive rural uses are not located within 1 kilometre of land in the Residential Precinct, Mixed Use Precinct, Emerging Communities Precinct, Rural Residential Precinct or Village Centre Precinct.
SO6 Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.	S6.1 No Solution is prescribed.
SO7 Development for non-farming and in particular, small-scale tourist purposes, does not interfere with the conduct of broad hectare farming in the Precinct by providing that— (a) non-farm traffic is not introduced onto roads that are not designated for that purpose; and (b) adequate separation from lawful rural uses are provided; and (c) small-scale tourist uses are not introduced into areas containing a significant concentration of intensive agricultural or intensive animal husbandry uses.	S7.1 Development ensures that access to a tourist development is only via a local road. S7.2 Development ensures that a tourist development is provided with a 5 metre landscaped buffer to separate it visually from orchards and other cultivation areas. S7.3 Development ensures that a tourist development is not located within 1 kilometre of an intensive rural use other than a wholesale plant nursery.

Subdivision 12 Specific Assessment Criteria for the Active Recreation Precinct

3.8.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.8.17 (Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for organised and active outdoor and indoor recreational activities that encourage community participation.	S1.1 No Solution is prescribed.
SO2 Development for other than active sport and recreation is limited to ancillary facilities, which support active sport and recreation activities.	S2.1 No Solution is prescribed.
SO3 Development ensures that active sport and recreation facilities— (a) are located only on roads designed to accommodate associated traffic flows; and (b) provide for a combination of off-street and on-street parking.	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S4.1 No Solution is prescribed.
SO5 Development being Building Work and Engineering Work does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S5.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO6 Development— (a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; and	S6.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> (b) protects existing and intended amenity; and (c) has a high level of accessibility to the local road network; and (d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices. 	
<p>S07 Development for Equestrian Activities provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	<p>S7.1 No Solution is prescribed.</p>
<p>S08 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> (i) height, mass and proportions; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) fencing, landscaping and entry treatments; and (vi) parking, manoeuvring and access areas; and (vii) existing buildings and structures; 	<p>S8.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S8.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p style="text-align: center;">and</p> <p>(b) has an attractive and functional appearance.</p>	
<p>SO9 Development within the Precinct protects and enhances Ecologically Significant Areas and their conservation values by providing that development does not have an adverse impact on—</p> <ul style="list-style-type: none"> (a) land and soils; and (b) environmental values and the integrity of waters, a waterway or a wetland; and (c) riparian habitats; and (d) bush habitats. 	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development that is adjacent to an Ecologically Significant Area—</p> <ul style="list-style-type: none"> (a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and (b) is setback from and provides a vegetated buffer to an Ecologically Significant Area to protect and enhance values; (c) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area. 	<p>S10.1 No Solution is prescribed.</p>
<p>SO11 Development involving significant public visitation ensures that—</p> <ul style="list-style-type: none"> (a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and (b) visitor facilities are located where access is 	<p>S11.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>via a road with an appropriate design capacity; and</p> <p>(c) visitor facilities are located such that buffering is provided to any adjoining sensitive area; and</p> <p>(d) the amenity, scenic values and integrity of surrounding rural areas of Ecologically Significant Areas are maintained and protected.</p>	

Subdivision 13 Specific Assessment Criteria for the Passive Recreation Precinct

3.8.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.8.18 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for low-impact informal or non-organised forms of recreational activity typically within—</p> <p>(a) Open Space Areas; and</p> <p>(b) recreation reserve areas.</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development protects the integrity of Open Space Areas and recreation reserve areas,</p>	<p>S2.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community.	
<p>SO3 Development associated with public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that —</p> <ul style="list-style-type: none"> (a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and (b) visitor facilities are located where access is via a road with an appropriate design capacity; and (c) visitor facilities are located such that buffering is retained to any adjoining residential area; and (d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected. 	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S4.1 No Solution is prescribed.
<p>SO5 Development that is adjacent to an Ecologically Significant Area—</p> <ul style="list-style-type: none"> (a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area and (b) is set back from and provides a vegetated buffer to an Ecologically Significant Area to protect and enhance 	S5.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>values;</p> <p>(c) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	
<p>SO6 Development provides for low-impact recreational activities such as walking and cycling adjacent to a waterway corridor, wetland or ecological corridor, where compatible with the protection and enhancement of environmental values.</p>	<p>S6.1 No Solution is prescribed.</p>

Subdivision 14 Specific Assessment Criteria for the Community Facilities Precinct

3.8.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.8.19 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities that serve the needs of residents in the immediately surrounding catchment.	S1.1 No Solution is prescribed.
SO2 Development being Building Work and Engineering Work (for other than infrastructure) does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S2.2 No Solution is prescribed.
SO3 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community, economic and social need of the residents of the Zone.	S4.1 No Solution is prescribed.

Subdivision 15 Specific Assessment Criteria for the Mixed Use Precinct

3.8.20 Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct

Table 3.8.20 (Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.20 Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development within the Mixed Use Precinct predominantly comprises —</p> <ul style="list-style-type: none"> (a) Commercial Activity; or (b) a Shop where not involving a supermarket; or (c) a Child Care facility; or (d) a Community Care Centre; or (e) Educational Establishment; (f) Funeral Premises; (g) Indoor Sport, Recreation and Entertainment; or (h) Medium Density Residential; or (i) Motel; or (j) Produce Store; or (k) Retail Plant Nursery; or (l) Retail Showroom where not involving a supermarket; (m) Shopping Centre; (n) Service Station (o) Aged Persons Accommodation; or (p) Industry - Low Impact/Service; or (q) A Tourist Facility; or (r) Veterinary Surgery/Hospital; or (s) Warehouse/Storage Facility; or (t) A Tourist Business; or (u) A Food Establishment/ Reception Centre 	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development functions in an integrated manner alongside the adjacent Village Centre Precinct by providing parking areas, access areas,</p>	<p>S2.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
manoeuvring areas, landscaping and advertising devices that complement the rural village character of Canungra.	
SO3 Development is designed to— (a) address and overlook the street; and (b) integrate with surrounding development; and (c) not include blank walls or fences fronting the street; and (d) be architecturally interesting and visually appealing; and (e) be climate responsive and environmentally sensitive.	S3.1 No Solution is prescribed.
SO4 Development within the Mixed Use Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Canungra Township Zone. Development does not involve convenience retailing in the form of supermarkets or supermarket-anchored shopping centre development.	S4.1 No Solution is prescribed.

Subdivision 16 Specific Assessment Criteria for the Park Living Precinct

3.8.21 Specific Outcomes and Prescribed Solutions for the Park Living Precinct

Table 3.8.21 (Specific Outcomes and Prescribed Solutions for the Park Living Precinct) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and

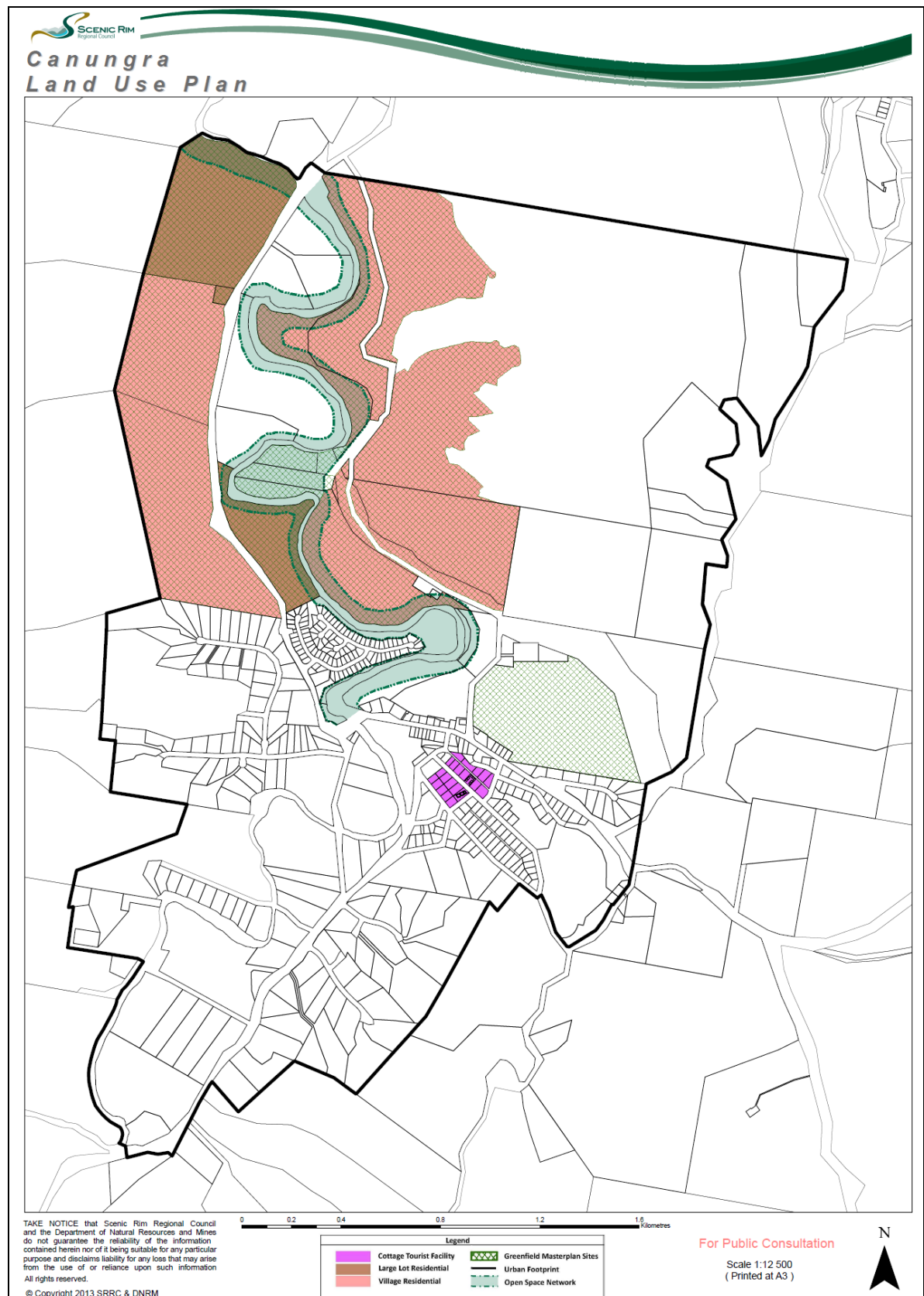
column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 3.8.21 Specific Outcomes and Prescribed Solutions for the Park Living Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides for predominantly low density rural residential activity on larger acreage lots which are—</p> <ul style="list-style-type: none"> (a) typically unsewered; (b) connected to reticulated water; and (c) generally single dwellings exhibiting a 'rural living' character. 	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development maintains a rural living and predominantly vegetated character.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</p> <ul style="list-style-type: none"> (a) detached dwellings on rural residential lots; and (b) attached dwellings of various forms. 	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development ensures a building height, bulk and setback consistent with a rural living character.</p>	<p>S4.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S4.2 Development ensures that building bulk does not exceed a maximum site coverage of 10% or 700m² gross floor area (including class 10 or ancillary structures) whichever is the greater.</p> <p>S4.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 10 metres from the primary street frontage which provides vehicular access to the development; or (b) are set back a minimum of 6 metres from a frontage which does not provide vehicular access to the development; or (c) are generally consistent with

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	the setbacks of existing rural residential development in the immediate area.
<p>SO5 Development provides for Rural Residential neighbourhoods with a strong sense of community and local identity, through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible local road network; and (b) the location and design of development that respects local characteristics and setting of the land; and (c) integration with surrounding development; and (d) the shared use of community facilities, infrastructure and parks. 	S5.1 No Solution is prescribed.
<p>SO6 Development being a non-Rural Residential use—</p> <ul style="list-style-type: none"> (a) reflects the type, form, scale and density of development elsewhere in the Precinct; and (b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and (c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent Rural Residential uses; and (d) provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use. 	S6.1 No Solution is prescribed.

Figure 3.8.22 - Canungra Land Use Plan



APPENDIX III - RECONFIGURING A LOT CODE

Amendments to the existing Reconfiguring a Lot Code to implement the subdivision policies of the Beaudesert Growth Management Strategy and Canungra Land Use Plan and Land Use Plan.

Part 4 Reconfiguring a Lot Code

Division 1 Preliminary

5.4.1 Compliance with the Reconfiguring a Lot Code

Development complies with the Reconfiguring a Lot Code if in the case of—

- (a) Code-assessable development, there is compliance with the Specific Outcomes of the Reconfiguring a Lot Code; and
- (b) Impact-assessable development, there is compliance with the Specific Outcomes of the Reconfiguring a Lot Code and the purpose of the Reconfiguring a Lot Code being the Overall Outcomes for Reconfiguring a Lot.¹⁶³

Reconfiguring a Lot Code

5.4.2 Purpose of the Reconfiguring a Lot Code

The Overall Outcomes for Reconfiguring a Lot are the purpose of the Reconfiguring a Lot Code.

5.4.3 Overall Outcomes for Reconfiguring a Lot

Reconfiguring a Lot is to—

- (a) create a variety of usable and accessible allotments that meet the diverse needs of the community; and
- (b) achieve good urban design outcomes consistent with the intended character for a particular Zone and Precinct; and
- (c) reflect best practice site planning and development layout; and
- (d) provide for master planning for greenfield development that reflects best practice site planning and development layout, achieves integrated, well planned and diverse residential communities and accommodates detached and attached dwellings that vary in lot size, density and appearance; and
- (e) ensure that the uses intended for the created Lots are compatible with existing or proposed development on adjacent land; and
- (f) provide development that is highly integrated with surrounding development and the natural environment; and
- (g) minimise the adverse effects from natural or other hazards including flooding, bushfire, slope instability, contaminated sites and sites producing significant levels of emissions; and

¹⁶³ See section 1.2.17 (Structure of the codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

- (h) provide for the protection and enhancement of residential amenity and sense of place of the surrounding area and provide for a choice in house type; and
- (i) provide for the efficient use of land resources and the protection of natural resources and values; and
- (j) create an effective and efficient road hierarchy and network that addresses connectivity, functionality, safety and serviceability; and
- (k) provide for the convenient and safe movement of people by motor vehicle, walking, cycling and public transport; and
- (l) provide accessible and useable parks and open space networks in accordance with the recreational needs and scenic values of the community; and
- (m) create an effective and efficient recreation trail hierarchy and recreational trail network which addresses connectivity, functionality, safety and serviceability; and
- (n) provide for the establishment, protection and enhancement of Waterways, wetlands, significant vegetation, ecological corridors, habitats and areas of biodiversity significance; and
- (o) protect the effectiveness and efficiency of infrastructure and associated corridors; and
- (p) provide for coordinated, logical and sequenced development and the provision of infrastructure in accordance with the timing of the Priority Infrastructure Plan or equivalent infrastructure plan; and
- (q) use obsolete portions of road dedications for other compatible purposes; and
- (r) provide for access to Lots in safe locations.

5.4.4 Specific Outcomes and Prescribed Solutions for Access Easement Creation

Table 5.4.4 (Specific Outcomes and Prescribed Solutions for Access Easement Creation) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Table 5.4.4 Specific Outcomes and Prescribed Solutions for Access Easement Creation

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO1 Development which involves the creation of an access easement— <ul style="list-style-type: none"> (a) does not result in existing development contravening the Planning Scheme or the Standard Building Regulation 1993; and (b) does not detrimentally impact on service infrastructure; and (c) is consistent with any existing approvals attaching to the land. 	S1.1 No Solution is prescribed.
SO2 Development which involves the creation of an access easement provides for a safe access point.	S2.1 Development provides that access easements are positioned to allow any associated driveway or crossover to be located in accordance with the standards in Planning Scheme Policy 7.

5.4.5 Specific Outcomes and Prescribed Solutions for Boundary Realignment

Table 5.4.5 (Specific Outcomes and Prescribed Solutions for Boundary Realignment) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Table 5.4.5 Specific Outcomes and Prescribed Solutions for Boundary Realignment

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO1 Development which involves the realignment of a boundary— <ul style="list-style-type: none"> (a) does not result in existing development 	S1.1 Development which involves the realignment of a boundary— <ul style="list-style-type: none"> (a) does not require any adjustment to

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>contravening the Planning Scheme or Standard Building Regulation 1993; and</p> <p>(b) does not detrimentally impact on service infrastructure; and</p> <p>(c) is consistent with any existing approvals attaching to the land.</p>	<p>infrastructure or services unless the applicant meets the full cost of such adjustments; and</p> <p>(b) does not contravene any valid development approval applying to the site; and</p> <p>(c) results in existing Buildings and structures complying with the setback requirements of the Planning Scheme or the Standard Building Regulation 1993; and</p> <p>(d) provide for the on-site disposal of wastewater to be contained within the subject Lot</p>
<p>SO2 Development which involves the realignment of a boundary—</p> <p>(a) results in Lots that are generally consistent with the requirements for Lots within the Precinct the land is contained within; and</p> <p>(b) are substantially of a shape and orientation that is suitable for the use of the Lots; and</p> <p>(c) provides for all activities associated with the use on the Lot to be located wholly within the Lot; and</p> <p>(d) provides for all Lots to have a frontage to a road reserve and have a legal, practical access to a constructed road.</p>	<p>S2.1 Development provides that Lot dimensions, shape and areas are in accordance with the standards in Table 5.4.6A.</p>
<p>SO3 Development, which involves the realignment of a boundary, does not provide for the area</p>	<p>S3.1 No Solution is prescribed.</p>

Column 1	Column 2
Specific Outcomes	Probable Solutions
of the newly created Lots to be less than 90% of the area of any Lots being replaced.	
SO4 Development provides that existing constructed roads and their road dedications are appropriately aligned.	S4.1 Development achieves the correct alignment of existing constructed roads and their relevant road reservations.

5.4.6 Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot

Table 5.4.6 (Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Table 5.4.6 Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot

Column 1	Column 2
Specific Outcomes	Probable Solutions
Lot Size	
SO1 Development provides that Lot dimensions, shape and areas are in accordance with the standards in Table 5.4.6B Lot Design Specifications.	S1.1 No Solution is prescribed.
SO2 Development ensures that Lots have an appropriate area and dimensions (building area) for the siting and construction of potential Buildings, the provision of outdoor space, convenient vehicle access and parking.	<p>S2.1 Development provides that Building areas, whether within a Building Envelope or not, are in accordance with the dimension standards in Table 5.4.6A.</p> <p>S2.2 Development ensures that Lots are designed to accommodate the use, including:</p> <ul style="list-style-type: none"> (a) car parking; and (b) access; and (c) buffering to adjoining uses;

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>and</p> <p>(d) wastewater disposal area in non-reticulated areas; and</p> <p>(e) the maintenance of landscape character; and</p> <p>(f) recreation areas.</p> <p>S2.3 Development ensures all functions associated with a use are accommodated in a single Lot.</p> <p>S2.4 Development ensures that any buffering associated with a use is included in the same Lot as the use.</p>
SO3 Additional allotments in the Rural Residential Precinct are not created.	S3.1 Development for Reconfiguring a Lot in the Rural Residential Precinct provides the same number or fewer Lots being subdivided so there is no net increase in Rural Residential Lots.
SO4 Development does not result in further division of land in the Emerging Community Precinct.	S4.1 Development ensures that additional titles are not created within the Emerging Community Precinct.
SO5 Further division of land in the Future Dam Catchment Precinct is restricted in order to protect the land for Water Supply purposes	S5.1 Development ensures that additional titles are not created within the Future Dam Catchment Precinct.
SO6 Further division of land in the Escarpment Protection Precinct is not envisaged in order to maintain the scenic amenity of the Escarpment and in order to avoid development on land subject to potential instability.	S6.1 Development ensures that additional titles are not created within the Escarpment Protection Precinct.
SO7 Further division of land in the— (a) Residential Precinct; or (b) Cottage Tourist Facility Precinct; or (c) Village Residential	S7.1 Development ensures that additional titles are not created within the— (a) Residential Precinct; or (b) Cottage Tourist

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>Precinct; or</p> <p>(d) Botanic Gardens Precinct;</p> <p>at Mt Tamborine is not envisaged as supporting infrastructural services cannot be provided.</p>	<p>Precinct; or</p> <p>(c) Village Residential Precinct; or</p> <p>(d) Botanic Gardens Precinct</p> <p>of the Tamborine Mountain Zone.</p>
Subdivision Design	
<p>SO8 Development provides the surrounding area with—</p> <p>(a) a strong identity having regard to site characteristics, landmarks, views and places of environmental and cultural heritage significance; and</p> <p>(b) a legible street system and open space network.</p>	<p>S8.1 No Solution is prescribed.</p>
<p>SO9 Master planning is undertaken for sites identified on Figure 3.6.23 - Beaudesert Masterplan Areas or Figure 3.8.22 - Canungra Land Use Plan. The master plan provides for—</p> <p>(a) best practice site planning, development layout and building design;</p> <p>(b) an efficient and affordable infrastructure network;</p> <p>(c) the sequencing and orderly staging of development;</p> <p>(d) the incorporation of best practice water sensitive urban design principles;</p> <p>(e) a safe, attractive and integrated street network based on the grid street pattern to maximise permeability, legibility, accessibility and street tree plantings;</p> <p>(f) the integration with adjoining residential areas in the locality;</p> <p>(g) a wide range of housing</p>	<p>S9.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>types, densities and lot sizes including multiple dwellings, town houses, terraces, detached dwellings, dual occupancy, aged care and special needs housing;</p> <p>(h) the identification of lots intended for more than one dwelling, with such lots being dispersed throughout the neighbourhood and not concentrated in one area;</p> <p>(i) development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space; and</p> <p>(j) contributes to the public open space network identified on Figure 3.6.23 - Beaudesert Masterplan Areas or Figure 3.8.22 - Canungra Land Use Plan.</p>	
<p>SO10 Development provides for the protection of property in areas liable to flood inundation.</p>	<p>S10.1 Development provides—</p> <p>(a) a Building platform located above the DFE; and</p> <p>(b) an additional area above the DFE of sufficient size for the treatment and disposal of effluent on site; and</p> <p>(c) access which is above the DFE.</p>
<p>SO11 Development does not increase the number of residential lots within 30 metres of an identified infrastructure corridor.</p>	<p>S11.1 No Solution is prescribed.</p>
<p>SO12 Development for commercial or industrial purposes provides that the Lot layout will not reduce the amenity of adjacent and nearby</p>	<p>S12.1 Development for an industrial or commercial purpose is not accessed through a residential area.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
areas.	
SO13 Development is separated from and maintains a buffer to wetlands, waterways, habitats, ecological corridors, significant vegetation and areas of biodiversity value, in accordance with best practice distances. Buffers also include characteristics to protect and enhance biodiversity values and ecological processes.	S13.1 No solution is prescribed.
Open Space	
SO14 Development provides for sufficient Open Space to meet the needs of the likely occupiers of the proposed allotments and to mitigate any adverse visual or other impacts of likely land use changes resulting from the development.	<p>S14.1 Development outside the Beaudesert Township Zone and Canungra Township Zone provides that 10% of the area of the land to be subdivided is dedicated to the Local Government for open space purposes.</p> <p>S15.2 For land in the Beaudesert Township Zone, development provides a minimum rate of 0.75 hectares of local open space per 1000 people.</p>
SO15 Development provides for 'Best Practice Standards' for the design of Open Space.	<p>S15.1 Development provides Open Space Areas which—</p> <ul style="list-style-type: none"> (a) link to existing or planned future public open space, activity centres, or community facilities; and (b) are designed to an appropriate standard having regard to their recreational and environmental values; and (c) meet the recreation and leisure needs of the community; and (d) contribute to the establishment of a connected open space, pedestrian and bicycle network; and (e) conserve and take advantage of significant

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>landmarks and natural features including cultural heritage sites, remnant vegetation, creek lines and ridgelines; and</p> <p>(f) protect areas of significant ecological or landscape value; and</p> <p>(g) have vehicle access from a local street.</p>
<p>SO16 Development provides that an area of public open space has a size and shape and the physical attributes suitable for the intended use.</p>	<p>S16.1 Development provides that an area of public open space has a minimum area of 0.5 hectares, a maximum slope of 5%, a regular usable shape and is located above a defined flood event; and</p> <p>S16.2 Development provides that an area of public open space is free of rubbish, weeds, noxious plants, and dangerous trees; and</p> <p>S16.3 Development provides that public open space is drained to a lawful discharge point and is protected from erosion and environmental degradation.</p>
<p>SO17 Development provides that vehicular access to public open space enables fire-fighting and maintenance vehicles to access the majority of the public open space at acceptable grades.</p>	<p>S17.1 No Solution is prescribed.</p>
<p>SO18 Development -</p> <p>(a) Protects and enhances significant vegetation, ecological corridors, waterways, wetlands and habitat areas; and</p> <p>(b) Avoids penetrating and fragmenting tracts of remnant vegetation, high value regrowth vegetation, ecological corridors and habitat areas; and</p>	<p>S18.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>(c) Incorporates natural and cultural values making them a priority in the design process and feature of the development; and</p> <p>(d) Minimises land degradation; and</p> <p>(e) Avoids steep and unstable land, land below the 1% AEP flood level and land subject to severe bushfire risk; and</p> <p>(f) Avoids visually sensitive and prominent areas having significant scenic amenity or landscape character values; and</p> <p>(g) Avoids the extensive use of cut and fill; and</p> <p>(h) Avoids disturbing natural drainage paths where possible; and</p> <p>(i) Allows for aquatic fauna movement beneath roads where waterways are crossed.</p> <p><i>Note: The design of Waterway crossings should have regard to the guidelines detailed in the DPI and Fisheries publication Fish Passage in Streams - Fisheries Guidelines for Design of Stream Crossings (Fish Habitat Guideline 001)</i></p>	
Pedestrian and Bicycle Network	
<p>SO19 Development provides for a pedestrian and cycle system that—</p> <p>(a) is safe, efficient, and convenient; and</p> <p>(b) links residential areas,</p>	<p>S19.1 Development for a business or residential purpose provides for pedestrian pathways and bikeways which—</p> <p>(a) include features that encourage walking and cycling and which are</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>local schools, recreational and community facilities and commercial areas.</p>	<p>specifically tailored for the needs of likely users; and</p> <ul style="list-style-type: none"> (b) link open space networks, community facilities, public transport stops, activity centres, and residential areas; and (c) take account of topography, slopes, landscaping, sight lines and service locations; and (d) provide items that assist with safety such as pedestrian crossings, speed bumps, segregated pathways; and (e) provide illumination in accordance with AS/NZS 1158; and (f) include appropriate signage; and (g) complies with Local Government plans for pedestrian and bicycle networks; and (h) are designed in accordance with Austroads Standards Parts 13 (pedestrians) and Part 14 (bicycles); and (i) comply with Queensland Streets and crime prevention through environmental design principles.
<p>SO20 Development ensures that footpaths and cycleways—</p> <ul style="list-style-type: none"> (a) comply with Australian best practice standards, methodology and design; and (b) adequately accommodate existing anticipated traffic 	<p>S20.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>types and volumes; and</p> <p>(c) provide a safe and easily maintained surface; and</p> <p>(d) provide appropriate widths, grades and sight distances to cater for expected volume of users.</p>	
Amenity	
<p>SO21 Development protects the amenity of new residential areas from the impact of traffic noise, emissions and dust, and provides acceptable visual amenity along the road network.</p>	<p>S21.1 Development provides an acoustic barrier which meets the requirements of Environmental Protection (Noise) Policy 1997.</p> <p>S21.2 Development provides a buffer landscaped area in the Building setback area.</p>
<p>SO22 Development complies with the acoustic quality objectives of the Environmental Protection (Noise) Policy 1997.</p>	<p>S22.1 No Solution is prescribed.</p>
Road Network	
<p>SO23 Development ensures a road system that has a clear hierarchy and conforms with the overall Local Government system.</p>	<p>S23.1 No Solution is prescribed.</p>
<p>SO24 Development ensures that the road network—</p> <p>(a) maximises movement efficiency; and</p> <p>(b) preserves the amenity of residential areas; and</p> <p>(c) conforms with the principles of the Local Government's road design requirements.</p>	<p>S24.1 Development—</p> <p>(a) does not provide a direct residential street link between a residential area and an adjacent industrial or commercial area; and</p> <p>(b) provides a pedestrian pathway connection between a residential area and an adjacent industrial or commercial area.</p> <p>S24.2 Development provides that the internal road system does not provide convenient shortcuts to external traffic.</p> <p>S24.3 Development for medium density</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	residential purposes provides internal road networks that connect to adjacent development and form an appropriate component of the functional road hierarchy.
<p>SO25 Development ensures that the street layout has regard to—</p> <ul style="list-style-type: none"> (a) purpose; and (b) convenience; and (c) traffic volumes; and (d) vehicle speeds; and (e) safety; and (f) amenity. 	S25.1 No Solution is prescribed.
<p>SO26 Development ensures that Intersections are spaced to allow safe and convenient vehicle movement and pedestrian crossing points.</p>	S26.1 No Solution is prescribed.
<p>SO27 Development ensures for the safe and convenient vehicular movement of—</p> <ul style="list-style-type: none"> (a) emergency and service vehicles; and (b) residents between their homes and higher order roads; and (c) heavy vehicles in commercial and industrial areas. 	S27.1 No Solution is prescribed.
<p>SO28 Development ensures that Public Transport—</p> <ul style="list-style-type: none"> (a) links activity centres and residential areas; and (b) is readily accessible to users; and (c) is efficient to operate; and (d) incorporates features such 	S28.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Probable Solutions
as safe and convenient bus stops and interchange facilities in appropriate locations.	
SO29 Development provides a road layout that allows for the efficient and unimpeded movement of buses along a bus route.	<p>S29.1 Development provides that the road layout along a bus route complies with the following—</p> <ul style="list-style-type: none"> (a) minimum turning radii for a bus as specified in Austroads Standards; and (b) a maximum pavement cross-fall of 3% and maximum gradient of 6% for roundabouts.
SO30 Development of the street system takes account of natural drainage and open space systems.	<p>S30.1 Development provides that the street layout follows natural drainage paths, except where the drainage line forms part of an area to be retained in its natural state for any purpose.</p> <p>S30.2 Development provides that downhill cul-de-sacs are not created unless a park or drainage reserve of sufficient width is provided for overland flow.</p>
SO31 Development minimises the use of hatchet Lots; and	<p>S31.1 Where a hatchet Lot is unavoidable, does not compromise the development of adjoining parcels of land, or the amenity of the locality and provides suitable access for removal, emergency and fire fighting vehicles.</p> <p>S31.2 Development provides that where a hatchet Lot is unavoidable—</p> <ul style="list-style-type: none"> (a) only one hatchet Lot is created behind any full frontage Lot; and (b) the access to the hatchet Lot is located on only one side of the frontage block; and (c) the access is utilized for access to only one Lot; and (d) vehicles entering the Lot

Column 1 Specific Outcomes	Column 2 Probable Solutions
	have sufficient space to manoeuvre and to enter and leave the Lot in a forward direction.
Energy Efficiency	
SO32 Development provides for Best Practice Standards with respect to energy efficient Urban Design Principles.	S32.1 Development provides that Lots are orientated to— <ul style="list-style-type: none"> (a) facilitate the siting of dwellings to take advantage of local micro-climate benefits; and (b) to allow adequate solar access.
Earthworks (Excavation and Filling)	
SO33 Development ensures that retaining walls and batters are designed, constructed, and landscaped to— <ul style="list-style-type: none"> (a) minimise the height of retaining walls and batter faces; and (b) minimise the visual impact on the landscape, public place or adjoining property; and (c) ensure the stability, structural soundness, and longevity of the retaining walls and batters to protect the property and ensure the safety of people. 	S33.1 Development provides that cut batters have a maximum slope of 25% and are terraced at every rise of 1 metre in height with each terrace having a depth of 750 millimetres. S33.2 Development provides that fill embankments are no steeper than 4 horizontal to 1 vertical. Note: Where a retaining wall greater than 1 metre in height is involved, a report prepared by a registered professional engineer that the wall or structure is structurally sound is required.
SO34 Development ensures that batter slopes and retaining walls are located within private property.	S34.1 Development provides that batters slopes and retaining walls are not located within existing or proposed road reserves or other public purpose land.
Streetscape	
SO35 Development provides for Best Practice Standards with respect to Streetscape design.	S35.1 Development provides that Streetscape design— <ul style="list-style-type: none"> (a) creates an attractive, urban

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>or rural Streetscape with a definite character and identity; and</p> <p>(b) is consistent with the desired local character expressed in the relevant planning area or Precinct intents; and</p> <p>(c) respects and enhances the existing Streetscape character in established areas; and</p> <p>(d) incorporates any significant features of the site such as views, vistas, landmarks, vegetation, and places of cultural heritage; and</p> <p>(e) is of a scale appropriate to the street and intended development in the street.</p> <p>S35.2 Development provides that the Streetscape design incorporates trees which—</p> <p>(a) enhance the aesthetics of the locality; and</p> <p>(b) do not pose a threat to public safety; and</p> <p>(c) provide shade in summer; and</p> <p>(d) complement any existing street trees; and</p> <p>(e) minimise any potential damage to infrastructure in, or adjacent to, the street; and</p> <p>(f) are generally, locally appropriate, native species; and</p> <p>(g) are not environmental weeds.</p> <p>S35.3 Development provides that street</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>trees—</p> <ul style="list-style-type: none"> (a) comply with best practice horticultural standards; and (b) minimise impacts on utilities and infrastructure; and (c) implement any applicable Streetscape strategy; and (d) avoid the use of environmental weeds. <p>S35.4 Development provides that street trees comply with Planning Scheme Policy 6 and where located under powerlines are only those identified as suitable for planting under powerlines.</p>
Building and Conservation Envelopes	
<p>SO36 Development ensures that a Building Envelope is provided when part of an allotment is constrained in some manner.</p>	<p>S36.1 Development which involves the creation of a new allotment, provides a Building Envelope within the new allotment where –</p> <ul style="list-style-type: none"> (a) the new allotment is for other than a public purpose; and (b) part or all of the allotment is affected by an Overlay or is otherwise constrained and not suitable for development. <p>S36.2 Development provides a Building Envelope on every Lot not dedicated to the State, in accordance with Planning Scheme Policy 1 (Building and Conservation Envelopes).</p>
<p>SO37 Development ensures that Ecologically Significant Areas contained within a Lot are protected.</p>	<p>S37.1 Development provides for the establishment of a Conservation Envelope on any Lot where—</p> <ul style="list-style-type: none"> (a) the Lot contains an Ecologically Significant Area, remnant or non-remnant native vegetation, an area of State or regional biodiversity significance or habitat for significant flora and fauna listed under the

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>Nature Conservation Act 1992; and</p> <p>(b) areas where vegetation is to be protected or rehabilitated as a buffer.</p> <p>S37.2 Development provides a Conservation Envelope on every Lot not dedicated to the State, in accordance with Planning Scheme Policy 1 (Building and Conservation Envelopes).</p>
Infrastructure	
<p>SO38 Development in greenfield areas facilitates the provision of non-trunk infrastructure such as -</p> <p>(a) sites for local electricity transformers; and</p> <p>(b) sites for sewerage pump stations; and</p> <p>(c) sites for reservoirs for localised pressure Zones; and</p> <p>(d) sites for signal control boxes; and</p> <p>(e) infrastructure that supports connection to fibre telecommunications infrastructure (i.e. broadband).</p>	<p>S38.1 No Solution is prescribed.</p>

Table 5.4.6A Building Area Dimensions

Precinct	Building Area Dimensions
Residential Precinct.	<p>(a) Where in the Beaudesert Township Zone: 10 metres x 18 metres rectangle; or</p> <p>(b) All other locations: 15 metres x 25</p>

	metres rectangle.
Village Residential Precinct.	15 metres x 25 metres rectangle.
Medium Density Residential Precinct.	15 metres x 25 metres rectangle.
Village Precinct.	15 metres x 25 metres rectangle.
Park Living Precinct, Rural Character Precinct, Rural Residential Precinct and Countryside Precinct having a Lot size of up to 8000m ² .	1000m ² having a minimum dimension of 25 metres.
Rural Living Precinct, Rural Character Precinct, Park Living Precinct, Rural Residential Precinct and Rural Precinct having a Lot size of greater than 8000m ² but less than 4 hectares.	1500m ² having a minimum dimension of 30 metres.
Park Living Precinct, Rural Character Precinct, Rural Residential Precinct and Countryside Precinct having a Lot size greater than 4 hectares.	2000m ² having a minimum dimension of 35 metres.
All other Precincts.	No Solution is prescribed.

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Table 5.4.6B Lot Design Specifications

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
RURAL ZONE:									
Conservation Rural Industry Active Recreation Passive Recreation Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Village	2,000m ²	25m	10m	25m	4:1	5m	50m	2,000m ²	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.
Rural Residential	-----	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Countryside Equestrian	100ha	-----	-----	-----	-----	-----	-----	-----	
Future Dam Catchment									Additional Lots are not created.
KOORALBYN ZONE:									
Industry	1000m ²	20m	10m	-----	Min depth 30m	-----	-----	-----	
Residential	600m ²	18m	6m	22m	4:1	5m	50m	600m ²	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.
Business Community Facilities Active Recreation Passive Recreation	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Rural Residential Emerging Community	-----	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.
BROMELTON STATE DEVELOPMENT AREA ZONE:									
Major Industry	4000m ²	30m	10m	-----	-----	-----	-----	-----	
Rail Industry Dependent	1ha with an average size of 4ha	-----	-----	-----	-----	-----	-----		
Rural Industry	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimension are appropriate to accommodate the

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Passive Recreation									proposed use and in consideration of the values and constraints affecting the land.
Bromelton Countryside	100ha	-----	-----	-----	-----	-----	-----	-----	
BEAUDESERT TOWNSHIP ZONE:									
Industry	1000m ²	20m	10m	-----	Min depth 30m	-----	-----	-----	
Residential (where the land is shown as a Master Plan area in Figure 3.6.23 of the Beaudesert Township Zone Code)	Min. 400m ² Max. 1200m ²	15m	6m	18m	4:1	5m	50m	400m ²	All Lots are capable of containing a rectangle having a minimum dimension of 10 x 18m.
Residential (where the land is not identified as a Master Plan area in Figure 3.6.23 of the	Min 600m ²	18m	6m	22m	4:1	5m	50m	600m ²	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Beaudesert Township (Zone Code)									
Medium Density Residential	1000m ²	18m	-----	-----	-----	-----	-----	-----	
Town Centre Core Frame Active Recreation Passive Recreation Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Rural Residential Emerging Community Countryside	-----	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.
TAMBORINE MOUNTAIN ZONE:									

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Business Gallery Walk Curtis Falls Special Development Conservation Active Recreation Passive Recreation Community Facilities	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Residential Cottage Tourist Facility Village Residential Botanic Gardens	-----	-----	-----	-----	-----	-----	-----	-----	Additional lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Park Living	2ha	70m	-----	-----	-----	-----	-----	-----	
Rural Character	4ha	70m	-----	-----	-----	-----	-----	-----	
Countryside Escarpment Protection	100ha	-----	-----	-----	-----	-----	-----	-----	
CANUNGRA TOWNSHIP ZONE:									
Residential	600m ²	18m	6m	22m	4:1	5m	50m	600m ²	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.
Residential - where in a Village Residential Area shown on the Canungra Land Use Plan in Figure 3.8.22 of the Canungra Township Zone Code.	Min. 600m ² Max. 1200m ² Ave. 800m ²	18m	6m	22m	4:1	5m	50m	600m ²	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.

Precinct	Min Lot Size	Min Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac Lot	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Residential - where a Large Lot Residential Are shown on the Canungra Land Use Plan in Figure 3.8.22 of the Canungra Township Zone Code.	2000m ²	25m	10m	25m	4:1	5m	50m	2000m ²	All Lots are capable of containing a rectangle having a minimum dimension of 15 x 20m.
Park Living	5000m ²	50m	20m	40m	4:1	10m	150m	5000m ²	A lot size of 5000m ² is maintained within a development.
Rural Residential Emerging Communities Countryside									Additional lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.
Village Centre Mixed Use Active Recreation	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.

End of Amendment Package