

Beaudesert Shire Planning Scheme 2007 Amendment Package No.3 (Bromelton Structure Plan)

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Scenic Rim Regional Council

October 2012



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Chapter 1 Preliminary

Part 1 Introduction

Division 1 Preliminary

1.1.1 Short Title

The Planning Scheme may be cited as the *Beautesert Shire Planning Scheme 2007*.

1.1.2 Commencement

The Planning Scheme commences on the date of publication of the notice of adoption of the Planning Scheme in the Gazette.¹

Division 2 Purpose of the Planning Scheme

1.1.3 Purpose of the Planning Scheme

The purpose of the Planning Scheme is to provide a framework for managing development in a way that advances the purpose of the *Integrated Planning Act 1997* by—

- (a) identifying Desired Environmental Outcomes for the Planning Scheme Area (the Shire); and
- (b) identifying the Zones and the Overlays within the Shire; and
- (c) identifying in respect of the Zones and the Overlays, Assessment Categories for development being Exempt development, Self-assessable development and assessable development; and
- (d) identifying in respect of the Zones and the Overlays, development which is Consistent Development and inconsistent development; and
- (e) identifying in respect of the Zones and the Overlays, Assessment Criteria in the form of Codes for assessing Self-assessable development and assessable development.

¹ The notice of adoption was published in the Government Gazette on 30 March 2007

Division 3 Application of the Planning Scheme

1.1.4 Application of the Planning Scheme

The Planning Scheme applies to the Shire of the Beaudesert Shire Council, (the Local Government).²

Division 4 Relationship to the Integrated Planning Act 1997

1.1.5 Relationship of the Planning Scheme to the Integrated Planning Act 1997

The Planning Scheme functions as part of the Integrated Development Assessment System (IDAS) and must be read with the *Integrated Planning Act 1997*³.

Division 5 Relationship to the South East Queensland Regional Plan

1.1.6 Relationship of the Planning Scheme to the South East Queensland Regional Plan

The SEQ Regional Plan—

- (a) is a Statutory Instrument under the *Statutory Instruments Act 1992* and is also a planning instrument under the *Integrated Planning Act 1997*; and
- (b) had effect from 30 June 2005; and
- (c) includes regulatory provisions which came into effect when the Regional Plan was released on 30 June 2005; and
- (d) includes regulatory provisions that have the capacity to regulate land use and development throughout the Shire and to prohibit aspects of development in specified locations.
- (e) includes regulatory maps that allocate land into the following categories:
 - (i) Regional Landscape and Rural Production Area;
 - (ii) Urban Footprint;

² See schedule 10 and section 2.1.2 (Area to which Planning Scheme applies) of the *Integrated Planning Act 1997*.

³ See Chapter 3 (Integrated Development Assessment System (IDAS)) of the *Integrated Planning Act 1997*.

- (iii) Rural Living Area;
- (iv) Investigation Area.

1.1.7 Premises Zoned for an Urban Purpose

For the purposes of Division 2 of the Regulatory Provisions of the SEQ Regional Plan, a premises is Zoned for an Urban Purpose only to the extent that is located within the Urban Footprint.

Division 6 Relationship between the Bromelton State Development Area and the Planning Scheme

1.1.8 Bromelton State Development Area

The Bromelton State Development Area was declared by the Governor-in-Council on 28 August 2008. A Development Scheme for the Bromelton State Development Area was prepared by The Coordinator-General under the *State Development and Public Works Organisations Act 1971*, and declared by the Governor-in-Council on [insert date] 2011.

A material change of use of land in the Bromelton State Development Area is to be assessed by The Coordinator-General in accordance with the Development Scheme. Development, other than a material change of use of land, is to be assessed by the Council under the *Beaudesert Planning Scheme 2007* in accordance with the *Sustainable Planning Act 2009*. Accordingly, there is no table of assessment in the *Beaudesert Planning Scheme 2007* for the assessment of development applications for a material change of use of land.

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Part 2 Structure of Planning Scheme

Division 1 Composition of the Planning Scheme

1.2.1 Composition of the Planning Scheme

The Planning Scheme consists of—

- (a) the Desired Environmental Outcomes for the Shire; and
- (b) a Strategic Framework which demonstrates how the Planning Scheme measures co-ordinate and integrate the matters (including the core matters) dealt with by the Planning Scheme, including any State and regional dimensions of the matters; and
- (c) Planning Scheme measures which comprise—
 - (i) Planning Scheme Maps being—
 - (A) Zone Maps (ZM Maps); and
 - (B) Overlay Maps (OV Maps);
 - (ii) Planning Scheme provisions being—
 - (A) Assessment Tables; and
 - (B) Consistent Development Tables; and
 - (C) Codes; and
- (d) a statement of the State Planning Policies that are reflected in the Planning Scheme.

Division 2 Desired Environmental Outcomes

1.2.2 Desired Environmental Outcomes

The Planning Scheme identifies Desired Environmental Outcomes for the Shire which are—

- (a) based on ecological sustainability established by the *Integrated Planning Act 1997*⁴; and
- (b) an expression of the Strategic Framework upon which the Planning Scheme is based; and
- (c) the basis for the Planning Scheme measures.

⁴ See section 1.3.3 (Meaning of “ecological sustainability”) of the *Integrated Planning Act 1997*.

Division 3 Strategic Framework

1.2.3 Strategic Framework

The Planning Scheme identifies a Strategic Framework based on a vision for the Shire of a proud, vibrant and prosperous community – living, working and playing locally, celebrating our diversity, natural assets and talents⁵.

Division 4 Planning Scheme Maps

1.2.4 Planning Scheme Maps

- (1) The Planning Scheme Maps are identified in section 1.1 (Planning Scheme Maps) in Schedule 5 (Planning Scheme Maps).
- (2) The Planning Scheme incorporates Planning Scheme Maps being—
 - (a) Zone Maps which identify the Zones and Precincts within the Shire; and
 - (b) Overlay Maps which identify the Overlays within particular localities within the Shire in respect of which assessment provisions are specified.

1.2.5 Zones and Precincts

The Planning Scheme—

- (a) divides the Shire into the Zones identified in column 1 in Table 1.2.5 (Zones and Precincts) which are shown on the Zone Maps; and
- (b) divides each Zone into the Precincts identified in column 2 in Table 1.2.5 (Zones and Precincts) which are shown on the Zone Maps.

Table 1.2.5 Zones and Precincts

Column 1 Zones	Column 2 Precincts	Column 3 Section
Mt Lindesay Corridor.	Town Centre Core. Frame. Mixed Use. Minor Convenience Centre. Industry. Residential.	3.2.1

⁵ See the Corporate Plan of the Beaudesert Shire Council.

Column 1 Zones	Column 2 Precincts	Column 3 Section
	Park Living. Rural Residential. Emerging Community. Future Investigation. Conservation. Countryside. Active Recreation. Passive Recreation. Community Facilities.	
Rural.	Village. Rural Residential. Conservation. Countryside. Equestrian Activities. Future Dam Catchment. Active Recreation. Passive Recreation. Community Facilities.	3.3.1
Kooralbyn.	Business. Industry. Residential. Rural Residential. Emerging Community. Active Recreation. Passive Recreation. Community Facilities.	3.4.1
Bromelton <u>State Development Area.</u>	Major Industry. Rail Dependent Industry. Rural Industry. Community Facilities. Bromelton Countryside. Passive Recreation.	3.5.1
Beaudesert and Canungra Townships.	Town Centre Core. Frame. Minor Convenience Centre. Industry. Residential.	3.6.1

Part 2 - Structure of Planning Scheme

Deleted: Rural Industry.¶

Deleted: Community Facilities.¶
Landfill.

Column 1 Zones	Column 2 Precincts	Column 3 Section
	Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	
Tamborine Mountain.	Business. Gallery Walk. Curtis Falls. Cottage Tourist Facility. Special Development. Village Residential. Residential. Park Living. Rural Character. Conservation. Countryside. Escarpment Protection. Active Recreation. Passive Recreation. Community Facilities. Botanic Gardens.	3.7.1

1.2.6 Overlays

The Planning Scheme identifies parts of the Shire as being affected by the Overlays identified in column 1 in Table 1.2.6 (Overlays) which are shown on the Overlay Maps in column 2 in Table 1.2.6 (Overlays).

Table 1.2.6 Overlays

Column 1 Overlays	Column 2 Overlay Maps	Column 3 Section
Infrastructure.	OV Maps 1.1A, 1.1B, 1.1C and 1.1D.	4.2.1
Nature Conservation.	OV Maps 2.1A, 2.1B, 2.1C, 2.1D, 2.2A, 2.2B, 2.2C, 2.2D, 2.3A and 2.3D.	4.3.1

Column 1 Overlays	Column 2 Overlay Maps	Column 3 Section
Development Constraints.	OV Maps 3.1A, 3.1B, 3.1C, 3.1D, 3.2A, 3.2B, 3.2C, 3.2D, 3.3A, 3.3B, 3.3C and 3.3D.	4.4.1
Cultural Heritage.	OV Maps 4.1A, 4.1B, 4.1C and 4.1D.	4.5.1
Character Places.	OV Map 5.1.	4.6.1
Catchment Management, Waterways and Wetlands.	OV Maps 6.1A, 6.1B, 6.1C and 6.1D.	4.7.1

Division 5 Assessment Tables for Development

1.2.7 Assessment Tables

The Assessment Tables in respect of—

- (a) the Zones and Precincts are identified in section 1.2.8 (Assessment Tables for Zones and Precincts); and
- (b) the Overlays are identified in section 1.2.9 (Assessment Tables for Overlays).

1.2.8 Assessment Tables for Zones and Precincts

The Assessment Tables in respect of development in the Zones and Precincts are identified in—

- (a) column 3 in Table 1.2.8 (Assessment Tables for Zones and Precincts), in the case of development being a Material Change of Use; and
- (b) column 4 in Table 1.2.8 (Assessment Tables for Zones and Precincts), in the case of development not being a Material Change of Use.

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
Mt Lindesay Corridor.	Town Centre Core. Frame. Mixed Use. Minor Convenience Centre.	3.2.4	3.2.5

Part 2 - Structure of Planning Scheme

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
	Industry. Residential. Park Living. Rural Residential. Emerging Community. Future Investigation. Conservation. Countryside. Active Recreation. Passive Recreation. Community Facilities.		
Rural.	Village. Rural Residential. Conservation. Countryside. Equestrian Activities. Future Dam Catchment. Active Recreation. Passive Recreation. Community Facilities.	3.3.4	3.3.5
Kooralbyn.	Business. Industry. Residential. Rural Residential. Emerging Community. Active Recreation. Passive Recreation. Community Facilities.	3.4.4	3.4.5
Bromelton <u>State Development Area.</u>	Major Industry. <u>Rail Dependent Industry.</u> <u>Rural Industry.</u> <u>Community Facilities.</u>	<u>Not applicable.</u>	3.5.5

Deleted: Rural Industry.¶

Deleted: 3.5.4

Deleted: Community Facilities.¶
Landfill.

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
	Bromelton Countryside. Passive Recreation.		
Beaudesert and Canungra Townships.	Town Centre Core. Frame. Minor Convenience Centre. Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.4	3.6.5
Tamborine Mountain.	Business. Gallery Walk. Curtis Falls. Cottage Tourist Facility. Special Development. Village Residential. Residential. Park Living. Rural Character. Conservation. Countryside. Escarpment Protection. Active Recreation. Passive Recreation. Community Facilities. Botanic Gardens.	3.7.4	3.7.5

Part 2 - Structure of Planning Scheme

1.2.9 Assessment Tables for Overlays

The Assessment Tables in respect of development in the Overlays are identified in column 2 in Table 1.2.9 (Assessment Tables for Overlays).

Table 1.2.9 Assessment Tables for Overlays

Column 1 Overlays	Column 2 Assessment Tables for Overlays
Infrastructure.	4.2.4
Nature Conservation.	4.3.4
Development Constraints.	4.4.4
Cultural Heritage.	4.5.4
Character Places.	4.6.4
Catchment Management, Waterways and Wetlands.	4.7.4

1.2.10 Assessment Categories

- (1) An Assessment Table specifies in column 2 of the Assessment Table, an Assessment Category for development being Exempt development, Self-assessable development and assessable development in respect of the development specified in column 1 of the relevant Assessment Table.
- (2) A conflict in the Assessment Category for development is to be resolved in accordance with section 1.4.6 (Relationship between Assessment Categories in Assessment Tables).

1.2.11 Assessment Criteria

- (1) An Assessment Table specifies in column 3 of the Assessment Table, the Assessment Criteria for the Self-assessable development and the assessable development specified in column 2 of the relevant Assessment Table.
- (2) The Assessment Criteria specified in column 3 of an Assessment Table in respect of—
 - (a) a Self-assessable development, are applicable Codes for the purposes of section 3.1.4(3)(a) (When is a development permit necessary) and section 4.3.2 (Self-assessable development must comply with Codes) of the *Integrated Planning Act 1997*; and

- (b) a Code-assessable development, are applicable Codes for the purposes of section 3.5.4(2)(a) (Code assessment) of the *Integrated Planning Act 1997*; and
 - (c) an Impact-assessable development, are relevant Planning Scheme measures for the purposes of section 3.5.5(2) (Impact assessment) of the *Integrated Planning Act 1997*.
- (3) A conflict in the Assessment Criteria for Self-assessable development and assessable development is to be resolved in accordance with section 1.4.7 (Relationship between Assessment Criteria in Codes for Self-assessable Development) and section 1.4.8 (Relationship between Assessment Criteria in Codes for Assessable Development).

Division 6 Consistent Development Tables

1.2.12 Consistent Development Tables

The Planning Scheme identifies in the Consistent Development Tables specified in column 2 in Table 1.2.12 (Consistent Development Tables), Self-assessable development and assessable development which is a Consistent Development in the Zones specified in column 1 in Table 1.2.12 (Consistent Development Tables).

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 and Canungra Townships.	3.6.7
Tamborine Mountain.	3.7.7

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1.2.13 Consistent Development

- (1) A Consistent Development is a development which is specified as a Consistent Development in a Consistent Development Table for the Zone (**Consistent Development**).
- (2) A Consistent Development is potentially consistent with the applicable Zone Code and the relevant Overlay Code.

1.2.14 Inconsistent Development

- (1) An Inconsistent Development is a development which is not specified as a Consistent Development in a Consistent Development Table for the Zone (***Inconsistent Development***).
- (2) An Inconsistent Development is inconsistent with the applicable Zone Code and the relevant Overlay Code.

Division 7 Codes

1.2.15 Planning Scheme seeks to achieve Outcomes

The Planning Scheme seeks to achieve in respect of the area or development identified in column 1 in Table 1.2.15 (Planning Scheme Outcomes), the Outcomes for the category of development identified in column 2, which are contained in the Assessment Criteria identified in column 3 in Table 1.2.15 (Planning Scheme Outcomes).

Table 1.2.15 Planning Scheme Outcomes

Column 1 Applicable Area or Development	Column 2 Outcomes	Column 3 Assessment Criteria
Zones and Precincts.	Overall Outcomes, Specific Outcomes and Probable Solutions for assessable development. Acceptable Solutions for Self-assessable development.	Zone Codes (Chapter 3).
Overlays.	Overall Outcomes, Specific Outcomes and Probable Solutions for assessable development. Acceptable Solutions for Self-assessable development.	Overlay Codes (Chapter 4).
Development for a Stated Purpose or of a Stated Type.	Overall Outcomes, Specific Outcomes and Probable Solutions for assessable development. Acceptable Solutions for Self-assessable development.	Use Codes, Work Codes and Reconfiguring a Lot Code (Chapter 5).

1.2.16 Types and Application of the Codes

The Planning Scheme comprises—

- (a) Zone Codes that apply to development in the Zones; and
- (b) Overlay Codes that apply to development affected by an Overlay; and

- (c) Use Codes that apply to development of a Stated Purpose; and
- (d) Work Codes that apply to development of a Stated Type; and
- (e) a Reconfiguring a Lot Code that applies to development being Reconfiguring a Lot.

1.2.17 Structure of the Codes

The Codes comprise—

- (a) a statement of Desired Outcome that is the purpose of a Code under section 3.5.13(2) (Decision if application requires Code assessment) of the *Integrated Planning Act 1997* (**Overall Outcome**); and
- (b) a statement of Desired Outcome that contributes to the achievement of an Overall Outcome of the Code (**Specific Outcome**); and
- (c) an Assessment Criteria that is a precise criteria that Self-assessable development must comply with (**Acceptable Solution**); and
- (d) an Assessment Criteria that provides for assessable development a guide for achieving a Specific Outcome in whole or part but does not necessarily establish compliance with the Specific Outcome (**Probable Solution**).

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Part 3 Development in Zones

Division 1 Exempt Development

1.3.1 Exempt Development

- (1) Development listed in Schedule 9 of the *Integrated Planning Act 1997* is Exempt from assessment against the Planning Scheme.
- (2) Exempt development is also development, specified in column 1 of an Assessment Table, which is specified as Exempt in column 2 of an Assessment Table.

Division 2 Self-assessable Development

1.3.2 Self-assessable Development

Self-assessable development is development, specified in column 1 of an Assessment Table, which is specified as Self-assessable in column 2 of an Assessment Table.

Division 3 Assessable Development

1.3.3 Code-assessable Development

Code-assessable development is development, specified in column 1 of an Assessment Table, which is specified as Code-assessable in column 2 of an Assessment Table.

1.3.4 Impact-assessable Development

Impact-assessable development is development, specified in column 1 of an Assessment Table, which is specified as Impact-assessable in column 2 of an Assessment Table.

Division 4 Material Change of Use and Associated Work

1.3.5 Material Change of Use and Associated Work

If development involves a Material Change of Use and Associated Work (including Building Work) then Associated Work shall be assessed at the time of the assessment of the Material Change of Use.

Division 5 Ongoing Use of Premises

1.3.6 Codes Applicable to Ongoing Use

A Code that is applicable to a Material Change of Use is also applicable to the ongoing use that results from that change.

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Part 4 Interpretation

Division 1 Definitions

1.4.1 Definitions—The Dictionary

The Dictionary in Schedule 1 (Dictionary) defines particular words used in the Planning Scheme.

1.4.2 Structure of the Definitions

The Definitions are divided into—

- (a) Defined Uses in section 1.1 (Defined Uses) in Schedule 1 (Dictionary); and
- (b) Defined Use Classes and Use Categories in section 1.2 (Defined Use Classes and Use Categories) in Schedule 1 (Dictionary); and
- (c) Defined Terms in section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

Division 2 Interpretation of the Planning Scheme

1.4.3 Terms Defined in the Integrated Planning Act 1997

A term defined in the *Integrated Planning Act 1997* which is used in the Planning Scheme has the meaning given in the *Integrated Planning Act 1997*.

1.4.4 Undefined Terms

If a term is not defined in the Planning Scheme or the *Integrated Planning Act 1997* the term shall, subject to section 14A (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954*, have the meaning assigned to it by the edition of the Macquarie Dictionary that is current at the commencement date⁶.

1.4.5 Interpretation of the Planning Scheme

- (1) In the interpretation of the Planning Scheme, consideration may be given to extrinsic material pursuant to section 14B (Use of extrinsic material in interpretation) of the *Acts Interpretation Act 1954*.

⁶ Section 14A(1) (Interpretation best achieving Act's purpose) of the *Acts Interpretation Act 1954* provides that in the interpretation of a provision of the Act the interpretation that will best achieve the purpose of the Act is to be preferred to any other interpretation.

- (2) *The Beaudesert Shire Planning Scheme 2007 Explanatory Notes* are extrinsic material under the *Statutory Instruments Act 1992* which assist in the interpretation of the Planning Scheme.

Division 3 Relationship between Planning Scheme Provisions

1.4.6 Relationship between Assessment Categories in Assessment Tables

- (1) If there is a difference between the Assessment Category for development identified in an Assessment Table in the assessment provisions applicable to a Zone and the Assessment Category for development identified in another Assessment Table in the assessment provisions applicable to an Overlay, the higher Assessment Category shall prevail.
- (2) However a lower Assessment Category specified in an Assessment Table in the assessment provisions applicable to an Overlay shall prevail, if in accordance with this sub-section, the assessment provisions applicable to the Overlay provide that the lower Assessment Category is to prevail.
- (3) For the purposes of subsection (1)—
- (a) Self-assessable development is a higher Assessment Category than Exempt development; and
 - (b) Code-assessable development is a higher Assessment Category than Exempt development and Self-assessable development; and
 - (c) Impact-assessable development is a higher Assessment Category than Exempt development, Self-assessable development and Code-assessable development.

1.4.7 Relationship between Assessment Criteria in Codes for Self-assessable Development

If there is a difference between an Acceptable Solution of one Code and an Acceptable Solution of another Code, the Acceptable Solution which requires a higher numerical standard or level of provision shall prevail unless the Code provides otherwise.

1.4.8 Relationship between Assessment Criteria in Codes for Assessable Development

- (1) If in relation to Code-assessable development there is a difference between the Assessment Criteria of one Code and the Assessment Criteria of another Code, where the Codes—
- (a) are not in the same category of Assessment Criteria as specified in column 3 in Table 1.2.15 (Planning Scheme

Outcomes), the Assessment Criteria which are to prevail shall be resolved in accordance with subsection (2) unless the relevant assessment provisions in the Code provide otherwise; and

- (b) are in the same category of Assessment Criteria as specified in column 3 in Table 1.2.15 (Planning Scheme Outcomes), the relevant Assessment Criteria in the Code which requires a higher numerical standard or level of provision shall prevail unless the relevant assessment provisions in the Code provide otherwise.
- (2) For the purposes of subsection (1)(a)—
- (a) a Zone Code prevails over—
 - (i) an Overlay Code except that the Overlay Code shall prevail over the Zone Code where a higher numerical standard or level of provision is stated in the Overlay Code; and
 - (ii) a Use Code; and
 - (iii) a Work Code; and
 - (iv) a Reconfiguring a Lot Code; and
 - (b) an Overlay Code prevails over a Use Code, a Work Code and a Reconfiguring a Lot Code; and
 - (c) a Reconfiguring a Lot Code prevails over a Use Code and a Work Code; and
 - (d) a Use Code prevails over a Work Code.

Division 4 Interpretation of Planning Scheme Maps

1.4.9 Relationship between Planning Scheme Maps

If there is a difference between the Planning Scheme Maps such that—

- (a) a Planning Scheme Map indicates that land is in a specified division and another Planning Scheme Map indicates that the land is not in the specified division, that Planning Scheme Map which indicates that the land is in a specified division shall prevail; or
- (b) a Planning Scheme Map indicates that the land is in a specified division and another Planning Scheme Map indicates that the land is in a different specified division, the Planning Scheme Map—

- (i) which is later in time shall prevail; or
- (ii) in respect of which the relevant Assessment Table imposes a higher Assessment Category as specified in section 1.4.6(3) (Relationship between Assessment Categories in Assessment Tables) shall prevail, if the Planning Scheme Maps have the same date.

1.4.10 Interpretation of Planning Scheme Maps

The Planning Scheme Maps identified in section 1.1 (Planning Scheme Maps) in Schedule 5 (Planning Scheme Maps) are to be interpreted in accordance with section 2.1 (Interpretation of Planning Scheme Maps) in Schedule 5 (Planning Scheme Maps).

1.4.11 A Road, Watercourse or other Unzoned Land

If a road, watercourse or other land in the Shire is not included in a Zone and Precinct on the Zone Maps, the road, watercourse or other land shall be deemed to be included—

- (a) in the Zone and Precinct of the adjoining land, if the road, watercourse or other land is adjoined—
 - (i) on both sides by land in the same Zone and Precinct; or
 - (ii) on one side only by land in a Zone and Precinct; or
- (b) in the Zone and Precinct of the adjoining land up to the centre of the road, watercourse or other land, if the road, watercourse or other land is adjoined on both sides by land in a different Zone and Precinct; or
- (c) in the Zone and Precinct of the balance of the lot, if the road, watercourse or other land is part of a lot which is included in a Zone and Precinct.

Division 5 Interpretation of the Use of Premises

1.4.12 Use of Premises for a number of Predominant Activities

If the premises is used for more than one predominant activity then each predominant activity shall be a separate use of the premises.

1.4.13 Predominant Activity to include an Associated Activity

The use of premises for a predominant activity includes an activity which is an associated activity.

1.4.14 Use of Premises not a Defined Use

If the use of the premises is not a Defined Use, the use shall be subject to the Assessment Category and Assessment Criteria specified in the relevant Assessment Table for the Material Change of Use.

1.4.15 Use of Premises Unknown

If the use of the premises is not known, the use of premises shall be taken to be the use for which the premises is most likely to be used having regard to its design, construction and character as determined by the Local Government.

1.4.16 Use of Premises adjoining the Boundary of the Local Government Area

In determining the use of premises which adjoins the boundary of the Local Government area, the Local Government may have regard to the development of premises adjoining the premises notwithstanding that—

- (a) the adjoining premises is not within the Local Government area; and
- (b) in a particular case, the use of the premises would thereby be a use of premises which is characterised by an activity being carried out wholly or on part of the premises.

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Chapter 2 Desired Environmental Outcomes and Strategic Framework

Part 1 Desired Environmental Outcomes

Division 1 Preliminary

2.1.1 Purpose of Desired Environmental Outcomes

Part 1 (Desired Environmental Outcomes) identifies the Desired Environmental Outcomes which are—

- (a) based on ecological sustainability established by the *Integrated Planning Act 1997*; and
- (b) an expression of the Strategic Framework in Part 2 (Strategic Framework); and
- (c) the basis for the Planning Scheme measures.

2.1.2 Relationship to the Integrated Planning Act 1997

Ecological sustainability for the Shire will be advanced if each Desired Environmental Outcome is achieved to the extent practicable having regard to each of the other Desired Environmental Outcomes.

Division 2 Desired Environmental Outcomes

2.1.3 Desired Environmental Outcomes

- (1) *Environment*—The environment is conserved such that—
 - (a) lawful uses (which are not lawful non-conforming uses) are protected and an efficient land use pattern, that promotes integrated communities (which enjoy enhanced liveability, effective growth management, sustained economic growth, good urban design and ecological sustainability) is created and maintained; and
 - (b) the adverse impacts of development including the loss or degradation of native vegetation, habitat for significant flora and fauna and other nature conservation values, loss of amenity, land degradation, water pollution from inadequate effluent disposal practices and chemical contamination, are avoided or otherwise mitigated; and
 - (c) the landscape character of the Shire is identified, protected and enhanced and regional, sub-regional and locally significant vegetation is conserved; and

- (d) the landscape features of the Shire including its mountain ranges, valleys, specific views from Tamborine Mountain and other locations, waterways, floodplain, vegetation and rural farming areas are protected and managed to maintain their unique character and appeal; and
 - (e) the Shire’s Ecologically Significant Areas, areas of local, regional and State biodiversity significance and habitat for significant native flora and fauna and their associated nature conservation values are protected, maintained and restored; and
 - (f) development protects the Shire’s water and soil resources and their associated values, including their ability to provide healthy ecosystems to support the livelihood and lifestyles of residents and visitors; and
 - (g) a network of natural areas, connected corridors, open spaces, areas of local, regional and State biodiversity significance and other Ecologically Significant Areas is protected and enhanced; and
 - (h) development incorporates, and where possible, promotes best practice environmental management.
- (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
 - (ii) retail, business, industry, community services and recreational activities which provide local employment opportunities are located in Jimboomba, Logan Village, Greenbank, Canungra, North Tamborine, Eagle Heights; and
 - (iii) local convenience services are located at Spring Mountain Drive, Woodhill, Homestead Drive, St Aldwyn Road, John Collins Drive, Tamborine, and within the Shire's rural villages; 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 uses including export orientated and rail dependent industry uses including export orientated and rail dependent industry uses; and ancillary support/services uses; and

Part 1 – Desired Environmental Outcomes

Deleted: and

- (ii) Beaudesert which is the preferred location for major service industries; 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.
- (3) *Social*—Development provides that—
 - (a) a diverse range of housing types and densities are provided which—
 - (i) cater for the community's lifecycle needs; 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) the important values of historical and culturally significant features are maintained and protected; and
 - (d) 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

- (e) 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.

Part 1 - Desired Environmental Outcomes

Part 2 Strategic Framework

Division 1 Preliminary

2.2.1 Purpose of the Strategic Framework

Part 2 (Strategic Framework) provides an explanation of the Strategic Framework, which is the vision for the Local Government area.

2.2.2 Application of the Strategic Framework

Part 2 (Strategic Framework) does not have a direct role in the assessment of development under the Planning Scheme.

2.2.3 Structure of the Strategic Framework

The Strategic Framework for the Shire comprises—

- (a) a vision; and
- (b) broad strategies for the Shire; and
- (c) broad strategies for the Zones.

Division 2 Vision and Strategic Issues

2.2.4 Vision Statement

The vision is for the Local Government area to develop as a proud, vibrant and prosperous community – living, working and playing locally, celebrating our diversity, natural assets and talents.

2.2.5 Broad Strategies for the Shire

- (1) The Shire is developed in accordance with the Desired Environmental Outcomes which are intended to ensure a proud, vibrant and prosperous community – living, working and playing locally, celebrating our diversity, natural assets and talents.
- (2) The rural and semi rural lifestyle and character of the Shire is maintained and supported by a pattern of townships which is comprised of—
 - (a) Beaudesert, which is the principal rural centre of the Shire; and
 - (b) Logan Village, Jimboomba, Canungra and Greenbank which provide local business, retail, industrial and community activity; and
 - (c) other smaller villages, which provide local convenience services; and

- (d) the existing residential pattern of development.
- (3) Residential development at varying densities capable of providing a range of services, facilities and infrastructure to surrounding residential areas is consolidated in appropriate areas of the Shire.
- (4) Bromelton is the major industrial area in the Shire.
- (5) Other industrial development appropriate to the scale and function of individual townships is located to meet the service and economic needs of the community and minimise adverse effects on amenity, valuable features, natural resources and infrastructure.
- (6) Development is undertaken in a manner which supports and, where appropriate, promotes the establishment of a high quality, effective and integrated passenger and freight transport network.
- (7) Development is located, designed and managed so as to limit adverse impacts on the Shire's existing or planned road and rail transport network.
- (8) The Kokoda Barracks (located to the east of Canungra) and the Greenbank Military Training Area are defence establishments and are preserved for defence use.
- (9) Adequate buffers are provided in areas that adjoin the Kokoda Barracks and the Greenbank Military Training Area to preclude incompatible or inappropriate development that would inhibit the use of these areas for defence use.
- (10) The tourism potential of the Shire for short-stay and day visitors is protected by encouraging tourism activities in appropriate areas of the Shire in a manner that respects and enhances the Shire's natural attributes, intrinsic rural character, existing tourist attractions and outdoor recreation facilities.
- (11) Home Based Businesses are encouraged at appropriate locations in the Shire to provide local employment opportunities and promote tourism and economic development.
- (12) Good Quality Agricultural Land (GQAL) is protected by—
 - (a) ensuring that adjacent uses do not compromise agricultural operations or appropriate farm practices; and
 - (b) avoiding encroachment of residential uses onto agricultural land; and
 - (c) protecting agricultural land by including buffers between adjacent land uses; and
 - (d) ensuring that uses not primarily dependent on good quality agricultural land are not located on GQAL unless a site has

particular features that make it desirable for the use, and those features are not available on other land.

- (13) Expansion of existing Intensive Rural Uses or the establishment of new Intensive Rural Uses within or adjoining residential, rural residential or centre areas is avoided in the Shire.
- (14) Extractive and mineral resources and their haul routes are not compromised or constrained by incompatible development.
- (15) Appropriate buffer areas to existing and proposed extractive resources and their haul routes are provided.
- (16) The primary catchment areas for current and planned water supply infrastructure are protected from uses that may have an adverse impact on water quality.
- (17) Development is located, designed and managed to minimise the risk from natural hazards including flooding, bushfire and landslide.
- (18) Development in an area which is subject to natural hazards including flooding, bushfire and landslide is to be compatible with the natural hazard, unless there is an overriding need for the development in the public interest in the proposed location and the hazard can be effectively managed.
- (19) Development is located and designed to avoid significant adverse effects on places of cultural significance.
- (20) Development is located, designed and managed to protect waterways, areas of local, regional and State biodiversity significance, habitat for significant flora and fauna and the scenic amenity and character values of the Shire.
- (21) Future studies may identify areas in the Shire to which the *Nature Conservation (Koala) Conservation Plan 2005 and Management Program 2005-2015* may apply.
- (22) Development is located, designed and managed to support an integrated network of recreation trails in natural, rural and urban areas which facilitate walking, cycling and horse riding.
- (23) Development is provided with appropriate standards of community infrastructure to support the sustainability of the community.

2.2.6 Local Strategies for the Mt Lindesay Corridor Zone

- (1) The townships of Logan Village, Jimboomba and Greenbank incorporate commercial, retail and low impact industrial components as appropriate in the local catchment area for each township.
- (2) The townships of Logan Village and Jimboomba provide the predominant location for new urban development (including

secondary dwellings, small-scale medium density developments and aged persons accommodation) in the Shire within the life of the Planning Scheme.

- (3) Community facilities are contained within the townships of Logan Village, Jimboomba and Greenbank.
- (4) Centres at Spring Mountain Drive, Homestead Drive, Woodhill, St Aldwyn Road, John Collins Drive and Tamborine service the local convenience needs of rural residential areas.
- (5) Rural character is maintained by locating development in a manner that preserves landscape character along major traffic routes and where practicable retains the existing vegetation in rural residential areas to reduce the appearance of urban settlement.
- (6) Rural uses, which are compatible with the local amenity, are encouraged in areas of the Mt Lindesay Corridor Zone which may not be suitable for urban or rural residential development, to maintain the rural character, act as a buffer between residential uses and minimise risk associated with natural hazards.
- (7) Development is located, designed and managed to protect and restore waterways, areas of local, regional and State biodiversity significance, habitat for significant flora and fauna and the establishment and functioning of ecological corridors.
- (8) Intensive rural uses are encouraged to relocate outside of the zone.

2.2.7 Local Strategies for the Rural Zone

- (1) The Rural Zone is maintained and protected for a range of agricultural uses and rural enterprises, including the cultivation of Good Quality Agricultural Land and broad hectare farming.
- (2) Development on or adjacent to rural production areas is compatible with rural production to ensure the ongoing viability of Rural Uses.
- (3) Equestrian Activities are encouraged at appropriate locations within the Rural Zone.
- (4) Rural based tourism activities and accommodation are encouraged in the southern part of the Shire where they are compatible with the rural landscape and rural image and do not impact adversely on the Rural Uses in the Rural Zone.
- (5) The 'country town' character of Rathdowney and the villages of Beechmont, Laravale and Hillview, which provide local convenience services to the surrounding rural areas, is maintained to enhance the Shire's rural image.

2.2.8 Local Strategies for the Kooralbyn Zone

- (1) Kooralbyn is a tourist resort and leisure orientated residential community surrounded by rural uses.
- (2) Development for Tourist Uses is encouraged in the Kooralbyn Zone where they complement the existing character of the locality and protect residential amenity.
- (3) The existing subdivision pattern in the Kooralbyn Zone is retained.
- (4) The expansion of the existing residential areas in the Kooralbyn Zone is not anticipated in the life of the Planning Scheme.
- (5) Development in the Kooralbyn Zone is located, designed and managed to—
 - (a) minimise the impact of noise from the airfield; and
 - (b) complement the rural character, amenity and function of the area; and
 - (c) have regard to the availability of adequate infrastructure services.

2.2.9 Local Strategies for the Bromelton State Development Area Zone

- ~~(1) Development in the Bromelton State Development Area Zone does not compromise the function and future expansion of the Bromelton State Development Area.~~
- ~~(2) The role and function of Bromelton as the major industrial area in the Shire is protected.~~
- ~~(3) Development contributes to the establishment of Bromelton as a diverse and regionally significant industry area with a strong focus on the national dual gauge railway line and the regional and state transport networks.~~
- (4) The regionally significant extractive resources in the Bromelton State Development Area Zone are protected from incompatible development.
- (5) Development in the Bromelton State Development Area Zone should be compatible with the existing and future quarry operations and include appropriate buffers.
- ~~(6) Development for rural uses such as rural / agricultural production, rural living and tourism related uses are encouraged in appropriate locations where such activities do not compromise the function and future expansion of the Bromelton State Development Area Zone.~~
- ~~(7) Development in the Bromelton State Development Area Zone identifies, protects, manages and enhances biodiversity values in~~

Deleted: <#>Bromelton is protected for its potential to become the major industrial area in the Shire, providing for a wide range of major industries, plus transport orientated and related industrial uses and ancillary activities, with the potential to utilise the established regional and interstate rail and road transport facilities.¶

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order to ensure ecological function and waterway health is maintained.

2.2.10 Local Strategies for the Beaudesert and Canungra Townships 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 and Canungra Townships 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 and Canungra Townships Zone are protected.
- (4) 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.
- (5) The existing character of Canungra is protected by consolidating Retail, Commercial and Tourism Uses in the existing business area before developing areas identified for the future expansion of the business area such as west of Finch Road and north of the existing business area.
- (6) Development in the Beaudesert and Canungra Townships 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 bypasses and have regard to the availability of an adequate water supply and the capacity of land for effective effluent disposal.
- (7) The rural character and the significant environmental and landscape values of the Beaudesert and Canungra Townships Zone are protected particularly in areas adjacent to the major traffic routes.
- (8) The tourism potential of the Beaudesert and Canungra Townships Zone which includes opportunities for small-scale tourist Accommodation Uses, Wineries and Cottage Tourist Facilities is encouraged in locations which protect the viability of the existing Rural Uses, rural character, environmental values and amenity of the local area.

2.2.11 Local Strategies for the Tamborine Mountain Zone

- (1) The scenic and environmental values of the Tamborine Mountain Zone are protected.
- (2) All development is—

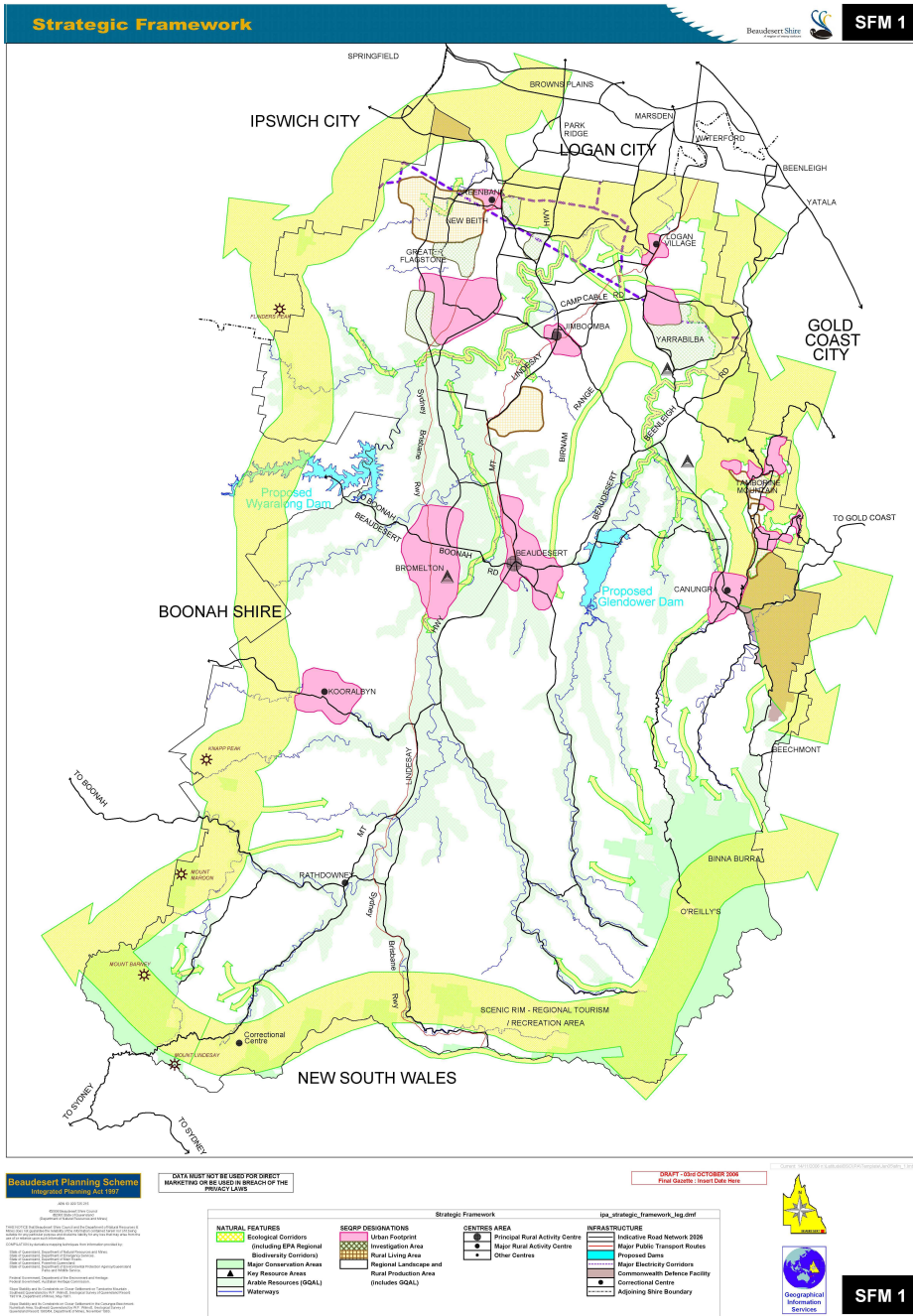
- (a) encouraged in identified locations; and
 - (b) developed in a manner that is sustainable in terms of on-site water supply and disposal of effluent; and
 - (c) designed to enhance the character and amenity of the local area.
- (3) Development for tourism-related uses is—
- (a) consolidated in existing tourism clusters; and
 - (b) dispersed within the rural residential and rural areas; and
 - (c) designed and managed to protect and enhance the character, natural environmental values and amenity of the Tamborine Mountain Zone.
- (4) The water quality of the Tamborine Mountain Zone is protected and groundwater resources are primarily used for agricultural purposes.
- (5) Riparian vegetation along Sandy, Guanaba and Cedar Creeks is to be rehabilitated and buffer areas to these Waterways are to be provided and maintained in a development free state.
- (6) Buildings are located to preserve views and building height is controlled to preserve the landscape character of the Tamborine Mountain Zone.
- (7) Commercial development and community facilities are principally located in the Business Precinct of the Tamborine Mountain Zone and are developed in a manner which enhances the existing character of the built environment and maintains the amenity of the local area.
- (8) Community facilities and services, which are compatible with nearby residential uses are also encouraged in identified locations in the Tamborine Mountain Zone to adequately serve the needs of residents and tourists.
- (9) Development in the Tamborine Mountain Zone is located, designed and managed to protect areas of conservation significance, avoid steep escarpment and slope stability hazards and have regard to the availability of an adequate water supply and the capacity of land for effective effluent disposal.
- (10) Development in the Tamborine Mountain Zone, adjacent to land used for defence purposes, is located, designed and managed so as to avoid adverse impacts on the utility and viability of the defence area.
- (11) Development in the Tamborine Mountain Zone is located, designed and managed to minimise the risk from severe bush fire hazard

areas on Tamborine Mountain particularly the western slopes and escarpment.

2.2.12 Strategy Map

Strategy Map SFM1 depicts the preferred future development pattern mentioned in sections 2.2.4 to 2.2.11.

Part 2 - Strategic Framework



Chapter 3 **Assessment Provisions for Zones and Precincts**

Part 1 **Preliminary**

Division 1 **Structure of the Zones and Precincts**

3.1.1 **Zones and Precincts**

The Planning Scheme—

- (a) divides the Shire into the Zones identified in column 1 in Table 3.1.1 (Zones and Precincts), which are shown on the Zone Maps; and
- (b) divides each Zone into the Precincts identified in column 2 in Table 3.1.1 (Zones and Precincts), which are shown on the Zone Maps.

Table 3.1.1 Zones and Precincts

Column 1 Zones	Column 2 Precincts	Column 3 Section
Mt Lindesay Corridor.	Town Centre Core. Frame. Mixed Use. Minor Convenience Centre. Industry. Residential. Park Living. Rural Residential. Emerging Community. Future Investigation. Conservation. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.2.1
Rural.	Village. Rural Residential. Conservation. Countryside. Equestrian Activities. Future Dam Catchment.	3.3.1

Deleted: Rural Industry .¶

Column 1 Zones	Column 2 Precincts	Column 3 Section
	Active Recreation. Passive Recreation. Community Facilities.	
Kooralbyn.	Business. Industry. Residential. Rural Residential. Emerging Community. Active Recreation. Passive Recreation. Community Facilities.	3.4.1
Bromelton State Development Area.	Major Industry. Rail Dependent Industry. Rural Industry. Community Facilities. Bromelton Countryside. Passive Recreation.	3.5.1
Beaudesert and Canungra Townships.	Town Centre Core. Frame. Minor Convenience Centre. Industry. Residential. Medium Density Residential. Rural Residential. Emerging Community. Countryside. Active Recreation. Passive Recreation. Community Facilities.	3.6.1
Tamborine Mountain.	Business. Gallery Walk. Curtis Falls. Cottage Tourist Facility. Special Development. Village Residential. Residential. Park Living. Rural Character. Conservation.	3.7.1

Deleted: Community Facilities.
Landfill. ¶

Column 1 Zones	Column 2 Precincts	Column 3 Section
	Countryside. Escarpment Protection. Active Recreation. Passive Recreation. Community Facilities. Botanic Gardens.	

Division 2 Structure of Assessment Provisions for Zones

3.1.2 Application of Assessment Provisions

Assessment Provisions are specified in respect of each Zone.

3.1.3 Structure of Assessment Provisions

The Assessment Provisions comprise in respect of each Zone—

- (a) an Assessment Table; and
- (b) a Consistent Development Table; and
- (c) a Zone Code.

Division 3 Relationship to other Assessment Provisions

3.1.4 Relationship to other Assessment Provisions

The Assessment Provisions in respect of each Zone are to be read in conjunction with—

- (a) the Assessment Provisions for the Overlays in Chapter 4 (Assessment Provisions for Overlays); and
- (b) the Assessment Criteria for development of a Stated Purpose or of a Stated Type in Chapter 5 (Assessment Criteria for Development of a Stated Purpose or of a Stated Type).

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Part 2 Mt Lindesay Corridor Zone

Division 1 Preliminary

3.2.1 Application of Assessment Provisions

Part 2 (Mt Lindesay Corridor Zone) applies to development in the Mt Lindesay Corridor Zone comprising the Precincts identified in column 1 in Table 3.2.1 (Mt Lindesay Corridor Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.2.1 (Mt Lindesay Corridor Zone and Precincts).

Table 3.2.1 Mt Lindesay Corridor Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Town Centre Core.	ZM03, ZM09, ZM10
Frame.	ZM09, ZM10
Mixed Use.	ZM09, ZM10
Minor Convenience Centre.	ZM02, ZM08, ZM09, ZM15, ZM16, ZM17
Industry.	ZM09, ZM10
Residential.	ZM04, ZM08, ZM09, ZM10
Park Living.	ZM02, ZM03, ZM08, ZM15
Rural Residential.	ZM02, ZM03, ZM04, ZM05, ZM08, ZM09, ZM10, ZM11, ZM14, ZM15, ZM16
Emerging Community.	ZM02, ZM03, ZM04, ZM08, ZM09, ZM10, ZM11
Future Investigation.	ZM02, ZM03, ZM08, ZM09, ZM10, ZM11, ZM16, ZM17
Conservation.	ZM03, ZM04, ZM05, ZM09, ZM10, ZM11, ZM16
Countryside.	ZM02, ZM03, ZM04, ZM05, ZM08, ZM09, ZM10, ZM11, ZM14, ZM15, ZM16, ZM17
Active Recreation.	ZM02, ZM03, ZM04, ZM09, ZM10, ZM11, ZM16
Passive Recreation.	ZM02, ZM03, ZM04, ZM05, ZM08, ZM09, ZM10, ZM11, ZM14, ZM15, ZM16
Community Facilities.	ZM02, ZM03, ZM04, ZM05, ZM08, ZM09, ZM10, ZM11, ZM15, ZM16, ZM17

3.2.2 Structure of Assessment Provisions

Part 2 (Mt Lindesay Corridor Zone) comprises—

- (a) an Assessment Table for the Mt Lindesay Corridor 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 Mt Lindesay Corridor Zone which identifies Consistent Development in the Mt Lindesay Corridor Zone; and
- (c) the Mt Lindesay Corridor Zone Code.

Division 2 Assessment Tables

3.2.3 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

⁷ 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.

- (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 (unless otherwise specified) notwithstanding that the section referred to in column 3 of an Assessment Table only refers to the first provision of the Code.

3.2.4 Assessment Table for Material Change of Use

Table 3.2.4 (Assessment Table for Material Change of Use in the Mt Lindesay Corridor 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.

⁸ 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 1.2.11 (Assessment Criteria).

Table 3.2.4 Assessment Table for Material Change of Use in the Mt Lindesay Corridor 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 located in the—</p> <ul style="list-style-type: none"> (a) Park Living Precinct; or (b) Rural Residential Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct. <p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Active Recreation Precinct; or (b) Passive Recreation Precinct; or (c) Community Facilities Precinct. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Mt Lindesay Corridor Zone Code (section 3.2.8).</p>
Animal Husbandry.	<p>Exempt, if on a lot with a minimum area of 8,000m² located in the—</p> <ul style="list-style-type: none"> (a) Park Living Precinct; or (b) Rural Residential Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct; or (e) Active Recreation Precinct; or (f) Passive Recreation Precinct; or (g) Community Facilities Precinct. <p>Code-assessable, if not Exempt and located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Future Investigation Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Mt Lindesay Corridor Zone Code (section 3.2.8). Parking and Servicing Code (section 5.3.13).</p>

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
	or (e) Passive Recreation Precinct; or Community Facilities Precinct.	
Bed and Breakfast.	Self-assessable , if located in the Countryside Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8) 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).
Caretaker's Residence.	Self-assessable , if not located in the Conservation Precinct.	Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where Self-assessable. Mt Lindesay Corridor Zone Code (section 3.2.8) 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.	Mt Lindesay Corridor Zone Code (section 3.2.8). Kennel and Cattery Code (section 5.2.44). 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
Child Care Facility.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Community Facilities Precinct. 	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Child Care Facility Code (section 5.2.8).</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>
Commercial Activity.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Town Centre Core Precinct; or (ii) Frame Precinct; or (iii) 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—</p> <ul style="list-style-type: none"> (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Industry Precinct and the use is associated with an industry use on the same land. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</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 located in the Active Recreation Precinct on Lot 1 SP133557.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</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>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Convenience Restaurant.	<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) Mixed Use Precinct; or <p>Minor Convenience Centre Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</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>
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 Precinct; or (ii) Future Investigation Precinct; or (iii) Countryside Precinct; and (b) involves— <ul style="list-style-type: none"> (i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m²; 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> <ul style="list-style-type: none"> (a) not Self-assessable; and <ul style="list-style-type: none"> (i) located in the — <ul style="list-style-type: none"> (A) Rural Residential Precinct; or (B) Future Investigation Precinct; or 	<p>If Self-assessable or Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</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>

Part 2 - Mt Lindesay Corridor Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(C) Countryside Precinct; and</p> <p>(ii) Involves the—</p> <p>(A) the 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 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>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Food Premises Code (section 5.2.23).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<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) Mixed Use Precinct; or</p> <p>(c) Active Recreation Precinct being Lot 1 SP 133557.</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—</p> <p>(a) Future Investigation Precinct; or</p> <p>(b) Countryside Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Forestry Code (section 5.2.26).</p>
Home Based Business.	<p>Self-assessable, if a category 1 Home Based Business with a use area that does not exceed 25m² and located in the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Park Living Precinct; or</p> <p>(c) Rural Residential Precinct; or</p> <p>(d) Emerging Community Precinct; or</p> <p>(e) Future Investigation Precinct; or</p> <p>(f) Countryside Precinct.</p> <p>Code-assessable, if not Self-assessable and is—</p> <p>(a) a category 1 Home Based Business with a use area that exceeds 25m² but does not exceed 50m² located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct; or</p> <p>(iii) Rural Residential Precinct; or</p> <p>(iv) Future Investigation Precinct; or</p> <p>(v) Countryside Precinct;</p>	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where self assessable.</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) 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>

Part 2 - Mt Lindesay Corridor Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>or</p> <p>(b) a category 2 Home Based Business with a use area that does not exceed 50m² and located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct; or</p> <p>(iii) Rural Residential Precinct; or</p> <p>(iv) Emerging Community Precinct; or</p> <p>(v) Future Investigation Precinct; or</p> <p>(vi) Countryside Precinct.</p>	
Hotel/Club.	Code-assessable , if located in the Active Recreation Precinct on Lot 1 SP133557.	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Specific Outcomes S03 to S08 Food Premises Code (section 5.2.23)</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
House.	<p>Self-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct with a minimum lot size of 2,000m²; or</p> <p>(iii) Rural Residential Precinct with a minimum lot size of 2,000m²; or</p> <p>(iv) Future Investigation Precinct with a minimum lot size of 2,000m²; or</p> <p>(v) Countryside Precinct with a minimum lot size of 2,000m²; and</p> <p>(b) access is via a constructed road; and</p>	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where self assessable.</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</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
	<p>(c) where involving a secondary dwelling the gross floor area of the secondary dwelling does not exceed 100m² and is located within 20 metres of the house.</p> <p>Code-assessable, if not Self-assessable and located in the—</p> <p>(a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Future Investigation Precinct; or (e) Countryside Precinct.</p>	
Indoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <p>(a) located in the Active Recreation Precinct; or (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) does not involve fire arm activities; and (d) the gross floor area of the use does not exceed 150m².</p> <p>Self-assessable, if—</p> <p>(a) located in the Industry Precinct; and (b) does not involve Building Work or involves only minor Building Work; and (c) the use is for an indoor sports centre or gymnasium.</p> <p>Code-assessable, if not Exempt or Self-assessable and located in the—</p> <p>(a) Town Centre Core Precinct and the use is for a theatre; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Industry Precinct and the</p>	<p>If Exempt—None applicable.</p> <p>If Self-assessable or Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</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>

Part 2 - Mt Lindesay Corridor Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>use is for an indoor sports centre or gymnasium; or</p> <p>(e) Active Recreation Precinct on Lot 1 SP133557 or Lot 32 RP158248.</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 in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct; or</p> <p>(iii) Rural Residential Precinct.</p> <p>Code-assessable, if not Self-assessable and in the Industry Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) 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) Industry Precinct; or</p> <p>(ii) 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 in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct; or</p> <p>(iii) Rural Residential Precinct.</p> <p>Code-assessable, if not Self-assessable and located in the—</p> <p>(a) Industry Precinct; or</p> <p>(b) Mixed Use Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) 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>

Part 2 - Mt Lindesay Corridor Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Intensive Agriculture.	Code-assessable , if the use is a wholesale plant nursery and located in the— (a) Future Investigation Precinct; or (b) Countryside Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). 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) Future Investigation Precinct; or (iii) Countryside Precinct; and (b) the use involves the keeping of up to— (i) 5 dogs on a lot with a minimum area of 2 hectares; or (ii) 10 dogs on a lot with a minimum area of 4 hectares.	Mt Lindesay Corridor Zone Code (section 3.2.8). Kennel and Cattery Code (section 5.2.44). 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).
Managers/ Workers House.	Code-assessable , if located in the Countryside Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). Managers/Workers House Code (section 5.2.47). House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Market.	Code-assessable , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or	Mt Lindesay Corridor Zone Code (section 3.2.8). Market Code (section 5.2.50). Advertising Devices Code

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(c) Mixed Use Precinct.	(section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Motel.	Code-assessable , if located in the— (a) Frame Precinct; or (b) Mixed Use Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). 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).
Outdoor Sports, Recreation and Entertainment.	Exempt , if— (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, fire arm activities, a clubhouse or night lighting. Code-assessable , if— (a) not Exempt and located in the Active Recreation Precinct; or (b) located in the Passive Recreation Precinct on Lot 83 RP845844; or (c) located in the Future Investigation Precinct where adjoining Lot 83 RP845844 to the south; or (d) in the Emerging Community Precinct where adjoining Lot 32 RP158248 to the west.	If Exempt —None applicable. If Code-assessable — Mt Lindesay Corridor Zone Code (section 3.2.8). 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).
Passenger Terminal.	Code-assessable , if located in the— (a) Town Centre Core	Mt Lindesay Corridor Zone Code (section 3.2.8). Passenger Terminal Code

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct.	(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 Industry Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). 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).
Public Park.	Exempt .	None applicable.
Retail Plant Nursery.	Code-assessable , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). 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) Frame Precinct; or (ii) Mixed Use Precinct; or	If Exempt —None applicable. If Code-assessable — Mt Lindesay Corridor Zone Code (section 3.2.8). Retail Showroom Code

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(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 industry use; or</p> <p>(iv) Industry Precinct and involves the display of machinery or vehicles; and</p> <p>(b) does not involve Building Work or involves only minor Building Work; and</p> <p>(c) does not involve outdoor storage or display areas.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Frame Precinct; or</p> <p>(ii) Mixed Use Precinct; or</p> <p>(iii) Industry Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved Retail Uses, Retail Bulky Goods and Office/Professional Uses does not exceed—</p> <p>(i) 6,000m² at Logan Village for development at Logan Village; and</p> <p>(ii) 14,000m² at Jimboomba for development at Jimboomba; and</p> <p>(iii) 10,500m² at Greenbank for development at Greenbank; and</p> <p>(iv) 10,500m² at Flagstone for development at Flagstone.</p>	<p>(section 5.2.74).</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>
Road.	Exempt.	None applicable.

Part 2 - Mt Lindesay Corridor Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Roadside Stall.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Rural Residential Precinct; or (ii) Future Investigation Precinct; or (iii) Countryside Precinct; and (b) the total floor area and display area is 5m² or less. <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) not Exempt and located in the— <ul style="list-style-type: none"> (i) Rural Residential Precinct; or (ii) Future Investigation Precinct; or (iii) Countryside Precinct; and (b) the total floor area and display area is more than 5m² but not greater than 25m². 	<p>If Exempt—None applicable</p> <p>If Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Roadside Stall Code (section 5.2.77).</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>
Service Station.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Industry Precinct. 	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Service Station Code (section 5.2.80).</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>
Shop.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Town Centre Core Precinct; or (ii) Minor Convenience Centre Precinct; and (b) does not involve the reuse of a House; and (c) does not involve Building 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code</p>

Part 2 - Mt Lindesay Corridor Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Work or involves only minor Building Work.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Mixed Use Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved Retail Uses, Retail - Bulky Goods and Office/Professional Uses does not exceed—</p> <p>(i) 6,000m² at Logan Village for development at Logan Village; and</p> <p>(ii) 14,000m² at Jimboomba for development at Jimboomba; and</p> <p>(iii) 10,500m² at Greenbank for development at Greenbank; and</p> <p>(iv) 10,500m² at Flagstone for development at Flagstone.</p>	<p>(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>
Shopping Centre.	<p>Code-assessable, if—</p> <p>(a) located in the Town Centre Core Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved Retail Uses, Retail - Bulky Goods and Office/Professional Uses does not exceed—</p> <p>(i) 6,000m² at Logan Village for development at Logan Village; and</p> <p>(ii) 14,000m² at Jimboomba for development at Jimboomba; and</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</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>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(iii) 10,500m² at Greenbank for development at Greenbank; and</p> <p>(iv) 10,500m² at Flagstone for development at Flagstone.</p>	
Telecommunications Facility.	<p>Code-assessable, if located in the Industry Precinct; and not located within 200m of the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Park Living Precinct; or</p> <p>(c) Rural Residential Precinct; or</p> <p>(d) Community Facilities Precinct.</p>	Telecommunications Facility Code (section 5.2.86).
Temporary Activity.	Exempt.	None applicable.
Temporary Estate Sales Office.	<p>Self-assessable, if located in the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Park Living Precinct; or</p> <p>(c) Rural Residential Precinct.</p>	<p>Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where self assessable.</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Temporary Estate Sales Office Code (section 5.2.89).</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>
Tourist Cabins.	<p>Self-assessable, if—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) the development does not exceed 2 Tourist Cabins</p>	<p>If Self-assessable or Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>on the site.</p> <p>Code-assessable, if not Self-assessable and—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) the development involves 3 to 6 Tourist Cabins on the site.</p>	<p>Tourist Cabins Code (section 5.2.95).</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>
Tourist Facility.	<p>Code-assessable, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Mixed Use Precinct; or</p> <p>(d) Minor Convenience Centre Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Tourist Facility Code (section 5.2.98).</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>
Truck Depot.	<p>Self-assessable, if involves the parking of—</p> <p>(a) up to 6 heavy vehicles on a lot with a minimum area of 40 hectares located in the Future Investigation Precinct, or Countryside Precinct; or</p> <p>(b) up to 6 heavy vehicles on a lot in the Industry Precinct.</p> <p>Code-assessable, if not Self-assessable and involves the parking of more than 6 heavy vehicles on a lot located in the Industry Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) 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—</p> <p>(i) Industry Precinct; or</p> <p>(ii) Community Facilities</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Utility-Major Code (section 5.2.104).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (b) for a reservoir located in the— (i) Residential Precinct; or (ii) Park Living Precinct; or (iii) Rural Residential Precinct; or (iv) Emerging Community Precinct; or (v) Future Investigation Precinct; or (vi) Countryside Precinct; or (c) for a waste water treatment plant on Lot 2 RP899347 or Lot 11 RP908213.	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).
Veterinary Surgery/Hospital.	Exempt , if— (a) located in the Frame Precinct; and (b) does not involve Building Work or involves only minor Building Work. Code-assessable , if not Exempt and located in the— (a) Frame Precinct; or (b) Town Centre Core Precinct at Greenbank.	If Exempt —None applicable. If Code-assessable — Mt Lindesay Corridor Zone Code (section 3.2.8). 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).
Warehouse/ Storage Facility.	Self assessable , if— (a) located in the— (i) Industry Precinct; or (ii) Mixed Use Precinct; and (b) does not involve Building Work or involves only minor Building Work; and (c) does not involve outdoor storage; and	If Self-assessable or Code-assessable — Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development. Industry Code (section 5.2.38). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(d) is not located within 100 metres of land in the— (i) Residential Precinct; or (ii) Park Living Precinct; or (iii) Rural Residential Precinct. Code-assessable , if not Self-assessable and located in the— (a) Industry Precinct; or (b) Mixed Use Precinct.	(section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Other Defined Uses and Uses which are not Defined Uses.	Impact-assessable.	Mt Lindesay Corridor Zone Code (section 3.2.8). 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).

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

Table 3.2.5 (Assessment Table for Development not for a Material Change of Use in the Mt Lindesay Corridor Zone) identifies the development not for a Material Change of Use in column 1¹² which is subject to the level of assessment in column 2¹³ in respect of the Assessment Criteria in column 3¹⁴.

¹² See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

¹³ 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.

¹⁴ See section 1.2.11 (Assessment Criteria).

Table 3.2.5 Assessment Table for Development not for a Material Change of Use in the Mt Lindesay Corridor Zone¹⁵

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ¹⁶ 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 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code. 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 — Mt Lindesay Corridor Zone Code (section 3.2.8). Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot ¹⁷ .	Code-assessable , if— (a) located in the— (i) Industry Precinct; or (ii) Residential	If Code-assessable or Impact-assessable — Mt Lindesay Corridor Zone Code (section 3.2.8). Reconfiguring a Lot Code

¹⁵ 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.

¹⁶ 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.

¹⁷ The subdivision of land within the Mt Lindesay/North Beaudesert Study Area of the South East Queensland Regional Plan 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 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (iii) Town Centre Core Precinct; or (iv) Frame Precinct; or (v) Mixed Use Precinct; or (vi) Minor Convenience Centre Precinct; or (vii) Park Living Precinct; or (viii) Active Recreation Precinct; or (ix) Passive Recreation Precinct; or (x) Community Facilities 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.	(section 5.4.2).
Carrying out Operational Work for Reconfiguring a Lot.	Code-assessable.	Mt Lindesay Corridor Zone Code (section 3.2.8). Construction and Infrastructure Code (section 5.3.6). Reconfiguring a Lot Code (section 5.4.2)
Carrying out Operational Work being the construction of a crossover.	Self-assessable, if— (a) concrete kerb and channel has been constructed along the road frontage of the lot; and (b) does not involve the crossing or interfering	If Self-assessable or Code-assessable — Construction and Infrastructure Code (section 5.3.6).

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p style="text-align: center;">with a table drain.</p> <p>Code-assessable if not Self-assessable.</p>	
<p>Carrying out Operational Work being the construction of a driveway.</p>	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (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. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
<p>Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use.</p>	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if the car park provides for greater than 8 parking spaces.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
<p>Filling or Excavation that is not associated with a Material Change of Use.</p>	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) for a dam ancillary to a Rural Use operating on the land; or (b) otherwise— <ul style="list-style-type: none"> (i) does not comprise more than 1,000m² 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 	<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
	<p>stormwater; and</p> <p>(vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and</p> <p>(vii) not undertaken in a public utility easement or agreement; and</p> <p>(viii) not within 3 metres of an adjoining property; and</p> <p>(ix) involves fill material which is clean, dry, solid, inert material; and</p> <p>(x) not within 3 metres of a Local Government infrastructure item.</p> <p>Code-assessable if not Exempt.</p>	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

Division 3 Consistent Development Table

3.2.6 Interpretation of the Consistent Development Table

Development identified as Self-assessable development and assessable development in the Assessment Tables for the Mt Lindesay Corridor Zone or the Overlays, is—

- (a) potentially consistent with the Mt Lindesay Corridor Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.2.7 (Consistent Development Table); and
- (b) inconsistent with the Mt Lindesay Corridor Zone Code and the relevant Overlay Codes if the development is not

identified as a Consistent Development in section 3.2.7 (Consistent Development Table)¹⁸.

3.2.7 Consistent Development Table

Development identified in table 3.2.5 (Assessment Table for Development not for a Material Change of Use in the Mt Lindesay Corridor Zone) is Consistent Development in all Precincts.

Table 3.2.7 (Consistent Development in the Mt Lindesay Corridor Zone) identifies the development in column 1 which is Consistent Development in column 2.

Table 3.2.7 Consistent Development in the Mt Lindesay Corridor Zone

Column 1 Development	Column 2 Consistent Development
Aged Persons Accommodation.	Where in the Residential Precinct.
Agriculture.	Where in the— (a) Park Living Precinct; or (b) Rural Residential Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct; or (e) Active Recreation Precinct; or (f) Passive Recreation Precinct; or (g) Community Facilities Precinct.
Animal Husbandry.	Where in the— (a) Park Living Precinct; or (b) Rural Residential Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct; or (e) Active Recreation Precinct; or (f) Passive Recreation Precinct; or (g) Community Facilities Precinct.
Aquaculture.	Where in the— (a) Rural Residential Precinct and the use area does not exceed 20% of the site area; or (b) Future Investigation Precinct; or (c) Countryside Precinct.
Bed and Breakfast.	Where in the Countryside Precinct.
Caravan/Relocatable Home	Where in the Residential Precinct.

¹⁸ See section 1.2.12 (Consistent Development Tables).

Part 2 - Mt Lindesay Corridor Zone

Column 1 Development	Column 2 Consistent Development
Park.	
Caretaker's Residence.	Where in a Precinct other than the Conservation Precinct.
Cattery.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct.
Child Care Facility.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Residential Precinct; or (e) Park Living Precinct; or (f) Rural Residential Precinct; or (g) Active Recreation Precinct; or (h) Passive Recreation Precinct; or (i) Community Facilities Precinct.
Commercial Activity.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Industry Precinct.
Community Care Centre.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Residential Precinct and designed to give the appearance of a dwelling; or (d) Community Facilities Precinct; or (e) Active Recreation Precinct on Lot 1 SP133557.
Convenience Restaurant.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct.
Coursing or Trialling Track.	Where in the Countryside Precinct.
Educational Establishment.	Where in the— (a) Mixed Use Precinct; or (b) Residential Precinct; or (c) Community Facilities Precinct.

Column 1 Development	Column 2 Consistent Development
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Future Investigation Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct.
Extractive Industry.	Where in the Countryside Precinct.
Food Establishment/Reception Centre.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Industry Precinct; or (f) Active Recreation Precinct on Lot 1 SP133557.
Forestry.	Where in the— (a) Future Investigation Precinct; or (b) Countryside Precinct.
Funeral Premises.	Where in the— (a) Mixed Use Precinct; or (b) Industry Precinct.
General Store.	Where in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct.
Home Based Business.	Where in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Future Investigation Precinct; or (e) Countryside Precinct.
Hospital.	Where in the— (a) Mixed Use Precinct; or (b) Community Facilities Precinct.
Hotel/Club.	Where in the— (a) Town Centre Core Precinct; or (b) Active Recreation Precinct on Lot 1 SP133557.
House.	Where in the—

Part 2 - Mt Lindesay Corridor Zone

Column 1 Development	Column 2 Consistent Development
	(a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Future Investigation Precinct; or (e) Countryside Precinct.
Indoor Sports, Recreation and Entertainment.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct. Where the use is a theatre in the – (a) Town Centre Core Precinct. Where for a use other than a theatre in the - (a) Industry Precinct.
Industry—General.	Where in the Industry Precinct.
Industry—Low Impact/Service.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Industry Precinct.
Intensive Agriculture.	Where the use is a wholesale plant nursery in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct.
Intensive Animal Husbandry.	Where in the— (a) Future Investigation Precinct; or (b) Countryside Precinct.
Kennel.	Where in the— (a) Rural Residential Precinct on a lot with an area greater than 1 hectare; or (b) Future Investigation Precinct; or (c) 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) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Active Recreation Precinct; or

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Column 1 Development	Column 2 Consistent Development
	(f) Community Facilities Precinct.
Medium Density Residential.	Where in the— (a) Town Centre Core Precinct at Greenbank; or (b) Residential Precinct.
Motel.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct.
Outdoor Sports, Recreation and Entertainment.	Where for a use other than motor sport, fire arm activities a club house or night lighting in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Future Investigation Precinct; or (e) Countryside Precinct; or (f) Active Recreation Precinct; or (g) Passive Recreation Precinct.
Passenger Terminal.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct.
Poultry Farm.	Where in the Countryside Precinct.
Produce Store.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Public Worship.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Residential Precinct; or (d) Park Living Precinct; or (e) Rural Residential Precinct; or (f) Emerging Community Precinct; or (g) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or

Part 2 - Mt Lindesay Corridor Zone

Column 1 Development	Column 2 Consistent Development
	(c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Industry Precinct.
Retail Showroom.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Roadside Stall.	Where in the— (a) Rural Residential Precinct; or (b) Future Investigation Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.
Service Station.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Shop.	Where in the— (a) Town Centre Core Precinct; or (b) Minor Convenience Centre Precinct.
Shopping Centre.	(a) Where in the Town Centre Core Precinct.
Telecommunication Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Industry Precinct; or (f) Park Living Precinct; or (g) Rural Residential Precinct; or (h) Future Investigation; or (i) Countryside Precinct; or (j) Active Recreation Precinct; or (k) Passive Recreation Precinct; or (l) Community Facilities Precinct.
Temporary Estate Sales Office.	Where in the— (a) Residential Precinct; or (b) Park Living Precinct; or

Column 1 Development	Column 2 Consistent Development
	(c) Rural Residential Precinct.
Tourist Cabins.	Where in the Countryside Precinct.
Tourist Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct.
Transport Terminal.	Where in the Industry Precinct.
Truck Depot.	Where in the— (a) Industry Precinct; or (b) Future Investigation Precinct; or (c) Countryside Precinct.
Utility—Major.	Where in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Industry Precinct; or (e) Emerging Community Precinct; or (f) Future Investigation Precinct; or (g) Countryside Precinct; or (h) Community Facilities Precinct.
Veterinary Surgery/Hospital.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Warehouse/Storage Facility.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Industry Precinct.

Division 4 Mt Lindesay Corridor Zone Code

Subdivision 1 Preliminary

3.2.8 Compliance with the Mt Lindesay Corridor Zone Code

Development complies with the Mt Lindesay Corridor Zone Code if
 in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Mt Lindesay Corridor Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Mt Lindesay Corridor Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Mt Lindesay Corridor Zone Code and the purpose of the Mt Lindesay Corridor Zone Code being the Overall Outcomes for the Mt Lindesay Corridor Zone¹⁹.

Subdivision 2 General Assessment Criteria for the Mt Lindesay Corridor Zone

3.2.9 Purpose of the Mt Lindesay Corridor Zone Code

The Overall Outcomes for the Mt Lindesay Corridor Zone are the purpose of the Mt Lindesay Corridor Zone Code.

3.2.10 Overall Outcomes for the Mt Lindesay Corridor Zone

Table 3.2.10 (Overall Outcomes for the Mt Lindesay Corridor Zone) specifies the Overall Outcomes for the Mt Lindesay Corridor Zone.

Table 3.2.10 Overall Outcomes for the Mt Lindesay Corridor Zone

Overall Outcomes for Mt Lindesay Corridor 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 maintains and enhances the amenity of the local area by avoiding or minimising adverse impacts arising from; noise, hours of operation, odour or other air emissions, traffic generation, lighting, and signage.
OO4	Development minimises risks and nuisance to people and property through location and design.
OO5	Development does not involve the establishment of new Intensive Rural Uses within or adjoining residential, rural residential or centre areas and the continuation of existing Intensive Rural Uses is not entrenched or perpetuated by development.
OO6	Development recognises and provides for the retention of identified scenic amenity.

¹⁹ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Overall Outcomes for Mt Lindesay Corridor Zone	
OO7	Development in the Emerging Community Precinct and Future Investigation Precinct— <ul style="list-style-type: none"> (a) does not compromise the potential future use of the Precinct; and (b) protects the future residential amenity; and (c) is visually appropriate and protects the scenic amenity of the location; and (d) protects, enhances and restores Ecologically Significant Areas, Ecological Corridors and other nature conservation values.
OO8	Development is located, designed and managed to— <ul style="list-style-type: none"> (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 environmental values and places of environmental and cultural heritage significance.
OO9	Development provides 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	
OO10	Development provides for the establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place.
OO11	Development in the Town Centre Core Precinct, Frame Precinct and the 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.
OO12	Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct is generally consistent with the existing scale form, intensity and character of development.
Community Services	
OO13	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO14	Development for community services is located to provide the most effective and efficient delivery of those services.
OO15	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.

Overall Outcomes for Mt Lindesay Corridor Zone	
Cultural Heritage	
OO16	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
Defence Facility Area	
OO17	Development does not compromise the existing or future operational capability of the defence establishment at Greenbank.
Ecological Sustainability	
OO18	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.
OO19	Development protects and enhances natural drainage catchments, river and stream systems, riparian vegetation and other waterbodies to maintain the ecological values and functions of the ecosystems, the health of individual communities and to enhance values for native flora and fauna habitat, recreation and other uses.
OO20	Development provides for the maintenance of high standards of air and water quality.
OO21	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
Economic Development	
OO22	Development provides for the enhancement of employment and investment opportunities through improved integration of residential and business activities, whilst maintaining residential amenity.
OO23	Development involving retail uses, retail-bulky goods and office/professional uses may be supported where the total gross floor area/(existing and proposed) for each locality does not exceed— (a) 6,000m ² at Logan Village for development at Logan Village; and (b) 14,000m ² at Jimboomba for development at Jimboomba; and (c) 10,500m ² at Greenbank for development at Greenbank; and (d) 6,700m ² at Flagstone for development at Flagstone; and (e) 500m ² in the Minor Convenience Centre for development at a Minor Convenience Centre.
OO24	Development for the expansion of centres beyond the designated total gross floor area limits, does not occur until further planning studies are completed to determine the appropriateness of such expansions.
Housing	
OO25	Development provides an ongoing adequate supply of residential land that responds to community needs and opportunities but which recognises specific locational constraints.
OO26	Development provides a diversity of housing forms (including a mix of low to medium density housing types and allotment sizes) that provide for the housing needs of residents and promotes equity in access to goods and services.
Infrastructure Efficiency	

Overall Outcomes for Mt Lindesay Corridor Zone	
OO27	Urban development is established in identified village areas.
OO28	Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.
OO29	Development for urban residential development is supported in defined areas where it supports the provision of an efficient reticulated sewerage scheme.
OO30	Development provides for on-site effluent treatment and disposal where reticulated sewerage is not provided.
OO31	Development does not compromise corridors required for proposed or future infrastructure.
OO32	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
OO33	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
OO34	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
Landscaping	
OO35	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Mount Lindesay Corridor Zone and serves to reinforce community identity and cohesion.
Noise, Air and Light Emissions	
OO36	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
Open Space, Sport and Recreation Facilities	
OO37	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.
OO38	Development contributes to the provision of adequate and appropriate sport and recreation facilities serving the needs of residents.
OO39	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
Protection of Personal Health, Safety and Property	
OO40	Development is located and designed to minimise the potential risk to life and property from natural hazards.
OO41	Development incorporates crime prevention through environmental design principles.
OO42	Development is located and designed to avoid land subject to contamination.
Transport and Access	
OO43	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,

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Overall Outcomes for Mt Lindesay Corridor Zone	
	pedestrians and cyclists.
OO44	Development provides for pedestrian, cycle and vehicular connectivity and ease of mobility.
OO45	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
OO46	Development provides adequate and attractive parking facilities.
Precinct Intent Statements	
OO47	Development within the Town Centre Core Precinct has a retail and commercial office character at ground floor level and a commercial office character above ground floor level. The Precinct serves the prime retailing and entertainment function by providing for the convenience needs of localised catchments through ready access to comparison retail, speciality shopping, lower order professional offices and businesses and financial or personal services within a compact, centralised location.
OO48	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.
OO49	Development within the Mixed Use Precinct has a commercial office character on larger lots and is transitional in nature. It offers access primarily to lower order professional offices and businesses including a range of low-impact retail showroom-type activities and some low-impact industrial activities. At Logan Village, the Mixed Use Precinct provides for limited additional residential activity.
OO50	Development within the Minor Convenience Precinct has a retail and commercial office character generally within single storey buildings and is typified by a limited range of small-scale convenience or speciality shopping activities of a local order centre. The Precinct includes a limited number of specialised lower order professional offices and businesses.
OO51	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, Mixed Use and Minor Convenience Precincts.
OO52	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
OO53	Development within the Park Living Precinct is to cater principally for rural-residential activity on acreage lots that are typically unsewered.
OO54	Development within the Rural Residential Precinct is to cater principally for rural-residential activity on large acreage lots that are typically unsewered and where further subdivision is not envisaged.
OO55	Development within the Emerging Community Precinct is limited to those activities that will not prejudice orderly future planning and would

Overall Outcomes for Mt Lindesay Corridor Zone	
	not compromise structure or “master planning”.
OO56	Development within the Future Investigation Precinct must not compromise the future land use planning options for the area.
OO57	Development within the Conservation Precinct is limited and restricted to uses that are compatible with the protection and enhancement of these Ecologically Significant Areas and their associated nature conservation, biodiversity and scenic amenity values.
OO58	Development within the Countryside Precinct has an agricultural character typified by broad hectare farming.
OO59	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 limited to formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.
OO60	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 picnics, dog walking, strolling, kite flying and the like.
OO61	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	
OO62	<p>Development in respect of land in the Mt Lindesay Corridor Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—</p> <ul style="list-style-type: none"> (a) the land is not necessarily suitable for urban development; and (b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and (d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.
Intensity of Development	
OO63	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.
OO64	<p>Development, being Reconfiguring a Lot—</p> <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 identified in the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan is to

Overall Outcomes for Mt Lindesay Corridor Zone
comply with the Regulatory Provisions of the South East Queensland Regional Plan. ²⁰

3.2.11 Specific Outcomes and Prescribed Solutions for the Mt Lindesay Corridor Zone

Table 3.2.11 (Specific Outcomes and Prescribed Solutions for the Mt Lindesay Corridor 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.

Table 3.2.11 Specific Outcomes and Prescribed Solutions for the Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.2.7 Consistent Development in the Mt Lindesay Corridor Zone.	S1.1 No Solution is prescribed.
Amenity, Environmental Management and Greenspace	
SO2 Development— (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 scale and form of development in the Zone generally; and	S2.1 No Solution is prescribed.

²⁰ 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>(c) provides buffering between non-residential uses and residential uses; and</p> <p>(d) provides buffering between residential uses and major transport routes.</p>	
<p>SO3 Development—</p> <p>(a) protects and enhances the values of areas of ecological significance and, where possible, provides for the areas to be linked; and</p> <p>(b) provides for areas of 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>S3.1 No Solution is prescribed.</p>
<p>SO4 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 factors.</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
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.
Community Identity, Urban Design Principles and Image	
SO6 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— (a) traffic within urban residential areas is managed effectively; and (b) there is no adverse impact on streetscape; and; (c) landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and (d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (e) the level of crime and the fear of crime, is not increased; and (f) the safe and efficient use of an existing or planned Community Care Centre is not disadvantaged.	S6.1 No Solution is prescribed.
SO7 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct is consistent with existing and intended scale and built form by providing that	S7.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <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 <p>(b) is consistent with the pattern of development shown on a structure plan map or master plan prepared for Jimboomba or Logan Village; and</p> <p>(c) has an attractive and functional appearance; and</p> <p>(d) is orientated toward</p>	

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>the road network; and</p> <p>(e) contributes positively to streetscape and built form; and</p> <p>(f) is integrated with existing buildings; and</p> <p>(g) provides a cohesive built form.</p>	
SO8 Development is designed to provide for social interaction.	S8.1 No Solution is prescribed.
Community Services	
SO9 Development supports a range of community services commensurate with need.	S9.1 No Solution is prescribed.
SO10 Development provides for community services to be located in existing or planned nodes of urban development.	S10.1 No Solution is prescribed.
SO11 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and community service facilities.	S11.1 No Solution is prescribed.
Cultural Heritage	
SO12 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S12.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character.
Defence Facility Area	
SO13 Development does not compromise the operational capability of the defence establishment at Greenbank.	S13.1 No Solution is prescribed.
Ecological Sustainability	
SO14 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S14.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> .
SO15 Development conserves the use of non-renewable energy resources by providing that development—	S15.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and</p> <p>(b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of—</p> <ul style="list-style-type: none"> (i) layout; and (ii) materials; and (iii) orientation on the site; and (iv) relationship to adjoining uses. 	
<p>SO16 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.</p>	<p>S16.1 No Solution is prescribed.</p>
<p>SO17 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna.</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 should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>S17.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in <i>Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species</i>.</p> <p>S17.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</p> <p>S17.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	a conservation envelope.
<p>SO18 Development identifies, protects and enhances Ecologically Significant Areas (including their biodiversity) and other nature conservation values from the adverse impacts of—</p> <ul style="list-style-type: none"> (a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution through the application of water sensitive design principles; and (d) environmental harm, environmental nuisance or a nuisance; and (e) an invasive weed or noxious plant; and (f) a contaminant or a waste; and (g) acid sulfate soils; and (h) a hazard or a disaster. <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 should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	S18.1 No Solution is prescribed.
Economic Development	
SO19 Development provides a range of employment opportunities for residents within the Zone.	S19.1 No Solution is prescribed.
SO20 Development, being a 'Home Based Business' within the Rural Residential Precinct immediately to the east of the Industrial Precinct and	S20.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
fronting Quinzeh Creek Road, provides for Category 3 'Home Based Business' uses generally consistent with concept option A of the GHD Logan Village Industrial Area Study dated August 2001.	
SO21 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct, Minor Convenience Precinct and Industry Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	S21.1 No Solution is prescribed.
Housing	
SO22 Development provides a diversity of housing forms and a variety in housing types to meet the housing needs of the community.	S22.1 No Solution is prescribed
SO23 Development being Aged Care Accommodation (and ancillary facilities) is carried out in the Residential Precinct.	S23.1 No Solution is prescribed
SO24 Development being a House limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through— <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 surrounding development; and (d) the protection and enhancement of personal health, safety 	S24.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>and property; and</p> <p>(e) achieving a sense of place.</p>	
<p>SO25 Development provides that the orientation and form of buildings and 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 summer; and</p> <p>(c) maximising access to any prevailing summer breezes; and</p> <p>(d) minimising exposure to prevailing winter winds.</p>	S25.1 No Solution is prescribed.
<p>SO26 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</p>	S26.1 No Solution is prescribed.
Infrastructure Efficiency	
<p>SO27 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>S27.1 Development is located in a Precinct suitable for the intended use.</p> <p>S27.2 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO28 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power</p>	S28.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity</i>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
poles and transformers.	<i>Regulation 1994.</i> S28.2 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.
SO29 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.	S29.1 No Solution is prescribed.
Landscaping	
SO30 Development within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct and Minor Convenience Centre Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.	S30.1 No Solution is prescribed
SO31 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.	S31.1 No Solution is prescribed
Noise, Air and Light Emissions	
SO32 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S32.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO33 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S33.1 No Solution is prescribed.
SO34 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	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 activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S36.1 No Solution is prescribed.
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 supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S38.1 No Solution is prescribed.
Protection of Personal Health, Safety and Property	
SO39 Development is not to exacerbate or be adversely affected by flood events	S39.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood. S39.2 Development ensures that uses, which are required to operate during a natural disaster, are

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	located above a 0.2% AEP flood.
<p>SO40 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—</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. 	<p>S40.1 Development does not provide—</p> <ul style="list-style-type: none"> (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.
<p>SO41 Development is sympathetic to natural hazard constraints.</p>	<p>S41.1 Development avoids flood prone, steep slope and high bushfire hazard areas.</p> <p>S41.2 Development provides for building envelopes where lots are constrained by environmental factors.</p>
<p>SO42 Development, being a residential use, protects the personal health, safety and property of the community from the adverse impacts of chemical use, gases and other potential contaminants on the premises that would not be reasonably associated with the use.</p>	<p>S42.1 Development is not located on premises that are contaminated land.</p>
Transport and Access	
<p>SO43 Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure.</p>	<p>S43.1 No Solution is prescribed.</p>
<p>SO44 Development provides road</p>	<p>S44.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
transport infrastructure which— <ul style="list-style-type: none"> (a) services the development; and (b) integrates with the existing and planned road transport infrastructure; and (c) protects and enhances the road hierarchy. 	
SO45 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.	S45.1 No Solution is prescribed.
SO46 Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba makes provision for public transport services which— <ul style="list-style-type: none"> (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services. 	S46.1 No Solution is prescribed.
Growth Management	
SO47 Development in respect of land in the Mt Lindesay Corridor Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— <ul style="list-style-type: none"> (a) the land is not necessarily suitable for urban development; and (b) the land suitable for urban development is to be identified through structure planning and 	S47.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</p> <p>(c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</p> <p>(d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.</p>	
Intensity of Development	
<p>SO48 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 style="margin-left: 20px;">(i) the standards in Table 5.4.6B (Lot Design Specifications); and</p> <p style="margin-left: 20px;">(ii) the Regulatory Provisions of the</p>	<p>S48.1 No Solution is prescribed.</p>

²¹ 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
South East Queensland Regional Plan. ²¹	

Subdivision 3 Specific Assessment Criteria for the Town Centre Core Precinct

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

Table 3.2.12 (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 3.2.12 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 a commercial office character when occurring above ground floor level and, within a compact, centralised location—</p> <ul style="list-style-type: none"> (a) provides for the convenience shopping needs of localised catchments; and (b) provides access to— <ul style="list-style-type: none"> (i) comparison shopping; and (ii) speciality shopping; 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
(iii) higher order professional offices and business; and (iv) financial or personal services.	
SO2 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like.	S2.1 No Solution is prescribed.
SO3 Development within the Town Centre Core Precinct at Jimboomba is comprised predominantly of— (a) a Shop; or (b) Commercial activity; or (c) a Convenience Restaurant; and a Food Establishment/ Reception Centre; or (d) a Shopping Centre.	S3.1 No Solution is prescribed.
SO4 Development for all Commercial and Retail, Bulky Goods and Office/Professional Uses within— (a) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba shall not exceed a total maximum GFA of 14,000m ² ; (b) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Logan Village shall not exceed a total maximum GFA of 6,000m ² ; and (c) the Town Centre Core Precinct at Greenbank shall not exceed a total maximum GFA of 6,700m ² .	S4.1 No Solution is prescribed.
SO5 Development—	S5.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> (a) protects and enhances the role of the Precinct as a local retail centre which functions as a retail and commercial office node; and (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 (c) protects existing and intended amenity; and (d) has a high level of accessibility to the local road network; and (e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices. 	
SO6 Development is designed to provide for social interaction.	S6.1 No Solution is prescribed.
SO7 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.	S7.1 No Solution is prescribed.
SO8 Development being Building Work and Engineering Work does not— <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. 	S8.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO9 Development within the Town	S9.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
Centre Core Precinct at Jimboomba makes provision for public transport services which— <ul style="list-style-type: none"> (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services. 	

Subdivision 4 Specific Assessment Criteria for the Frame Precinct

3.2.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct

Table 3.2.13 (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 3.2.13 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
SO1 Development exhibits a predominately commercial character with limited business and retail activity and— <ul style="list-style-type: none"> (a) provides for limited additional convenience 	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>retail needs; and</p> <p>(b) provides access to—</p> <p>(i) a limited range of additional comparison retail activity; and speciality retailing; and</p> <p>(ii) higher order professional offices and business; and</p> <p>(iii) financial or personal services.</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 Frame Precinct at Jimboomba is comprised predominantly of—</p> <p>(a) Commercial activity; or</p> <p>(b) a Retail Showroom; or</p> <p>(c) a Child Care facility; or</p> <p>(d) a Community Care Centre; or</p> <p>(e) Indoor Sports, Recreation and Entertainment; or</p> <p>(f) A Convenience Restaurant; or a Food Establishment/ Reception Centre.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development for all Commercial and Retail, Bulky Goods and Office/Professional Uses within—</p> <p>(a) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba shall not exceed a total</p>	<p>S4.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>maximum GFA of 14,000m²;</p> <p>(b) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Logan Village shall not exceed a total maximum GFA of 6,000m²; and</p> <p>(c) the Town Centre Core Precinct at Greenbank shall not exceed a total maximum GFA of 6,700m².</p>	
<p>SO5 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus for commercial and local retail and business activity; and</p> <p>(b) 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</p> <p>(c) protects 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</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
advertising devices.	
SO6 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.	S6.1 No Solution is prescribed.
SO7 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.	S7.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO8 Development within the Frame Precinct at Jimboomba makes provision for public transport services which— (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	S8.1 No Solution is prescribed.

Subdivision 5 Specific Assessment Criteria for the Mixed Use Precinct

3.2.14 Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct

Table 3.2.14 (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

- (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 3.2.14 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 exhibits a commercial office character on larger lots, is transitional and—</p> <p>(a) at Jimboomba, provides for access primarily to lower order professional offices and businesses including a range of low-impact retail showroom type activities and some low-impact industrial activities; and</p> <p>(b) at Logan Village provides access to—</p> <p>(i) a limited range of lower order professional offices and business; and</p> <p>(ii) limited additional residential activity.</p>	<p>S1.1 No Solution is prescribed.</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 for all Commercial and Retail, Bulky Goods and Office/Professional Uses within—</p> <p>(a) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba shall not</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>exceed a total maximum GFA of 14,000m²;</p> <p>(b) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Logan Village shall not exceed a total maximum GFA of 6,000m².</p>	
<p>SO4 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus for a range of commercial and local business and low impact industrial activity; and</p> <p>(b) functions in an integrated manner alongside existing commercial and business activity by providing where possible, integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p>(c) protects 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>S4.1 No Solution is prescribed.</p>
<p>SO5 Development within the Mixed Use Precinct provides a benefit to and satisfies both a community need and an economic need of the</p>	<p>S5.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
residents of the Zone.	
SO6 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.	S6.1 At Jimboomba and Logan Village, development is extended only where it can be readily supported by appropriate infrastructure.
SO7 Development within the Mixed Use Precinct at Jimboomba makes provision for public transport services which— (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	S7.1 No Solution is prescribed

Subdivision 6 Specific Assessment Criteria for the Minor Convenience Centre Precinct

3.2.15 Specific Outcomes and Prescribed Solutions for the Minor Convenience Centre Precinct

Table 3.2.15 (Specific Outcomes and Prescribed Solutions for the Minor Convenience Centre 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 3.2.15 Specific Outcomes and Prescribed Solutions for the Minor Convenience Centre Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO1 Development within the Minor Convenience Precinct exhibits a retail and commercial office character generally within single storey buildings and—</p> <p>(a) at Homestead Drive, Woodhill and Tamborine is typified by a limited range of small-scale convenience or speciality shopping activities and a very limited number of lower order professional offices and businesses; and</p> <p>(b) at John Collins Drive, Spring Mountain Drive and St Aldwyn Road is typified by only a limited range of small-scale convenience or speciality shopping activities.</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus for a limited range of small-scale retail and convenience or speciality shopping activity; and</p> <p>(b) functions in an integrated manner alongside existing commercial, retail and business activity; and</p> <p>(c) protects 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</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
amenity in relation to built form, landscaping, streetscape and advertising devices.	
SO3 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.	S3.1 No Solution is prescribed.

Subdivision 7 Specific Assessment Criteria for the Industry Precinct

3.2.16 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Table 3.2.16 (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 3.2.16 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	S1.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>and industry activities including—</p> <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 (ii) Frame Precinct; and (iii) Mixed Use Precinct; and (iv) Minor Convenience 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; or (d) a Retail Showroom; or (e) Warehouse/Storage Facility. 	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 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 	<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 style="text-align: center;">materials, patterns, textures and colours; and</p> <p>(iv) windows and doors; and</p> <p>(v) towers and stacks; and</p> <p>(vi) fencing, landscaping and entry treatments; and</p> <p>(vii) parking, manoeuvring and access areas; and</p> <p>(viii) existing buildings, structures and plants; and</p> <p>(b) is consistent with the pattern of development shown on a structure plan map; and</p> <p>(c) has a tidy and functional appearance; and</p> <p>(d) is orientated toward the road network; and</p> <p>(e) contributes positively to streetscape and built form; and</p> <p>(f) is integrated with existing industry uses and buildings.</p>	
<p>SO4 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</p>	<p>S4.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>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; and</p> <p>(f) ensures that screen landscaping is provided between industrial uses and major roads where they abut.</p>	
<p>SO5 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>S5.1 At Jimboomba and Logan Village, development for industry purposes is only provided where it can be readily supported by appropriate infrastructure.</p>
<p>SO6 Development within the Industry Precinct at Jimboomba makes provision for public transport services which—</p> <p>(a) service the development; and</p> <p>(b) integrate with existing</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
public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	
SO7 Development providing limited retailing activities does not compromise the role of the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct or Minor Convenience Precinct.	S7.1 Development ensures that the retailing of goods is generally limited to goods manufactured on site.

Subdivision 8 Specific Assessment Criteria for the Residential Precinct

3.2.17 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Table 3.2.17 (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
- (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 3.2.17 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, sewerage, urban residential development characterised by— (a) a high level of amenity;	S1.1 No Solution is prescribed.

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) typically single dwellings on urban lots.</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 ensures that building bulk does not exceed a plot ratio of 0.5.</p> <p>S3.3 Development ensures that buildings—</p> <p>(a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and</p> <p>(b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and</p> <p>(c) the distance specified in the <i>Standard Building Regulation 1993</i> in the case of the setback from a side and rear boundary.</p>
<p>SO4 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</p>	<p>S4.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>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 community facilities, infrastructure and parks; and</p> <p>(e) achieving a sense of place.</p>	
<p>SO5 Development provides that the orientation and form of buildings and 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>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> <p>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</p> <p>(b) provides a building setback 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
<p>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>	

Subdivision 9 Specific Assessment Criteria for the Park Living Precinct and Rural Residential Precinct

3.2.18 Specific Outcomes and Prescribed Solutions for the Park Living Precinct and Rural Residential Precinct

Table 3.2.18 (Specific Outcomes and Prescribed Solutions for the Park Living Precinct and 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 3.2.18 Specific Outcomes and Prescribed Solutions for the Park Living Precinct and 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—	S1.1 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"> (a) typically unsewered; and (b) generally single dwellings exhibiting a 'rural living' character. 	
SO2 Development maintains a park living and predominantly vegetated character.	S2.1 No Solution is prescribed.
SO3 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 rural residential lots; or (b) attached dwellings of various forms. 	S3.1 No Solution is prescribed.
SO4 Development ensures a building height, bulk and setback consistent with a park living character.	S4.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level. S4.2 Development ensures that building bulk does not exceed a plot ratio of 0.1. S4.3 Development ensures that buildings— <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.
SO5 Development provides for rural residential neighbourhoods with a strong sense of community and local identity, through— <ul style="list-style-type: none"> (a) providing a safe, efficient and legible 	S5.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>local road network; and</p> <p>(b) the location and design of development that respects local characteristics and setting of the land; and</p> <p>(c) integration with surrounding development; and</p> <p>(d) the shared use of community facilities, infrastructure and parks.</p>	
<p>SO6 Development for rural residential activity and located adjacent to the Industry Precinct provides a transition from industry to residential type uses.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being a non-rural residential use—</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 Rural Residential uses; and</p> <p>(d) provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use.</p>	<p>S7.1 No Solution is prescribed.</p>

Subdivision 10 Specific Assessment Criteria for the Emerging Community Precinct and Future Investigation Precinct

3.2.19 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct and Future Investigation Precinct

Table 3.2.19 (Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct and Future Investigation 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 3.2.19 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct and Future Investigation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO1 Development is limited and restricted to activities that will not prejudice orderly future planning.</p>	<p>S1.1 Development within the Emerging Community Precinct only occurs if—</p> <ul style="list-style-type: none"> (a) it is consistent with a structure plan adopted by the Local Government; or (b) is an ancillary use to an existing activity on the premises; or (c) would not compromise— <ul style="list-style-type: none"> (i) the orderly future planning of the Precinct; and (ii) the implementation of a structure plan for the Precinct. <p>S1.2 Development within the Future Investigation Precinct only occurs if—</p> <ul style="list-style-type: none"> (a) is an ancillary use to an existing activity on the premises; or (b) is an activity which will have completed its lifecycle before the land is required for orderly

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	future planning; or (c) would not compromise— (i) the orderly future planning of the Precinct; and (ii) the implementation of a structure plan for the Precinct.
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 not prejudice orderly future planning; and (c) are compatible with the surrounding land uses; and (d) maintains the existing rural character of the Precinct.	S2.1 No Solution is prescribed.
SO3 Development protects future expansion opportunities for outdoor sport and passive recreation activities on land— (a) to the west of Teviot Road; and (b) having a distance of approximately 300 metres east of Pub Land; and (c) south of Lot 83 RP845844.	S3.1 No Solution is prescribed.

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Subdivision 11 Specific Assessment Criteria for the Conservation Precinct

3.2.20 Specific Outcomes and Prescribed Solutions for the Conservation Precinct

Table 3.2.20 (Specific Outcomes and Prescribed Solutions for the Conservation 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 3.2.20 Specific Outcomes and Prescribed Solutions for the Conservation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO1 Development is limited and restricted to activity that is compatible with the protection and maintenance of Ecologically Significant Areas and their associated nature conservation values.	S1.1 No Solution is prescribed.
SO2 Development protects and enhances nature conservation ecosystems including their biodiversity from the adverse impacts of— <ul style="list-style-type: none"> (a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution; and (d) environmental harm; and (e) an invasive weed or noxious plant; and (f) a contaminant or a waste; and (g) a hazard or a disaster. 	S2.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO3 Development protects and enhances Ecologically Significant Areas and their nature 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>S3.1 No Solution is prescribed.</p>
<p>SO4 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) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area. 	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development associated with public visitation to an Ecologically Significant Area 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 	<p>S5.1 No Solution is prescribed</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
located such that buffering is retained to any adjoining residential area; and (d) the nature conservation values, integrity and ecological functioning of the Ecologically Significant Area are maintained and protected; and (e) development is located in an area of lesser nature conservation value or are located in an existing cleared area.	

Subdivision 12 Specific Assessment Criteria for the Countryside Precinct

3.2.21 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.2.21 (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 3.2.21 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 by broad hectare farming activity on larger lots which	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>are—</p> <p>(a) typically unsewered; and</p> <p>(b) generally occupied by single dwellings and associated rural outbuildings and exhibiting a 'rural living' character.</p>	
<p>SO2 Development 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 protects and enhances the amenity and character of the Countryside Precinct by providing that—</p> <p>(a) there is no adverse impact on visual or scenic amenity (especially from the major road network); and</p> <p>(b) the future provision of open space corridors is not compromised; and</p> <p>(c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</p> <p>(d) development is maintained in good order and state of repair and is not unsightly; and</p> <p>(e) the safety and efficiency of any existing or planned service or facility is not compromised.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development ensures that Intensive Rural Uses do not occur on land which is proximate to areas of concentrated residential</p>	<p>S4.1 Development ensures that Intensive Rural Uses are not located within 1 kilometre of land in the Park Living Precinct or Rural Residential Precinct.</p>

Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
activity or areas of high scenic value.	
SO5 Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.	S5.1 No Solution is prescribed.
SO6 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.	S6.1 Development ensures that access to a tourist development is only via a local road. S6.2 Development ensures that a tourist development is provided with a 5 metre landscaped buffer to separate it visually from orchards and other cultivation areas. S6.3 Development ensures that a tourist development is not located within 1 kilometre of an Intensive Rural Use other than a wholesale plant nursery.

Subdivision 13 Specific Assessment Criteria for the Active Recreation Precinct

3.2.22 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.2.22 (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 3.2.22 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 in Jimboomba Park provides for— <ul style="list-style-type: none"> (a) a high quality and attractive sport and recreation park serving the needs of the Jimboomba community; and (b) a range of indoor and outdoor sports, recreation and social activities including for example- <ul style="list-style-type: none"> (i) outdoor netball and basketball courts; or (ii) multi-use fields and training grounds for touch football and rugby league; or (iii) multi-purpose centre catering for a range of indoor sports and recreation activities; or (iv) outdoor skate park; or (v) horse access trail; or (vi) ancillary change rooms and amenities; or (vii) food establishment/ reception centre; 	S2.1 No Solution is prescribed. <i>Note: Council has adopted a Recreation Master Plan for Jimboomba Park. Reference to the Jimboomba Park Master Plan Map contained in the Final Report – Jimboomba Park Recreation Master Plan 2005, will assist in demonstrating compliance with this outcome.</i>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
or (viii) hotel/club.	
SO3 Development compliments the style, scale and character of existing uses in Jimboomba Park and the surrounding local area.	<p>S3.1 Development provides that façade design and detailing complement traditional building elements and that facades have a horizontal emphasis.</p> <p>S3.2 Development maintains traditional character through ensuring that buildings incorporate the following—</p> <ul style="list-style-type: none"> (a) high pitched roof forms; and (b) rectangular building plan forms; and (c) extensive use of timber, brick, corrugated iron or similar materials; and (d) additional detailing and fenestration.
SO4 Development incorporates landscaping compatible with the existing landscape character such that the bulk and height of buildings is diminished.	S4.1 No Solution is prescribed.
SO5 Development for other than active Sports, Recreation and Entertainment Uses is limited to ancillary facilities, which support active sports and recreation activities.	S5.1 No Solution is prescribed.
<p>SO6 Development ensures that active sports and recreation facilities—</p> <ul style="list-style-type: none"> (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. 	S6.1 No Solution is prescribed.
SO7 Development provides a benefit to and satisfies a community need of the	S7.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
residents of the Zone and provides for social interaction.	
SO8 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.	S8.1 No Solution is prescribed.
SO9 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development— (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— (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; and	S9.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns. S9.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(b) has an attractive and functional appearance.	
SO10 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.	S10.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO11 Development— (a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; 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.	S11.1 No Solution is prescribed.
SO12 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— (a) land and soils; and (b) environmental values and the integrity of waters, a waterway or a wetland; and (c) riparian habitats; and	S12.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(d) bush habitats.	
<p>SO13 Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	S13.1 No Solution is prescribed.
<p>SO14 Development involving significant public visitation ensures that—</p> <p>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</p> <p>(b) visitor facilities are located where access is 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>	S14.1 No Solution is prescribed.

Subdivision 14 Specific Assessment Criteria for the Passive Recreation Precinct

3.2.23 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.2.23 (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 3.2.23 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> <ul style="list-style-type: none"> (a) Open Space Areas; and (b) recreation reserve areas. 	S1.1 No Solution is prescribed.
<p>SO2 Development protects 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 community.</p>	S2.1 No Solution is prescribed.
<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 	S3.1 No Solution is prescribed

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>the character and amenity of any adjoining land; and</p> <p>(b) visitor facilities are located where access is via a road with an appropriate design capacity; and</p> <p>(c) visitor facilities are located such that buffering is retained to any adjoining residential area; and</p> <p>(d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.</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> <p>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development provides for low-impact recreational activities which are carried out in an ecologically sustainable manner in a</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
natural environment.	
SO7 Development on Lot 83 RP845844 provides for— <ul style="list-style-type: none"> (a) a high quality and attractive recreation park with opportunities for outdoor sport and recreation activities; and (b) maintains or enhances the site's nature conservation values for passive recreation activities. 	S7.1 No Solution is prescribed.

Subdivision 15 Specific Assessment Criteria for the Community Facilities Precinct

3.2.24 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.2.24 (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 3.2.24 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.	S2.1 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.

Part 3 Rural Zone

Division 1 Preliminary

3.3.1 Application of Assessment Provisions

Part 3 (Rural Zone) applies to development in the Rural Zone comprising the Precincts identified in column 1 in Table 3.3.1 (Rural Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.3.1 (Rural Zone and Precincts).

Table 3.3.1 Rural Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Village.	ZM15, ZM16, ZM17, ZM28, ZM31, ZM34, ZM35, ZM37, ZM38, XM41, ZM43
Rural Residential.	ZM11, ZM15, ZM16, ZM17, ZM21, ZM22, ZM23, ZM24, ZM30, ZM31, ZM32, ZM38
Conservation.	ZM01, ZM02, ZM07, ZM11, ZM13, ZM17, ZM24, ZM31, ZM32, ZM33, ZM37, ZM38, ZM39, ZM40, ZM41, ZM42, ZM43, ZM44, ZM45, ZM46, ZM47, ZM48, ZM49, ZM50, ZM51, ZM52
Countryside.	ZM01, ZM02, ZM06, ZM07, ZM08, ZM11, ZM12, ZM13, ZM14, ZM15, ZM16, ZM17, ZM19, ZM20, ZM21, ZM22, ZM23, ZM24, ZM26, ZM27, ZM28, ZM29, ZM30, ZM31, ZM32, ZM33, ZM34, ZM35, ZM36, ZM37, ZM38, ZM39, ZM40, ZM41, ZM42, ZM43, ZM44, ZM45, ZM46, ZM47, ZM48, ZM49, ZM50, ZM51
Equestrian Activities.	ZM21, ZM22, ZM28
Future Dam Catchment.	ZM13, ZM14, ZM20, ZM21 , ZM22, ZM23, ZM29, ZM30
Active Recreation.	ZM15, ZM17, ZM21, ZM22, ZM34, ZM38, ZM41, ZM43, ZM49
Passive Recreation.	ZM07, ZM11, ZM13, ZM14, ZM15, ZM16, ZM17, ZM22 , ZM23, ZM24, ZM27, ZM28, ZM30, ZM31, ZM33, ZM35, ZM36, ZM37, ZM38, ZM40, ZM41, ZM43, ZM45
Community Facilities.	ZM11, ZM15, ZM17, ZM21, ZM22, ZM23, ZM24, ZM25, ZM28, ZM29, ZM31, ZM32, ZM34, ZM35, ZM36, ZM38, ZM40, ZM41, ZM42, ZM43,

Deleted: Rural Industry

Deleted: ZM21

Deleted: ZM21,

Deleted: ZM08,

Deleted: ZM14,

Column 1 Precincts	Column 2 Planning Scheme Maps
	ZM47, ZM49, ZM50

3.3.2 Structure of Assessment Provisions

Part 3 (Rural Zone) comprises—

- (a) an Assessment Table for the Rural 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 Rural Zone which identifies Consistent Development in the Rural Zone; and
- (c) the Rural Zone Code.

Division 2 Assessment Tables

3.3.3 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 Scheme²²; or

²² 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.

- (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.

3.3.4 Assessment Table for Material Change of Use

Table 3.3.4 (Assessment Table for Material Change of Use in the Rural Zone) identifies the development for a Material Change of Use in column 1²³ which is subject to the level of assessment in column 2²⁴ in respect of the Assessment Criteria in column 3²⁵.

²³ See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

²⁴ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

²⁵ See section 1.2.11 (Assessment Criteria).

Table 3.3.4 Assessment Table for Material Change of Use in the Rural Zone²⁶

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 located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Countryside Precinct. <p>Code-assessable, located in the—</p> <ul style="list-style-type: none"> (a) Future Dam Catchment Precinct; or (b) Community Facilities Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Rural Zone Code (section 3.3.8).</p>
Animal Husbandry.	<p>Exempt, if on a lot with a minimum area of 8,000m² located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Community Facilities Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation 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) Equestrian Activities Precinct; or (d) Future Dam Catchment Precinct; or (e) Community Facilities Precinct; or 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Rural Zone Code (section 3.3.8). Parking and Servicing Code (section 5.3.13).</p>

²⁶ 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
	(f) Active Recreation Precinct; or (g) Passive Recreation Precinct.	
Bed and Breakfast.	Self-assessable , if located in the Countryside Precinct.	Rural Zone Code (section 3.3.8) 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).
Camping Ground.	Code-assessable , if located in the Countryside Precinct and the capacity of the development does not exceed 50 persons.	Rural Zone Code (section 3.3.8). 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). Parking and Servicing Code (section 5.3.13).
Caretaker's Residence.	Self-assessable .	Solutions S6.1, S6.2 and S6.3 of section 3.3.12 and S4.1, S4.2 and S4.3 of section 3.3.13 of the Rural Zone Code where Self-assessable. Rural Zone Code (section 3.3.8) 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—	Rural Zone Code (section 3.3.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Rural Residential Precinct; or (b) Countryside Precinct.	Kennel and Cattery Code (section 5.2.44). 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).
Child Care Facility.	Code-assessable , if located in the Village Precinct.	Rural Zone Code (section 3.3.8). 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 in the Village Precinct; 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) located in the Village Precinct; and (b) the combined total gross floor area for the development and existing approved retail uses and office/professional uses does not exceed 300m ² .	If Exempt —None applicable. If Code-assessable — Rural Zone Code (section 3.3.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscaping Code (section 5.3.10) Parking and Servicing Code (section 5.3.13).
Cottage Tourist Facility.	Code-assessable , if— (a) located in the Countryside Precinct; and	Rural Zone Code (section 3.3.8). Cottage Tourist Facility Code (section 5.2.14).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(b) the use area does not exceed 200m 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).
Equestrian Activities.	<p>Self-assessable, if—</p> <p>(a) located in the—</p> <ul style="list-style-type: none"> (i) Rural Residential Precinct; or (ii) Countryside Precinct; or (iii) Equestrian Activities Precinct; and <p>(b) involves—</p> <ul style="list-style-type: none"> (i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m²; 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> <p>(a) not Self-assessable; and</p> <ul style="list-style-type: none"> (i) located in the — <ul style="list-style-type: none"> (A) Rural Residential Precinct; or (B) Countryside Precinct; or (C) Equestrian Activities Precinct; and (ii) Involves the— <ul style="list-style-type: none"> (A) the keeping of between 5 and 10 horses on a Lot with an area 	Rural Zone Code (section 3.3.8) 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>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 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>	
Feedlot Farming.	<p>Exempt²⁷, if—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) located on a lot with a minimum area of 50 hectares; and</p> <p>(c) for up to 150 head of cattle.</p>	None applicable.
Food Establishment/ Reception Centre.	<p>Exempt, if—</p> <p>(a) located in the Village Precinct; and</p> <p>(b) does not involve Building</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable— Rural Zone Code (section</p>

²⁷ Further approval is required in accordance with the *Environmental Protection Act 1994*. Please contact the Department of Primary Industries and Fisheries for further details.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Work or involves only minor Building Work; and</p> <p>(c) does not involve an extension to an outdoor eating area.</p> <p>Code-assessable, if not Exempt and—</p> <p>(a) located in the Village Precinct; or</p> <p>(b) located in the Countryside Precinct and the gross use area does not exceed—</p> <p>(i) 150m² in a building; and</p> <p>(ii) 200m² in total.</p>	<p>3.3.8).</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>Rural Zone Code (section 3.3.8).</p> <p>Forestry Code (section 5.2.26).</p>
General Store.	Code-assessable , if located in the Village Precinct.	<p>Rural Zone Code (section 3.3.8).</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>Landscaping Code (section 5.3.10)</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Home Based Business.	<p>Self-assessable, if a category 1 Home Based Business with a use area that does not exceed 25m² located in the—</p> <p>(a) Village Precinct; or</p> <p>(b) Equestrian Activities Precinct; or</p> <p>(c) Rural Residential Precinct; or</p> <p>(d) Countryside Precinct; or</p> <p>(e) Future Dam Catchment Precinct.</p> <p>Code-assessable, if not Self-</p>	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S6.1, S6.2 and S6.3 of section 3.3.12, S4.1, S4.2 and S4.3 of section 3.3.13 of the Rural Zone Code where Self-assessable.</p> <p>Rural Zone Code (section 3.3.8) where assessable development.</p> <p>Home Based Business Code (section 5.2.29).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>assessable and is—</p> <p>(a) a category 1 Home Based Business with a use area that exceeds 25m² but does not exceed 50m² located in the—</p> <p>(i) Village Precinct; or</p> <p>(ii) Equestrian Activities Precinct; or</p> <p>(iii) Rural Residential Precinct; or</p> <p>(iv) Countryside Precinct; or</p> <p>(v) Future Dam Catchment Precinct; or</p> <p>(b) a category 2 Home Based Business with a use area that does not exceed 50m² located in the—</p> <p>(i) Equestrian Activities Precinct; or</p> <p>(ii) Rural Residential Precinct; or</p> <p>(iii) Countryside Precinct; or</p> <p>(iv) Future Dam Catchment Precinct</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>
House.	<p>Self-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Village Precinct; or</p> <p>(ii) Rural Residential Precinct; or</p> <p>(iii) Equestrian Activities Precinct; or</p> <p>(iv) Countryside Precinct; and</p> <p>(b) located on a lot with an area of 2,000m² or greater; and</p> <p>(c) access is via a constructed road; and</p> <p>(d) where involving a secondary dwelling the gross floor area of the secondary dwelling does</p>	<p>If Code-assessable or Self-assessable—</p> <p>Solutions S6.1, S6.2 and S6.3 of section 3.3.12, S4.1, S4.2 and S4.3 of section 3.3.13 of the Rural Zone Code where Self-assessable.</p> <p>Rural Zone Code (section 3.3.8) where assessable development.</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
	<p>not exceed 100m² and is located within 20 metres of the house.</p> <p>Code-assessable, if—</p> <p>(a) not Self-assessable and located in the—</p> <p>(i) Village Precinct; or</p> <p>(ii) Countryside Precinct; or</p> <p>(iii) Rural Residential Precinct; or</p> <p>(iv) Equestrian Activities Precinct; or</p> <p>(b) located in the Future Dam Catchment Precinct.</p>	
Indoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <p>(a) located in the Active Recreation Precinct; or</p> <p>(b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(c) does not involve fire arm activities; and</p> <p>(d) the gross floor area of the use does not exceed 150m².</p>	None applicable.
Intensive Agriculture.	<p>Code-assessable, if—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) the use is—</p> <p>(i) for a wholesale plant nursery; or</p> <p>(ii) for a mushroom farm and the use does not involve the manufacture of compost on site.</p>	<p>Rural Zone Code (section 3.3.8).</p> <p>Intensive Agriculture Code (section 5.2.41).</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> <p>(a) located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Countryside Precinct;</p>	<p>Rural Zone Code (section 3.3.8).</p> <p>Kennel and Cattery Code (section 5.2.44).</p> <p>Advertising Devices Code</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p style="text-align: center;">or</p> <p>(iii) Equestrian Activities Precinct; and</p> <p>(b) the use involves the keeping of up to—</p> <p>(i) 5 dogs on a lot with a minimum area of 2 hectares; or</p> <p>(ii) 10 dogs on a lot with a minimum area of 4 hectares.</p>	<p>(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—</p> <p>(a) Countryside Precinct; or</p> <p>(b) Equestrian Activities Precinct.</p>	<p>Rural Zone Code (section 3.3.8).</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>
Outdoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <p>(a) located in the Active Recreation Precinct; and</p> <p>(b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(c) does not involve motor sport, firearm activities, a clubhouse or night lighting.</p> <p>Code-assessable, if not Exempt and located in the Active Recreation Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Rural Zone Code (section 3.3.8).</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</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>
Poultry Farm.	Impact-assessable.	<p>Rural Zone Code (section 3.3.8).</p> <p>Poultry Farm Code (section 5.2.62).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		<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>
Produce Store.	Code-assessable , if located in the Village Precinct.	<p>Rural Zone Code (section 3.3.8).</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.
Retail Plant Nursery.	Code-assessable , if located in the Village Precinct.	<p>Rural Zone Code (section 3.3.8).</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>
Retail Showroom.	<p>Exempt, if—</p> <p>(a) located in the Village 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 or display areas.</p> <p>Code-assessable, if not Exempt and—</p> <p>(a) located in the Village</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Rural Zone Code (section 3.3.8).</p> <p>Retail Showroom Code (section 5.2.74).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; and (b) the gross floor area does not exceed 300m ² .	(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) Countryside Precinct; or (iii) Equestrian Activities Precinct; or (iv) Future Dam Catchment 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) Equestrian Activities Precinct; or (iv) Future Dam Catchment 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 — Rural Zone Code (section 3.3.8). 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 Village Precinct; 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	If Exempt —None applicable. If Code-assessable — Rural Zone Code (section 3.3.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>the Village Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved retail uses and office/professional uses does not exceed 300m².</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>
Shopping Centre.	<p>Code-assessable, if—</p> <p>(a) located in the Village Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved retail uses and office/professional uses does not exceed 300m².</p>	<p>Rural Zone Code (section 3.3.8).</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>
Telecommunications Facility.	<p>Code-assessable if not located within 200m of the—</p> <p>(a) Village Precinct; or</p> <p>(b) Rural Residential Precinct; or</p> <p>(c) Community Facilities Precinct.</p>	<p>Telecommunications Facility Code (section 5.2.86).</p>
Temporary Activity.	Exempt.	None applicable.
Temporary Estate Sales Office.	Self-assessable , if located in the Rural Residential Precinct.	<p>Solutions S6.1, S6.2 and S6.3 of section 3.3.12, and S4.1, S4.2 and S4.3 of section 3.3.13 of the Rural Zone Code where Self-assessable.</p> <p>Rural Zone Code (section 3.3.8) where assessable development.</p> <p>Temporary Estate Sales Office Code (section 5.2.89).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code</p>

Deleted: , if located in the Rural Industry Precinct; and

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(section 5.3.6). Landscaping Code (section 5.3.10) Parking and Servicing Code (section 5.3.13).
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—</p> <ul style="list-style-type: none"> (a) not Self-assessable and located in the Countryside Precinct; and (b) the development does not exceed 6 tourist cabins on the site. 	<p>If Self-assessable or Code-assessable—</p> <p>Rural Zone Code (section 3.3.8) where assessable development.</p> <p>Tourist Cabins Code (section 5.2.95).</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>
Tourist Facility.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the Village Precinct; and (b) does not involve Building Work or involves only minor Building Work. <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the Countryside Precinct where the gross floor area does not exceed 75m²; or (b) not Exempt and located in the Village Precinct, where the gross floor area does not exceed 500m². 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Rural Zone Code (section 3.3.8).</p> <p>Tourist Facility Code (section 5.2.98).</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>
Truck Depot.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the Countryside Precinct; and (b) involves the parking of up to 6 heavy vehicles on a lot with a minimum area of 40 hectares. 	<p>Rural Zone Code (section 3.3.8) 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</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(section 5.3.6). Landscape Code (section 5.3.10) Parking and Servicing Code (section 5.3.13).
Utility—Local.	Exempt.	None applicable.
Utility—Major.	Code-assessable , if located in the— (a) Countryside Precinct; or (b) Equestrian Activities Precinct; or (c) Future Dam Catchment Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.	Rural Zone Code (section 3.3.8). Public Utility-Major Code (section 5.2.104). 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).
Veterinary Surgery/Hospital.	Exempt , if— (a) located in the Village Precinct; and (b) does not involve Building Work or involves only minor Building Work. Code-assessable , if not Exempt and located in the Village Precinct.	If Exempt —None applicable. If Code-assessable — Rural Zone Code (section 3.3.8). 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).
Other Defined Uses and Uses which are not Defined Uses.	Impact-assessable.	Rural Zone Code (section 3.3.8). 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
		Parking and Servicing Code (section 5.3.13).

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

Table 3.3.5 (Assessment Table for Development not for a Material Change of Use in the Rural Zone) identifies the development not for a Material Change of Use in column 1²⁸ which is subject to the level of assessment in column 2²⁹ in respect of the Assessment Criteria in column 3³⁰.

Table 3.3.5 Assessment Table for Development not for a Material Change of Use in the Rural Zone³¹

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ³² 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; and Code-assessable , if not Exempt or Self-assessable.	If Exempt —None applicable. If Self-assessable or Code-assessable Solutions S6.1, S6.2 and S6.3 of section 3.3.12, S4.1, S4.2 and S4.3 of section 3.3.13 of the Rural Zone Code where Self-assessable. 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	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

²⁸ See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

²⁹ 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.

³⁰ See section 1.2.11 (Assessment Criteria).

³¹ 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.

³² 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
	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 .	Devices Code. If Code-assessable or Impact-assessable — Rural Zone Code (section 3.3.8). Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot ³³ .	Code-assessable , if— (a) located in the— (i) Village Precinct; or (ii) Countryside Precinct; or (iii) Equestrian Activities Precinct; or (iv) Active Recreation Precinct; or (v) Passive Recreation; or (vi) Community Facilities 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.	If Code-assessable or Impact-assessable — Rural Zone Code (section 3.3.8). Reconfiguring a Lot Code (section 5.4.2)
Carrying out Operational Work for Reconfiguring a Lot.	Code-assessable .	Rural Zone Code (section 3.3.8). Construction and Infrastructure Code (section 5.3.6). Reconfiguring a Lot Code (section 5.4.2)

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³³ 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
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 allotment; or</p> <p>(c) crosses a watercourse when providing access between the road and the building envelope or dwelling.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use.	<p>Exempt if not Code-assessable.</p> <p>Code-assessable, if the car park provides for greater than 8 parking spaces.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Filling or Excavation that is not associated with a Material Change of Use.	<p>Exempt, if—</p> <p>(a) for a dam ancillary to a Rural Use operating on the land; or</p> <p>(b) otherwise—</p> <p>(i) does not comprise more than 1,000m² in area; and</p> <p>(ii) does not exceed an average depth of 500 millimetres; and</p> <p>(iii) does not exceed a maximum depth of 800</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>

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

Division 3 Consistent Development Table

3.3.6 Interpretation of the Consistent Development Table

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

- (a) potentially consistent with the Rural Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.3.7 (Consistent Development Table); and
- (b) inconsistent with the Rural Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.3.7 (Consistent Development Table)³⁴.

3.3.7 Consistent Development Table

Development identified in Table 3.3.5 (Assessment Table for Development not for a Material Change of Use in the Rural Zone) is Consistent Development in all Precincts.

Table 3.3.7 (Consistent Development in the Rural Zone) identifies the development in column 1 which is Consistent Development in column 2.

Table 3.3.7 Consistent Development in the Rural Zone

Column 1 Development	Column 2 Consistent Development
Agriculture.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Equestrian Activities Precinct; or (d) Future Dam Catchment Precinct; or (e) Active Recreation Precinct; or (f) Passive Recreation Precinct; or (g) Community Facilities Precinct.
Animal Husbandry.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Equestrian Activities Precinct; or (d) Future Dam Catchment Precinct; or (e) Active Recreation Precinct; or (f) Passive Recreation Precinct; or (g) Community Facilities Precinct.
Aquaculture.	Where in the— (a) Rural Residential Precinct and the gross use area does not exceed 20% of the site area; or

³⁴ See section 1.2.12 (Consistent Development Tables).

Column 1 Development	Column 2 Consistent Development
	(b) Countryside Precinct.
Bed and Breakfast.	Where in the— (a) Village Precinct; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Future Dam Catchment Precinct.
Camping Ground.	Where in the— (a) Conservation Precinct; or (b) Countryside Precinct; or (c) Future Dam Catchment Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.
Caravan/Relocatable Home Park.	Where in the Rural Residential Precinct.
Caretaker's Residence.	Always.
Cattery.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct.
Child Care Facility.	Where in the Village Precinct.
Commercial Activity.	Where in the Village Precinct.
Corrective Institution.	Where in the Community Facilities Precinct and situated on ³⁵ Lot 1 RP864039.
Cottage Tourist Facility.	Where in the— (a) Village Precinct; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Community Facilities Precinct.
Coursing or Trialling Track.	Where in the Countryside Precinct.
Educational Establishment.	Where in the Community Facilities Precinct.
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Equestrian Activities Precinct; or (d) Future Dam Catchment Precinct; or (e) Active Recreation Precinct. (f) Passive Recreation Precinct; or

³⁵ Refer to Appendix B for further information.

Column 1 Development	Column 2 Consistent Development
	(g) Community Facilities Precinct.
Extractive Industry.	Where in the Countryside Precinct.
Feedlot Farming.	Where in the Countryside Precinct.
Food Establishment/Reception Centre.	Where in the— (a) Village Precinct; or (b) Countryside Precinct.
Forestry.	Where in the Countryside Precinct.
General Store.	Where in the Village Precinct.
Home Based Business.	Where in the— (a) Village Precinct; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Equestrian Activities Precinct; or (e) Future Dam Catchment Precinct.
Hotel/Club.	Where in the Village Precinct.
House.	Where in the— (a) Village Precinct; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Equestrian Activities Precinct; or (e) Future Dam Catchment Precinct.
Indoor Sports, Recreation and Entertainment.	Where in the— (a) Active Recreation Precinct; or (b) Community Facilities Precinct.
Industry—Low Impact/Service.	Where in the— (a) Village Precinct; or (b) Countryside Precinct.
Intensive Agriculture.	Where in the Countryside Precinct.
Intensive Animal Husbandry.	Where in the Countryside Precinct.
Kennel.	Where on a lot with an area greater than 1 hectare in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Equestrian Activities Precinct.
Managers/Workers House.	Where in the— (a) Countryside Precinct; or

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 Rural Industry Precinct.

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Column 1 Development	Column 2 Consistent Development
	(b) Equestrian Activities Precinct.
Market.	Where in the— (a) Village Precinct; or (b) Active Recreation Precinct; or (c) Passive Recreation Precinct; or (d) Community Facilities Precinct.
Outdoor Sports, Recreation and Entertainment.	Where in the— (a) Countryside Precinct; or (b) Active Recreation Precinct; or (c) Passive Recreation Precinct.
Piggery.	Where in the Countryside Precinct.
Poultry Farm.	Where in the Countryside Precinct.
Private Airstrip.	Where in the Countryside Precinct.
Produce Store.	Where in the Village Precinct.
Public Worship.	Where in the— (a) Village Precinct; or (b) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Village Precinct; or (b) Countryside Precinct.
Retail Showroom.	Where in the Village Precinct.
Roadside Stall.	Where in the— (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Equestrian Activities Precinct; or (d) Future Dam Catchment Precinct.
Service Station.	Where in the Village Precinct.
Shop.	Where in the Village Precinct.
Shopping Centre.	Where in the Village Precinct.
Telecommunication Facilities.	Where in the— (a) Village Precinct; or (b) Rural Residential Precinct; or (c) Countryside Precinct; or (d) Equestrian Activities Precinct; or (e) Future Dam Catchment Precinct; or (f) Active Recreation Precinct; or (g) Passive Recreation Precinct; or (h) Community Facilities Precinct.

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Column 1 Development	Column 2 Consistent Development
Temporary Estate Sales Office.	Where in the Rural Residential Precinct.
Tourist Cabins.	Where in the— (a) Village Precinct; or (b) Countryside Precinct.
Tourist Facility.	Where in the— (a) Village Precinct; or (b) Countryside Precinct.
Truck Depot.	Where in the Countryside Precinct.
Utility—Major.	Where in the— (a) Countryside Precinct; or (b) Equestrian Activities Precinct; or (c) Future Dam Catchment Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.
Veterinary Surgery/Hospital.	Where in the Village Precinct.
Warehouse/Storage Facility.	Where in the— (a) Village Precinct; or (b) Countryside Precinct.
Winery/Distillery.	Where in the Countryside Precinct.

Division 4 Rural Zone Code

Subdivision 1 Preliminary

3.3.8 Compliance with the Rural Zone Code

Development complies with the Rural Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Rural Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Rural Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Rural Zone Code and the purpose of the Rural Zone Code being the Overall Outcomes for the Rural Zone.³⁶

³⁶ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Subdivision 2 General Assessment Criteria for the Rural Zone

3.3.9 Purpose of the Rural Zone Code

The Overall Outcomes for the Rural Zone are the purpose of the Rural Zone Code.

3.3.10 Overall Outcomes for the Rural Zone

Table 3.3.10 (Overall Outcomes for the Rural Zone) specifies the Overall Outcomes for the Rural Zone.

Table 3.3.10 Overall Outcomes for the Rural Zone

Overall Outcomes for the Rural 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 recognises and provides for the retention of identified scenic amenity.
OO5	Development ensures that farming activities remain an important part of the visual scenic amenity.
Community Identity, Urban Design Principles and Image	
OO6	Development provides for the establishment, conservation and enhancement of rural character and the promotion of a distinctive rural identity and sense of place.
Community Services	
OO7	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO8	Development for community services is located to provide the most effective and efficient delivery of those services.
OO9	Development will contribute to the collective provision of appropriate community facilities serving the needs of residents.
Cultural Heritage	
OO10	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
Defence Facility Area	
OO11	Development does not compromise the existing or future operational capability of the defence establishment at Canungra.

Overall Outcomes for the Rural Zone	
Ecological Sustainability	
OO12	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.
OO13	Development provides for the ongoing protection of natural drainage catchments, river and stream systems, riparian vegetation and other waterbodies 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.
OO14	Development provides for the maintenance of high standards of air and water quality.
OO15	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
Economic Development	
OO16	Development provides for the ongoing sustainable use of good quality agricultural land for agricultural or Animal Husbandry purposes.
OO17	Development for village – type land uses is contained within rural villages.
OO18	Development provides for the enhancement of employment and investment opportunities through non broad hectare farming activities whilst maintaining rural amenity and farm functionality.
OO19	Development does not compromise the operations of the existing rural industries in the <u>Countryside</u> Precinct.
OO20	<u>The industrial activities of Bromelton are protected from encroachment of incompatible development that have the potential to compromise the function and future expansion of Bromelton as a regionally significant employment node.</u>
OO21	Development involving retail uses and office/professional uses may be supported where the total gross floor area for each village does not exceed 500m ² .
OO22	Development of tourist uses occurs in areas that provide opportunities to appreciate the natural environment and rural landscapes of the Local Government area while not compromising rural activities.
Housing	
OO23	Development provides a diversity of housing forms within the rural villages which cater for the needs of residents.
Infrastructure Efficiency	
OO24	Development for village – type land uses is focused upon identified village areas.
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

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Deleted: Development protects the role and long term use of the Bromelton Zone as a regionally significant major industry area and does not compromise future possible expansion opportunities of the Bromelton Zone.

Overall Outcomes for the Rural Zone	
	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.
OO30	Development for urban development is supported in Rathdowney where it supports the provision of an efficient reticulated water supply.
OO31	Development makes adequate provision for on-site effluent treatment and disposal where reticulated sewerage is not provided or envisaged.
Landscaping	
OO32	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Rural Zone and serves to reinforce community identity and cohesion.
Noise, Air and Light Emissions	
OO33	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.
Open Space, Sport and Recreation Facilities	
OO34	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.
OO35	Development contributes to the provision of adequate and appropriate sport and recreation facilities serving the needs of residents.
OO36	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
Protection of Personal Health, Safety and Property	
OO37	Development is located and designed to minimise the potential risk to life and property from natural hazards.
Transport and Access	
OO38	Development provides for vehicle connectivity and ease of mobility.
OO39	Development minimises conflicts between local and through traffic.
Precinct Intent	
OO40	Development within the Village Precinct provides for a range of village – type land uses serving the local community including a limited range of localised convenience shopping, specialty shopping, lower order professional offices and businesses, tourist facilities and urban residential type housing on unsewered allotments.
OO41	Development within the Rural Residential Precinct is to cater principally for rural-residential activity on larger acreage lots which are typically unsewered.
OO42	Development within the Conservation Precinct is limited and restricted

Overall Outcomes for the Rural Zone	
	to those uses that are compatible with the protection and enhancement of these Ecologically Significant Areas and their associated nature conservation, biodiversity and scenic amenity values.
OO43	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.
OO44	Development within the Equestrian Activities Precinct is generally agricultural in character but focussed primarily on uses directly related to or associated with equestrian activities.
OO45	Development within the Future Dam Catchment Precinct is typically agricultural in character and supports limited-impact activities which are not likely to contribute to the pollution of the catchment or the reduction in the ability of the land to serve as a future water supply or storage area.
OO46	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.
OO47	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 picnics, dog walking, strolling, kite flying and the like.
OO48	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	
OO49	Development in respect of land in the Rural Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— <ul style="list-style-type: none"> (a) the land is not necessarily suitable for urban development; and (b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and (d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.
Intensity of Development	
OO50	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.

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Deleted: Development within the **Rural Industry Precinct** is characterised by intensive rural processing or manufacturing activity and focused principally on activity directly related to traditional broad hectare farming.

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Overall Outcomes for the Rural Zone	
OO51	<p>Development, being Reconfiguring a Lot—</p> <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 identified 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.³⁷

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3.3.11 Specific Outcomes and Prescribed Solutions for the Rural Zone

Table 3.3.11 (Specific Outcomes and Prescribed Solutions for the Rural 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.

Table 3.3.11 Specific Outcomes and Prescribed Solutions for the Rural Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Consistent Development	
SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.3.7 Consistent Development in the Rural Zone.	S1.1 No Solution is prescribed.
Amenity, Environmental Management and Greenspace	
SO2 Development— (a) protects and enhances rural amenity, rural character and a pleasant and safe living and working	S2.1 No Solution is prescribed.

³⁷ 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>environment; and</p> <p>(b) has a built form which is consistent with the scale and form of development in the Zone generally; and</p> <p>(c) provides buffering between non-rural uses and rural uses; and</p> <p>(d) provides buffering between rural uses and major transport routes.</p>	
<p>SO3 Development—</p> <p>(a) protects and enhances the values of areas of ecological significance and, where possible, provides for the areas to be linked; and</p> <p>(b) provides for areas of ecological significance to be retained in public ownership or held in private ownership where suitable management arrangements are in place to protect the ecological values of the area; and</p> <p>(c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development protects and enhances rural scenic amenity and provides—</p> <p>(a) a simple grid road network system in the rural areas following the topography with typically narrow road reserves; 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
<ul style="list-style-type: none"> (b) open rural fencing styles; and (c) hedgerows and close roadside planting; and (d) a variety of rural structures set back from the road; and (e) main buildings located in mid to background of penetrating views; and (f) views onto creeks, streamlines and open pastures; and (g) mixed cottage garden styles; and (h) closed canopies over roadways; and (i) patches of tall open native trees within open pastures; and (j) patches of remnant and regrowth rainforest; and (k) a diverse pattern of villages and hamlets set in a mixed semi-rural landscape; and (l) forested escarpment areas. 	
<p>SO5 Development ensures that non-intensive, broad hectare farming type activity is the dominant landscape element.</p>	<p>S5.1 No Solution is prescribed.</p>
Community Identity, Urban Design Principles and Image	
<p>SO6 Development for broad hectare farming 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 on the rural road network is managed effectively; and (b) there is no adverse 	<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>impact on streetscape; and;</p> <p>(c) landscaping and other treatments are provided to adequately buffer or screen non-rural from rural uses; and</p> <p>(d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</p> <p>(e) the level of crime and the fear of crime, is not increased; and</p> <p>(f) the safe and efficient use of existing or planned Community Care Centre is not disadvantaged.</p>	
<p>SO7 Development for non-rural and non-Rural Residential purposes within the Village Precinct is consistent with existing and intended scale and built form by providing that development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <p>(i) height, mass and proportions; and</p> <p>(ii) roof form and pitch; and</p> <p>(iii) building materials, patterns, textures and colours and other decorative elements; 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"> (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) is consistent with the pattern of development shown on a structure plan map; and (c) has an attractive and functional appearance; and (d) is orientated toward the road network; and (e) contributes positively to streetscape and built form; and (f) is integrated with existing buildings; and (g) provides a cohesive built form. 	
Community Services	
SO8 Development supports a range of community services commensurate with need.	S8.1 No Solution is prescribed.
SO9 Development ensures that the need for additional facilities shall be determined based on the existing and projected population in the Zone and relevant Precincts.	S9.1 No Solution is prescribed.
SO10 Development contributes to the provision of community	S10.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
services by not compromising opportunities to establish new, or enhance existing, community services and community service facilities.	
Cultural Heritage	
SO11 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S11.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character.
Defence Facility Area	
SO12 Development does not compromise the operational capability of the defence establishment at Canungra.	S12.1 No Solution is prescribed.
Ecological Sustainability	
SO13 Development within reticulated areas makes provision for connection to the reticulation system.	S13.1 Development in the village of Rathdowney is connected to the reticulated water network.
SO14 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S14.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> .
SO15 Development provides for the storage of rainwater or equivalent for non-potable purposes such as gardening and toilet flushing.	S15.1 No Solution is prescribed.
SO16 Development conserves the use of non-renewable energy resources by providing that development— (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual	S16.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self- assessable Probable Solutions – if Code- assessable
buildings in terms of— (i) layout; and (ii) materials; and (iii) orientation on the site; and (iv) relationship to adjoining uses.	
SO17 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.	S17.1 No Solution is prescribed.
SO18 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna. <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>	S18.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in <i>Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species</i> . S18.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community. S18.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO19 Development identifies, protects and enhances Ecologically Significant Areas and other nature conservation values.</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>	S19.1 No Solution is prescribed.
Economic Development	
SO20 Development is designed and located so as not to interfere with broad hectare farming uses.	S20.1 No Solution is prescribed.
SO21 Development provides a range of rural employment opportunities for residents within the Zone.	S21.1 No Solution is prescribed.
<p>SO22 Development being a tourist activity is encouraged only where—</p> <p>(a) suitable infrastructure exists to support it; and</p> <p>(b) good quality agricultural land is not compromised; and</p> <p>(c) the activity proposed is compatible with the existing or adjoining rural uses.</p>	S22.1 No Solution is prescribed.
Housing	
SO23 Development provides for a diversity of housing forms and a variety in housing types to meet the housing needs of the community.	S23.1 No Solution is prescribed.
SO24 Development being a House limits adverse impacts on existing residential amenity	S24.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self- assessable Probable Solutions – if Code- assessable
<p>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 surrounding development; and (d) the protection and enhancement of personal health, safety and property; and (e) achieving a sense of place. 	
<p>SO25 Development provides that the orientation and form of buildings and 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 summer; and (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds. 	<p>S25.1 No Solution is prescribed.</p>
<p>SO26 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</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
Infrastructure Efficiency	
<p>SO27 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>S27.1 Development is located in a Precinct suitable for the intended use.</p> <p>S27.2 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO28 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.</p>	<p>S28.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i>.</p> <p>S28.2 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.</p>
<p>SO29 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.</p>	<p>S29.1 No Solution is prescribed.</p>
Landscaping	
<p>SO30 Development within the Village Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.</p>	<p>S30.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self- assessable Probable Solutions – if Code- assessable
SO31 Development for Industrial Uses within the Village 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.	S31.1 No Solution is prescribed.
Noise, Air and Light Emissions	
SO32 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S32.1 No Solution is prescribed.
SO33 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S33.1 No Solution is prescribed.
SO34 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	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 major recreation areas.	S35.1 No Solution is prescribed.
SO36 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S36.1 No Solution is prescribed.
SO37 Development provides opportunities for the	S37.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
establishment, expansion or enhancement of district level playing fields serving the needs of residents.	
SO38 Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S38.1 No Solution is prescribed.
Protection of Personal Health, Safety and Property	
SO39 Development is not to exacerbate or be adversely affected by flood events.	<p>S39.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.</p> <p>S39.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.</p>
SO40 Development within the Rural Zone protects and enhances personal health, safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through—	S40.1 No Solution is prescribed.
<p>(a) the design of public access ways, pedestrian areas and public spaces generally to avoid dark corners and encourage casual surveillance; and</p> <p>(b) the provision of entry points to buildings which are clearly visible; and</p> <p>(c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.</p>	
SO41 Development is sympathetic to natural hazard constraints.	S41.1 Development is designed to avoid flood, steep slopes and high bushfire hazard areas.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self- assessable Probable Solutions – if Code- assessable
	S41.2 Development provides for building envelopes where lots are constrained.
SO42 Development, being a residential use, protects the personal health, safety and property of the community from the adverse impacts of chemical use, gases and other potential contaminants on the premises that would not be reasonably associated with the use.	S42.1 Development is not located on premises which is contaminated land.
Transport and Access	
SO43 Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure.	S43.1 No Solution is prescribed.
SO44 Development provides road transport infrastructure which— (a) services the development; and (b) integrates with the existing and planned road transport infrastructure; and (c) protects and enhances the road hierarchy.	S44.1 No Solution is prescribed.
SO45 Development provides for an integrated and efficient transport 'network' that meets the needs of the rural community.	S45.1 No Solution is prescribed.
Growth Management	
SO46 Development in respect of land in the Rural Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— (a) the land is not necessarily suitable for	S46.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>urban development; and</p> <p>(b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</p> <p>(c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</p> <p>(d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.</p>	
Intensity of Development	
<p>SO47 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</p>	<p>S47.1 No Solution is prescribed.</p>

³⁸ 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
Table 5.4.6B (Lot Design Specifications); and (ii) the Regulatory Provisions of the South East Queensland Regional Plan. ³⁸	

Subdivision 3 Specific Assessment Criteria for the Village Precinct

3.3.12 Specific Outcomes and Prescribed Solutions for the Village Precinct

Table 3.3.12 (Specific Outcomes and Prescribed Solutions for the Village 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 3.3.12 Specific Outcomes and Prescribed Solutions for the Village Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development for Business Uses and Tourist Uses within the Precinct exhibits a ‘country village’ character typified by the provision of—</p> <p>(a) buildings with minimal or no setback to the street; and</p> <p>(b) verandahs facing the street frontage or over-footpath awnings; and</p> <p>(c) building designs based on early 20th century architecture.</p>	S1.1 No Solution is prescribed.
<p>SO2 Development for Business Uses and Tourist Retail Uses are located on the main street.</p>	S2.1 No Solution is prescribed.
<p>SO3 Development provides for predominantly low-density, urban residential development characterised by—</p> <p>(a) single dwellings on existing lots; and</p> <p>(b) typically unsewered.</p>	S3.1 No Solution is prescribed.
<p>SO4 Development within the Village Precinct does not exceed a total maximum GFA for retail and office/business activity of 500m².</p>	S4.1 No Solution is prescribed.
<p>SO5 Development for Business Uses within the Village Precinct does not exceed a total maximum GFA for retail and office/business activity of 500m².</p>	S5.1 No Solution is prescribed.
<p>SO6 Development ensures a building height, bulk and setback consistent with the character of a country town.</p>	<p>S6.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S6.2 Development ensures that building bulk does not exceed a plot ratio of 0.5.</p> <p>S6.3 Development for Residential Uses</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
	<p>ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 6.0 metres from the primary street frontage which provides vehicular access to the development; and (b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and (c) the distance specified in the <i>Standard Building Regulation 1993</i> in the case of the setback from a side and rear boundary. <p>S6.4 Development for Business Uses and Industry Uses ensures that buildings maintain a rural village character by using materials and design to blend with surrounding buildings.</p>
<p>SO7 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>S7.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO8 Development in the Village Centre Precinct at Rathdowney addresses the street and provides continuous pedestrian shelter.</p>	<p>S8.1 No Solution is prescribed.</p>
<p>SO9 Development provides for Village 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 	<p>S9.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
<p>respects the characteristics and setting of the land; and</p> <p>(c) integration with surrounding development; and</p> <p>(d) the shared use of community facilities, infrastructure and parks; and</p> <p>(e) achieving a sense of place.</p>	
<p>SO10 Development provides that the orientation and form of buildings and 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>S10.1 No Solution is prescribed.</p>
<p>SO11 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S11.1 No Solution is prescribed.</p>
<p>SO12 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</p>	<p>S12.1 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;">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>	
SO13 Development for Business Uses in Rathdowney addresses the street and provides continuous pedestrian shelter.	S13.1 No Solution is prescribed.

Subdivision 4 Specific Assessment Criteria for the Rural Residential Precinct

3.3.13 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.3.13 (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 3.3.13 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;	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
and (b) generally single dwellings exhibiting a 'rural living' character.	
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, including, but not limited to— (a) detached dwellings on rural residential lots; or (b) attached dwellings of various forms.	S3.1 No Solution is prescribed.
SO4 Development ensures a building height, bulk and setback consistent with a rural living character.	<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 plot ratio of 0.1.</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.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
<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. 	<p>S5.1 No Solution is prescribed.</p>
<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 5 Specific Assessment Criteria for the Conservation Precinct

3.3.14 Specific Outcomes and Prescribed Solutions for the Conservation Precinct

Table 3.3.14 (Specific Outcomes and Prescribed Solutions for the Conservation 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 3.3.14 Specific Outcomes and Prescribed Solutions for the Conservation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is limited and restricted to activity that is compatible with the protection and maintenance of Ecologically Significant Areas and their associated nature conservation values.	S1.1 No Solution is prescribed.
SO2 Development protects and enhances ecosystems including their biodiversity from the adverse impacts of— <ul style="list-style-type: none"> (a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution; and (d) environmental harm; and (e) an invasive weed or noxious plant; and (f) a contaminant or a waste; and (g) a hazard or a disaster. 	S2.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
<p>SO3 Development 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>S3.1 No Solution is prescribed.</p>
<p>SO4 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) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area. 	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development associated with public visitation to an Ecologically Significant Area 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 	<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>located such that buffering is retained to any adjoining residential area; and</p> <p>(d) the nature conservation values, integrity and ecological functioning of the Ecologically Significant Area are maintained and protected; and</p> <p>(e) development is located in an area of lesser nature conservation value or are located in an existing cleared area.</p>	

Subdivision 6 Specific Assessment Criteria for the Countryside Precinct

3.3.15 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.3.15 (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 3.3.15 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 by broad hectare farming activity on larger lots which	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
<p style="text-align: center;">are—</p> <p>(a) typically unsewered; and</p> <p>(b) generally occupied by single dwellings and associated rural outbuildings and exhibiting a ‘rural living’ character.</p>	
<p>SO2 Development 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 Rural Precinct by providing that—</p> <p>(a) there is no adverse impact on visual or scenic amenity (especially from the major road network); and</p> <p>(b) the future provision of open space corridors is not compromised; and</p> <p>(c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</p> <p>(d) development is maintained in good order and state of repair and is not unsightly; and</p> <p>(e) the safety and efficiency of any existing or planned service or facility is not compromised.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development ensures that Intensive Rural Uses do not</p>	<p>S5.1 Development ensures that Intensive Rural Uses are not</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
occur on land which is proximate to areas of residential activity or areas of high scenic value.	located within 1 kilometre of land in the Rural Residential Precinct or Village 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.
SO8 Development protects future possible expansion opportunities of the adjacent Bromelton State Development Area Zone .	S8.1 No Solution is prescribed.
SO9 Development for tourism purposes occurs in a manner which complements and promotes the scenic landscape and rural character of the Local Government area through— (a) the layout of driveways, uses and facilities; and (b) the architectural form and materials of construction of buildings and structures; and (c) the provision of leisure and recreation activities	S9.1 No Solution is prescribed.

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 <#>Teviot Brook to the north; and¶
 <#>Kooralbyn Road to the south; and¶
 <#>a distance of 2 kilometres west of the Brisbane-Sydney railway line; and ¶
 a distance of 2 kilometres east of the Brisbane-Sydney railway line or to the Logan River, whichever is the lesser.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
that are based on rural-orientated activities or are visually compatible with the rural landscape.	

Subdivision 7 Specific Assessment Criteria for the Equestrian Activities Precinct

3.3.16 Specific Outcomes and Prescribed Solutions for the Equestrian Activities Precinct

Table 3.3.16 (Specific Outcomes and Prescribed Solutions for the Equestrian Activities 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 3.3.16 Specific Outcomes and Prescribed Solutions for the Equestrian Activities Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is typically rural (Animal Husbandry) in character but focused primarily on activity directly associated with the equine industry.	S1.1 No Solution is prescribed.
SO2 Development provides a range of employment opportunities for residents within the Zone.	S2.1 No Solution is prescribed.
SO3 Development within the Equestrian Activities 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	S3.1 No Solution is prescribed.

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 Subdivision 7 . Specific Assessment Criteria for the Rural Industry Precinct¶
 <#>Specific Outcomes and Prescribed Solutions for the Rural Industry Precinct¶
 Table 3.3.16 (Specific Outcomes and Prescribed Solutions for the Rural Industry Precinct) 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.¶
Table 3.3.16 . Specific Outcomes and Prescribed Solutions for the Rural Industry Precinct¶
Column 1¶
Specific Outcomes ... [1]

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
premises and a public place.	
<p>SO4 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <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; and <p>(b) has an attractive and functional appearance.</p>	<p>S4.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S4.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.</p>
<p>SO5 Development within the Precinct protects and enhances Ecologically Significant Areas and their nature 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 	<p>S5.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
wetland; and (c) riparian habitats; and (d) bush habitats.	
SO6 Development that is adjacent to an Ecologically Significant Area— (a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and (b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.	S6.1 No Solution is prescribed.
SO7 Development involving significant public visitation ensures that— (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 provided to any adjoining sensitive area; and (d) the amenity, scenic values and integrity of surrounding rural areas or Ecologically Significant Areas are maintained and protected.	S7.1 No Solution is prescribed.

Subdivision 8 Specific Assessment Criteria for the Future Dam Catchment Precinct

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3.3.17 Specific Outcomes and Prescribed Solutions for the Future Dam Catchment Precinct

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Table 3.3.17, (Specific Outcomes and Prescribed Solutions for the Future Dam Catchment Precinct) identifies in—

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- (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 3.3.17 Specific Outcomes and Prescribed Solutions for the Future Dam Catchment Precinct

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is typically agricultural in character and supportive of activity that— (a) is unlikely to contribute to the pollution or contamination of the Precinct; or (b) is unlikely to reduce the ability of the land to serve as a future water supply or storage area.	S1.1 No Solution is prescribed.
SO2 Development protects and enhances natural drainage catchments, river and stream systems, riparian vegetation and other water bodies to maintain the nature conservation values and functions of the ecosystems, the health of individual communities and to enhance values for native flora and fauna habitat, recreation and other uses.	S2.1 No Solution is prescribed.
SO3 Development provides for the maintenance of high standards of air and water quality.	S3.1 No Solution is prescribed.

Subdivision 9 Specific Assessment Criteria for the Active Recreation Precinct

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3.3.18 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

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Table 3.3.18 (Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct) identifies in—

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- (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 3.3.18 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

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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. Development within the Precinct is typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.	S1.1 No Solution is prescribed.
SO2 Development provides for the ongoing active sporting and recreational needs of the community including— (a) headquarter sports; and (b) suburban sporting and training grounds.	S2.1 No Solution is prescribed.
SO3 Development for other than active sports and recreation is limited to ancillary facilities, which support active sport and recreation pursuits.	S3.1 No Solution is prescribed.
SO4 Development ensures that active sports and recreation	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
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.	
SO5 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S5.1 No Solution is prescribed.
SO6 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.	S6.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO7 Development— (a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; 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.	S7.1 No Solution is prescribed.
SO8 Development for Equestrian Activities provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and	S8.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.	
<p>SO9 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <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; and <p>(b) has an attractive and functional appearance.</p>	<p>S9.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S9.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.</p>
<p>SO10 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>	<p>S10.1 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"> (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>SO11 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) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area. 	S11.1 No Solution is prescribed.
<p>SO12 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 such that buffering is provided to any adjoining sensitive area; and (d) the amenity, scenic values and integrity of surrounding rural areas of Ecologically 	S12.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
Significant Areas are maintained and protected.	

Subdivision 10 Specific Assessment Criteria for the Passive Recreation Precinct

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3.3.19 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

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Table 3.3.19 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

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- (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 3.3.19 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

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

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

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO5 Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</p> <p>(b) 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>SO6 Development provides for low-impact recreational activities which are carried out in an ecologically sustainable manner in a natural environment.</p>	S6.1 No Solution is prescribed.

Subdivision 11 Specific Assessment Criteria for the Community Facilities Precinct

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3.3.20 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

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Table 3.3.20 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) identifies in—

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- (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 3.3.20 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

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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.	S2.1 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.

Part 4 Kooralbyn Zone

Division 1 Preliminary

3.4.1 Application of Assessment Provisions

Part 4 (Kooralbyn Zone) applies to development in the Kooralbyn Zone comprising the Precincts identified in column 1 in Table 3.4.1 (Kooralbyn Zone and Precincts), as shown on the Planning Maps in column 2 in Table 3.4.1 (Kooralbyn Zone and Precincts).

Table 3.4.1 Kooralbyn Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Business.	ZM27
Industry.	ZM27
Residential.	ZM27
Rural Residential.	ZM27
Emerging Community.	ZM27
Active Recreation.	ZM27
Passive Recreation.	ZM27
Community Facilities.	ZM27

3.4.2 Structure of Assessment Provisions

Part 4 (Kooralbyn Zone) comprises—

- (a) an Assessment Table for the Kooralbyn 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 Kooralbyn Zone which identifies Consistent Development in the Kooralbyn Zone; and
- (c) the Kooralbyn Zone Code.

Division 2 Assessment Tables

3.4.3 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 Scheme³⁹; 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—

³⁹ 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.

- (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.

3.4.4 Assessment Table for Material Change of Use

Table 3.4.4 (Assessment Table for Material Change of Use in the Kooralbyn Zone) identifies the development for a Material Change of Use in column 1⁴⁰ which is subject to the level of assessment in column 2⁴¹ in respect of the Assessment Criteria in column 3⁴².

Table 3.4.4 Assessment Table for Material Change of Use in the Kooralbyn Zone⁴³

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 Rural Residential Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Emerging Community; or</p> <p>(c) Active Recreation Precinct; or</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Kooralbyn Zone Code (section 3.4.8).</p>

⁴⁰ See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

⁴¹ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

⁴² See section 1.2.11 (Assessment Criteria).

⁴³ 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
	(d) Passive Recreation Precinct.	
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) Active Recreation Precinct; or</p> <p>(c) Passive Recreation Precinct; or</p> <p>(d) Community Facilities Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Active Recreation Precinct; or</p> <p>(c) Passive Recreation Precinct; or</p> <p>(d) Community Facilities Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Bed and Breakfast.	<p>Self-assessable, if—</p> <p>(a) located in the—</p> <p style="padding-left: 20px;">(i) Residential Precinct; or</p> <p style="padding-left: 20px;">(ii) Rural Residential Precinct with a minimum lot size of 2,000m²; and</p> <p>(b) access is via a constructed road.</p> <p>Code-assessable, if not Self-assessable and located in the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Rural Residential Precinct.</p>	<p>If Self-assessable or Code-assessable —</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) 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>
Caretaker's Residence.	Self-assessable.	Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		<p>S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</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>
Cattery.	Code-assessable , if located in the Rural Residential Precinct.	<p>Kooralbyn Zone Code (section 3.4.8).</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>Landscaping Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Child Care Facility.	Code-assessable , if located in the Business Precinct.	<p>Kooralbyn Zone Code (section 3.4.8).</p> <p>Child Care Facility Code (section 5.2.8).</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>
Commercial Activity.	Exempt , if— (a) does not involve Building Work or involves only minor Building Work; and (b) located in the Business	<p>If Exempt—None applicable.</p> <p>If Code-assessable— Kooralbyn Zone Code (section 3.4.8).</p>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Business Precinct; or</p> <p>(b) Industry Precinct and the use is associated with an industry use on the same land.</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>
Educational Establishment.	<p>Code-assessable, if located in the Community Facilities Precinct.</p>	<p>Kooralbyn Zone Code (section 3.4.8).</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> <p>(a) Located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Active Recreation Precinct; or</p> <p>(iii) Passive Recreation Precinct; or</p> <p>(iv) Community Facilities 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</p>	<p>If Self-assessable or Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</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>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) Active Recreation Precinct; or</p> <p>(C) Passive Recreation Precinct; or</p> <p>(D) Community Facilities Precinct; and</p> <p>(ii) involves the—</p> <p>(A) the 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 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</p>	

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>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>	
<p>Food Establishment/ Reception Centre.</p>	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the Business Precinct; and (b) does not involve Building Work or involves only minor Building Work; and (c) does not involve an extension to an outdoor eating area. <p>Code-assessable, if not Exempt and located in the Business Precinct.</p>	<p>If Exempt —None applicable.</p> <p>If Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8).</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>
<p>Home Based Business.</p>	<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) Emerging Community 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) Emerging Community 	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) 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
	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 50m ² and located in the— (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Emerging Community Precinct.	
Hotel/Club.	Code-assessable , if in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). 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).
House.	Self-assessable , if— (a) located in the— (i) Residential Precinct; or (ii) Rural Residential Precinct with a minimum lot size of 2,000m ² ; or (iii) Emerging Community Precinct with a minimum lot size of 2,000m ² ; and (b) access is via a constructed road; and (c) where involving a secondary dwelling the gross floor area of the secondary dwelling does not exceed 100m ² and is	If Self-assessable or Code-assessable — Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) 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).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>located within 20 metres of the house.</p> <p>Code-assessable, if not Self-assessable and located in the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Rural Residential Precinct; or</p> <p>(c) Emerging Community Precinct.</p>	
Indoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <p>(a) located in the Active Recreation Precinct; and</p> <p>(b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(c) does not involve fire arm activities; and</p> <p>(d) the gross floor area of the use does not exceed 150m².</p> <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) the use is for an indoor sports centre or gymnasium.</p> <p>Code-assessable, if not Self-assessable and—</p> <p>(a) located in the Industry Precinct; and</p> <p>(b) the use is for an indoor sports centre or gymnasium.</p>	<p>If Exempt—None applicable.</p> <p>If Self-assessable or Code-assessable—</p> <p>Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</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 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</p>	<p>If Self-assessable or Code-assessable —</p> <p>Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	metres of land in the— (i) Residential Precinct; or (ii) Rural Residential Precinct. Code-assessable , if not Self-assessable and located in the Industry Precinct.	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).
Industry— General.	Self-assessable , if— (a) located in the Industry Precinct; 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— (i) Residential Precinct; or (ii) Rural Residential Precinct. Code-assessable , if not Self-assessable and in the Industry Precinct.	If Self-assessable or Code-assessable — Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) 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).
Kennel.	Code-assessable , if located in the Rural Residential Precinct, and involves the keeping of up to— (a) 5 dogs on a lot with a minimum area of 2 hectares; or (b) 10 dogs on a lot with a minimum area of 4 hectares.	Kooralbyn Zone Code (section 3.4.8). Kennel and Cattery Code (section 5.2.44). 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).
Market.	Code-assessable , if located in the—	Kooralbyn Zone Code (section 3.4.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Business Precinct; or (b) Active Recreation Precinct; or (c) Community Facilities Precinct.	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).
Medium Density Residential.	Code-assessable , if located in the Residential Precinct.	Kooralbyn Zone Code (section 3.4.8). 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).
Motel.	Code-assessable , if located in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). 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).
Outdoor Sports, Recreation and Entertainment.	Exempt , if— (a) located in the Active Recreation Precinct; and (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) and does not involve motor sport, firearm activities, a clubhouse or night lighting. Code-assessable , if not Exempt and located in the	If Exempt —None applicable. If Code-assessable — Kooralbyn Zone Code (section 3.4.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Active Recreation Precinct.	(section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Passenger Terminal.	Code-assessable , if located in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). 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.	Self-assessable , if located in the Industry Precinct.	Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) where assessable development. 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.	Kooralbyn Zone Code (section 3.4.8). Public Worship Code (section 5.2.68). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(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) Business Precinct; or (b) Industry Precinct.	Kooralbyn Zone Code (section 3.4.8). 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.	Code-assessable , if located in the— (a) Business Precinct; or (b) Industry Precinct.	Kooralbyn Zone Code (section 3.4.8). 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).
Road.	Exempt.	None applicable.
Roadside Stall.	Exempt , if— (a) located in the Rural Residential Precinct; and (b) the total floor area and display area is 5m ² or less. Code-assessable , if not Exempt and— (a) located in the Rural Residential Precinct; and (b) the total floor area and display area is greater than 5m ² but does not exceed	If Exempt —None applicable. If Code-assessable — Kooralbyn Zone Code (section 3.4.8). Roadside Stall Code (section 5.2.77). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	25m ² .	Parking and Servicing Code (section 5.3.13).
Shop.	<p>Exempt, if—</p> <p>(a) located in the Business Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the Business Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved retail uses and office/professional uses does not exceed 800m².</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8).</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>
Shopping Centre.	<p>Code-assessable, if—</p> <p>(a) located in the Business Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved retail uses and office/professional uses does not exceed 800m².</p>	<p>Kooralbyn Zone Code (section 3.4.8).</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>
Telecommunications Facility.	<p>Code-assessable, if located in the Industry Precinct; and not located within 200 metres of the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Rural Residential Precinct; or</p> <p>(c) Emerging Community Precinct; or</p> <p>(d) Community Facilities Precinct.</p>	Telecommunications Facility Code (section 5.2.86).
Temporary Activity.	Exempt.	None applicable.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Tourist Facility.	Code-assessable , if located in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). 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— (a) located in the Industry Precinct; and (b) involves the parking of up to 6 heavy vehicles on a lot. Code-assessable , if not Self-assessable and involves the parking of more than 6 heavy vehicles on a lot in the Industry Precinct.	If Self-assessable or Code-assessable — Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) where assessable development. Truck Depot Code (section 5.2.101). 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).
Utility—Local.	Exempt.	None applicable.
Utility—Major.	Code-assessable , if located in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Rural Residential Precinct and not located within 100 metres of a dwelling; or (d) Active Recreation Precinct.	Kooralbyn Zone Code (section 3.4.8). Utility-Major Code (section 5.2.104). 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
		Parking and Servicing Code (section 5.3.13).
Veterinary Surgery/Hospital.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p style="padding-left: 20px;">(i) Business Precinct; or</p> <p style="padding-left: 20px;">(ii) Industry Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if —</p> <p>(a) not Exempt and located in the—</p> <p style="padding-left: 20px;">(i) Business Precinct; or</p> <p style="padding-left: 20px;">(ii) Industry Precinct.</p> <p>(b) the use is associated with Equestrian Activities and is located in the —</p> <p style="padding-left: 20px;">(i) Active Recreation Precinct; or</p> <p style="padding-left: 20px;">(ii) Community Facilities Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8).</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 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 style="padding-left: 20px;">(i) Residential Precinct; or</p> <p style="padding-left: 20px;">(ii) the 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>Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) 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>Parking and Servicing Code (section 5.3.13).</p>
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	<p>Kooralbyn Zone Code (section 3.4.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and</p>

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).

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

Table 3.4.5 (Assessment Table for Development not for a Material Change of Use in the Kooralbyn Zone) identifies the development not for a Material Change of Use in column 1⁴⁴ which is subject to the level of assessment in column 2⁴⁵ in respect of the Assessment Criteria in column 3⁴⁶.

Table 3.4.5 Assessment Table for Development not for a Material Change of Use in the Kooralbyn Zone⁴⁷

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ⁴⁸ 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 S2.1 of section 3.4.12, S3.1 of section 3.4.13, S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code. Construction and Infrastructure Code (section 5.3.6) if Building Work involving Filling, excavating or a retaining wall.

⁴⁴ See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

⁴⁵ 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.

⁴⁶ See section 1.2.11 (Assessment Criteria).

⁴⁷ 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.

⁴⁸ 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
Placing an Advertising Device not associated with a Material Change of Use.	<p>Exempt, if meets the criteria set out in Schedule 3 (Exempt Advertising Devices).</p> <p>Self-assessable, if a window sign in a business and industry area.</p> <p>Code-assessable, if not Exempt, Self-assessable or Impact-assessable.</p> <p>Impact-assessable, if a billboard which has a sign face with an area greater than 8m².</p>	<p>If Exempt—None applicable.</p> <p>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.</p> <p>If Code-assessable or Impact-assessable— Kooralbyn Zone Code (section 3.4.8). Advertising Devices Code (section 5.3.2).</p>
Reconfiguring a Lot.	<p>Code-assessable, if—</p> <p>(a) located in the—</p> <ul style="list-style-type: none"> (i) Industry Precinct; or (ii) Residential Precinct; or (iii) Business Precinct; or (iv) Active Recreation Precinct; or (v) Passive Recreation Precinct; or (vi) Community Facilities Precinct; or <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>	<p>If Code-assessable or Impact-assessable— Kooralbyn Zone Code (section 3.4.8). Reconfiguring a Lot Code (section 5.4.2)</p>
Carrying out Operational Work for Reconfiguring a Lot.	Code-assessable.	<p>Kooralbyn Zone Code (section 3.4.8). Construction and Infrastructure Code (section 5.3.6).</p>

Part 4 - Kooralbyn Zone

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
		Reconfiguring a Lot Code (section 5.4.2)
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 allotment; or</p> <p>(c) crosses a watercourse when providing access between the road and the building envelope or dwelling.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if the car park provides for greater than 8 parking spaces.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Filling or Excavation that is not associated with a Material Change of Use.	<p>Exempt, if—</p> <p>(a) for a dam ancillary to a Rural Use operating on the land; or</p> <p>(b) otherwise—</p> <p>(i) does not comprise more than 1,000m² in area; and</p> <p>(ii) does not exceed an average depth of 500 millimetres; and</p> <p>(iii) does not exceed</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
	<p>a maximum depth of 800 millimetres; and</p> <p>(iv) does not involve earth batters with a slope greater than 1 in 8; and</p> <p>(v) does not interfere with the natural flow of storm water; and</p> <p>(vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and</p> <p>(vii) not undertaken in a public utilities easement; and</p> <p>(viii) not within 3 metres of an adjoining property; and</p> <p>(ix) involves fill material which is clean, dry, solid, inert material; and</p> <p>(x) not within 3 metres of a Local Government infrastructure item.</p> <p>Code-assessable, if not Exempt.</p>	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

Division 3 Consistent Development Table

3.4.6 Interpretation of the Consistent Development Table

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

- (a) potentially consistent with the Kooralbyn Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.4.7 (Consistent Development Table); and
- (b) inconsistent with the Kooralbyn Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.4.7 (Consistent Development Table)⁴⁹.

3.4.7 Consistent Development Table

Development identified in Table 3.4.5 (Assessment Table for Development not for a Material Change of Use in the Kooralbyn Zone) is Consistent Development in all Precincts.

Table 3.4.7 (Consistent Development in the Kooralbyn Zone) identifies the development in column 1 which is Consistent Development in column 2.

Table 3.4.7 Consistent Development in the Kooralbyn Zone

Column 1 Development	Column 2 Consistent Development
Aged Person Accommodation.	Where in the Residential Precinct.
Agriculture.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct.
Animal Husbandry.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.
Aquaculture.	Where in the Rural Residential Precinct and the site cover does not exceed 20% of the site area.
Bed and Breakfast.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
Caravan/Relocatable Home Park.	Where in the Residential Precinct.

⁴⁹ See section 1.2.12 (Consistent Development Tables).

Column 1 Development	Column 2 Consistent Development
Caretaker's Residence.	Always.
Cattery.	Where in the Rural Residential Precinct.
Child Care Facility.	Where in the— (a) Business Precinct; or (b) Residential Precinct.
Commercial Activity.	Where in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Community Facilities Precinct and for a service provider.
Community Care Centre.	Where in the— (a) Business Precinct; or (b) Residential Precinct; or (c) Community Facilities Precinct.
Educational Establishment.	Where in the— (a) Business Precinct; or (b) Community Facilities Precinct.
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.
Food Establishment/ Reception Centre.	Where in the— (a) Business Precinct; or (b) Active Recreation Precinct.
Forestry.	Where in the Emerging Community Precinct.
Funeral Premises.	Where in the— (a) Business 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) Rural Residential Precinct; or (c) Emerging Community Precinct.
Hospital.	Where in the Business Precinct.

Column 1 Development	Column 2 Consistent Development
Hotel/Club.	Where in the— (a) Business Precinct; or (b) Active Recreation Precinct.
House.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct.
Indoor Sports, Recreation and Entertainment.	Where in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Active Recreation Precinct; or (d) Community Facilities Precinct.
Industry—Low Impact/Service.	Where in the Industry Precinct.
Industry—General.	Where in the Industry Precinct.
Kennel.	Where in the Rural Residential Precinct and on a lot with an area greater than 1 hectare.
Market.	Where in the— (a) Business Precinct; or (b) Active Recreation Precinct; or (c) Community Facilities Precinct.
Medium Density Residential.	Where in the Residential Precinct.
Motel.	Where in the— (a) Business Precinct; or (b) Residential Precinct.
Outdoor Sports, Recreation and Entertainment.	Where in the— (a) Active Recreation Precinct; or (b) Community Facilities Precinct.
Passenger Terminal.	Where in the Business Precinct.
Produce Store.	Where in the— (a) Business Precinct; or (b) Industry Precinct.
Public Worship.	Where in the— (a) Business Precinct; or (b) Rural Residential Precinct; or (c) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Business Precinct; or

Column 1 Development	Column 2 Consistent Development
	(b) Industry Precinct; or (c) Residential Precinct.
Retail Showroom.	Where in the— (a) Business Precinct; or (b) Industry Precinct.
Roadside Stall.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct.
Service Station.	Where in the Industry Precinct.
Shop.	Where in the Business Precinct.
Shopping Centre.	Where in the Business Precinct.
Telecommunication Facility.	Always.
Tourist Facility.	Where in the Business Precinct.
Transport Terminal.	Where in an Industry Precinct.
Truck Depot.	Where in the Industry Precinct.
Utility—Major.	Where in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Rural Residential Precinct and not located within 100 metres of a dwelling; or (d) Active Recreation Precinct.
Warehouse/Storage Facility.	Where in the Industry Precinct.
Veterinary Surgery/Hospital.	Where in the— (a) Business Precinct; or (b) Industry Precinct. Where associated with an Equestrian Activities use, in the— (a) Active Recreation Precinct; or (b) Community Facilities Precinct.

Division 4 Kooralbyn Zone Code

Subdivision 1 Preliminary

3.4.8 Compliance with the Kooralbyn Zone Code

Development complies with the Kooralbyn Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Kooralbyn Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Kooralbyn Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Kooralbyn Zone Code and the purpose of the Kooralbyn Zone Code being the Overall Outcomes for the Kooralbyn Zone.⁵⁰

Subdivision 2 General Assessment Criteria for the Kooralbyn Zone

3.4.9 Purpose of the Kooralbyn Zone Code

The Overall Outcomes for the Kooralbyn Zone are the purpose of the Kooralbyn Zone Code.

3.4.10 Overall Outcomes for the Kooralbyn Zone

Table 3.4.10 (Overall Outcomes for the Kooralbyn Zone) specifies the Overall Outcomes for the Kooralbyn Zone.

Table 3.4.10 Overall Outcomes for the Kooralbyn Zone

Overall Outcomes for Kooralbyn 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 provides 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	
OO5	Development provides for the establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place.
Community Services	
OO6	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO7	Development for community services is located to provide the most effective and efficient delivery of those services.

⁵⁰ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Overall Outcomes for Kooralbyn Zone	
OO8	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.
Cultural Heritage	
OO9	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
Ecological Sustainability	
OO10	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.
OO11	Development provides for the ongoing protection of natural drainage catchments, river and stream systems, riparian vegetation and other waterbodies 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.
OO12	Development provides for the maintenance of high standards of air and water quality.
OO13	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
Economic Development	
OO14	Development provides for the enhancement of employment and investment opportunities through improved integration of residential and business activities, whilst maintaining residential amenity.
OO15	Development focuses on and supports tourist activities where they do not interfere with the function, amenity and character of the area.
OO16	Development provides for a range of appropriate retail and commercial activities to serve the needs of the Kooralbyn Zone.
Housing	
OO17	Development provides a diversity of housing forms (including a mix of low to medium density housing types and allotment sizes) that provide for the housing needs of residents and promotes equity in access to goods and services.
Infrastructure Efficiency	
OO18	Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.
OO19	Development does not compromise corridors required for proposed or future infrastructure.
OO20	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
OO21	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.

Overall Outcomes for Kooralbyn Zone	
OO22	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
OO23	Development in defined areas is supported by full urban services.
OO24	Development makes adequate provision for on-site effluent treatment and disposal, where reticulated sewerage is not provided or envisaged.
OO25	Development makes adequate provisions for on-site storage and supply of potable water, where a reticulated water supply is not provided or envisaged.
Landscaping	
OO26	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Kooralbyn Zone and serves to reinforce community identity and cohesion.
Noise, Air and Light Emissions	
OO27	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.
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 contributes to the adequate and appropriate sport and recreation facilities serving the needs of residents.
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.
Transport and Access	
OO33	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.
OO34	Development provides pedestrian, cycle and vehicular connectivity and ease of mobility.
OO35	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
Precinct Intent	
OO36	Development within the Business Precinct is typically commercial in character and caters to the convenience shopping needs of the localised catchment, by providing limited access to comparison retail and speciality shopping. Development within the Precinct also provides for limited access to lower order professional offices and businesses.

Overall Outcomes for Kooralbyn Zone	
OO37	Development within the Industry Precinct has a predominately industrial character. Development within this Precinct provides for a limited mix of compatible business, industry, commercial, service, trade and low-impact manufacturing activities that support and are in close proximity to the Business Precinct. Development within this Precinct does not compromise or jeopardise the intended retail and services function of the Business Precinct.
OO38	Development within the Residential Precinct maintains an urban environment characterised by a high level of amenity and primarily caters for low density, sewerred, urban residential development and ancillary/associated uses.
OO39	Development within the Rural Residential Precinct is to cater principally for rural-residential activity on larger acreage lots which are typically unsewered.
OO40	Development within the Emerging Community Precinct is limited to those activities that will not prejudice orderly future planning and would not compromise structure or “master planning”
OO41	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.
OO42	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 picnics, dog walking, strolling, kite flying and the like.
OO43	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	
OO44	Development in respect of land in the Kooralbyn Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— <ul style="list-style-type: none"> (a) the land is not necessarily suitable for urban development; and (b) through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through the Local Growth Management Strategy.
Intensity of Development	
OO45	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.
OO46	Development, being Reconfiguring a Lot, is to comply with the standards in Table 5.4.6B Lot Design Specifications.

3.4.11 Specific Outcomes and Prescribed Solutions for the Kooralbyn Zone

Table 3.4.11 (Specific Outcomes and Prescribed Solutions for the Kooralbyn 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.

Table 3.4.11 Specific Outcomes and Prescribed Solutions for the Kooralbyn Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Consistent Development	
SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.4.7 Consistent Development in the Kooralbyn Zone.	S1.1 No Solution is prescribed.
Amenity, Environmental Management and Greenspace	
SO2 Development— (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 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.	S2.1 No Solution is prescribed.
SO3 Development—	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(a) protects and enhances nature conservation values of Ecologically Significant Areas and, where possible, provides for the areas to be linked; and</p> <p>(b) provides for areas of 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>SO4 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 factors.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>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.</p>	<p>S5.1 No Solution is prescribed.</p>
Community Identity, Urban Design Principles and Image	
<p>SO6 Development protects and enhances local identity, character, amenity, scale and</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
a sense of place.	
SO7 Development is designed to provide for social interaction.	S7.1 No Solution is prescribed.
SO8 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— <ul style="list-style-type: none"> (a) traffic within urban residential areas is managed effectively; and (b) there is no adverse impact on streetscape; and; (c) landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and (d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (e) the level of crime and the fear of crime, is not increased; and (f) the safe and efficient use of an existing or planned Community Care Centre is not disadvantaged. 	S8.1 No Solution is prescribed.
SO9 Development for non-residential purposes within the Business Precinct and the Industry Precinct is consistent with existing and intended scale and built form by providing that development— <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with existing and planned buildings or 	S9.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>structures having regard to—</p> <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 <p>(b) has an attractive 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 buildings; and</p> <p>(f) provides a cohesive built form.</p>	
Community Services	
<p>SO10 Development supports a range of community services commensurate with need.</p>	<p>S10.1 No Solution is prescribed.</p>

Part 4 - Kooralbyn Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO11 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and community service facilities.	S11.1 No Solution is prescribed.
Cultural Heritage	
SO12 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S12.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character.
Ecological Sustainability	
SO13 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S13.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> .
SO14 Development conserves the use of non-renewable energy resources by providing that development— (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— (i) layout; and (ii) materials; and (iii) orientation on the site; and (iv) relationship to adjoining uses.	S14.1 No Solution is prescribed.
SO15 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the	S15.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
importance of the individual ecosystems within each catchment and system.	
<p>SO16 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna.</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>S16.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in <i>Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C-significant Flora and Fauna Species.</i></p> <p>S16.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</p> <p>S16.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.</p>
<p>SO17 Development identifies, protects and enhances Ecologically Significant Areas and other nature conservation values.</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>S17.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Economic Development	
SO18 Development provides a range of employment opportunities including tourist and associated activities for residents of the Kooralbyn Zone.	S18.1 No Solution is prescribed.
Housing	
SO19 Development being a House limits adverse impacts on existing residential amenity and character and provides Kooralbyn’s residential neighbourhoods with a strong and positive identity through— <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 surrounding development; and (d) the protection and enhancement of personal health, safety and property; and (e) achieving a sense of place. 	S19.1 No Solution is prescribed.
SO20 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by— <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 summer; and (c) maximising access to 	S20.1 No Solution is prescribed.

Part 4 - Kooralbyn Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>any prevailing summer breezes; and</p> <p>(d) minimising exposure to prevailing winter winds.</p>	
<p>SO21 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</p>	<p>S21.1 No Solution is prescribed.</p>
Infrastructure Efficiency	
<p>SO22 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>S22.1 Development is located in a Precinct suitable for the intended use.</p> <p>S22.2 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO23 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.</p>	<p>S23.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i>.</p> <p>S23.2 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.</p>
<p>SO24 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.</p>	<p>S24.1 No Solution is prescribed.</p>
Landscaping	

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO25 Development within the Business Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.	S25.1 No Solution is prescribed.
SO26 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.	S26.1 No Solution is prescribed.
Noise, Air and Light Emissions	
SO27 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S27.1 No Solution is prescribed.
SO28 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S28.1 No Solution is prescribed.
SO29 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	S29.1 No Solution is prescribed.
Open Space, Sport and Recreation Facilities	
SO30 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S30.1 No Solution is prescribed.
SO31 Development supports a range of outdoor sporting	S31.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self- assessable Probable Solutions – if Code- assessable
activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	
SO32 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S32.1 No Solution is prescribed.
SO33 Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S33.1 No Solution is prescribed.
Protection of Personal Health, Safety and Property	
SO34 Development is not to exacerbate or be adversely affected by flood events.	<p>S34.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.</p> <p>S34.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2 AEP flood.</p>
SO35 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—	S35.1 Development does not provide—
<p>(a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and</p> <p>(b) the provision of entry points to buildings which are clearly visible; and</p> <p>(c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.</p>	<p>(a) a blind corner involving a change in direction of 75 degrees or greater; and</p> <p>(b) a pathway that is longer than 20 metres; and</p> <p>(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.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO36 Development is sympathetic to natural hazard constraints.	S36.1 Development is designed to avoid flood, steep slopes and high bushfire hazard areas. S36.2 Development provides for building envelopes where lots are constrained.
Transport and Access	
SO37 Development is located and designed to— (a) enhance the integration of traffic movements; and (b) ensure safe and efficient operation of the road network; and (c) provide for connectivity between developments; and (d) be walkable; and (e) provide for pedestrian and bikeway linkages.	S37.1 No Solution is prescribed.
SO38 Development is designed and located to limit direct access to identified roads to ensure their safe and efficient operation.	S38.1 Development avoids, or at least minimises direct vehicular access to Wellington Bundock Drive.
Growth Management	
SO39 Development in respect of land in the Kooralbyn Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— (a) the land is not necessarily suitable for urban development; and (b) through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be	S39.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
determined through the local growth management strategy.	
Intensity of Development	
SO40 Development being- (a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone; and (b) Reconfiguring a Lot is to comply with- (i) the standards in Table 5.4.6B (Lot Design Specifications); and (ii) the Regulatory Provisions of the South East Queensland Regional Plan. ⁵¹	S40.1 No Solution is prescribed

Subdivision 3 Specific Assessment Criteria for the Business Precinct

3.4.12 Specific Outcomes and Prescribed Solutions for the Business Precinct

Table 3.4.12 (Specific Outcomes and Prescribed Solutions for the Business 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.

⁵¹ 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 3.4.12 Specific Outcomes and Prescribed Solutions for the Business Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development within the Precinct exhibits a rural village character typified by the provision of—</p> <ul style="list-style-type: none"> (a) a limited range of small-scale and localised convenience or speciality shopping activities; and (b) a limited number of lower order professional offices and businesses. 	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development maintains existing rural village character and amenity.</p>	<p>S2.1 Development within the Business Precinct does not exceed a total maximum GFA for retail and office/business activity of 800m².</p>
<p>SO3 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances the role of the Precinct as a focus for a limited range of small-scale retail and convenience or speciality shopping activity; and (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) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices. 	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development being Building Work and Engineering Work does not—</p>	<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
<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. 	

Subdivision 4 Specific Assessment Criteria for the Industry Precinct

3.4.13 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Table 3.4.13 (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 3.4.13 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
<p>SO1 Development exhibits a predominately industrial character and provides for a limited mix of compatible business and industry activities including—</p> <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 	<p>S1.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
the Business Precinct.	
<p>SO2 Development within the Industry Precinct is comprised predominantly of—</p> <ul style="list-style-type: none"> (a) Light and Service Industry that support the local community; and (b) limited General Industry, where it is demonstrated the amenity of the surrounding residential areas can be maintained; and (c) opportunities for Indoor Sport and Recreation. 	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 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, manoeuvring and access areas; and (viii) existing buildings, structures and 	<p>S3.1 Development in the Industry Precinct provides for a maximum building height of—</p> <ul style="list-style-type: none"> (a) 11 metres above natural ground level for buildings and structures other than towers and stacks; and (b) 30 metres above natural ground level for towers and stacks.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p style="text-align: center;">plants; and</p> <p>(b) is consistent with the pattern of development shown on a structure plan map; and</p> <p>(c) has a tidy and functional appearance; and</p> <p>(d) is orientated toward the road network; and</p> <p>(e) contributes positively to streetscape and built form; and</p> <p>(f) is integrated with existing industry uses and buildings.</p>	
<p>SO4 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>S4.1 No Solution is prescribed.</p>

Part 4 - Kooralbyn Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO5 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>S5.1 Development for industry purposes is only provided where it can be readily supported by appropriate infrastructure.</p>
<p>SO6 Development providing limited retailing activities does not compromise the role of the Business Precinct.</p>	<p>S6.1 Development ensures that the retailing of goods is generally limited to goods manufactured on site within the Precinct.</p>
<p>SO7 Development adjoining the Residential Precinct, the Rural Residential Precinct, the Emerging Communities Precinct or any Open Space Area is designed to be limited in scale, extent and impact.</p>	<p>S7.1 Development is to provide buffering and a minimum 5 metre screen landscaping strip on any boundary adjoining a sensitive place.</p> <p>S7.2 Development is to reduce the visual impact of the Industrial Precinct, by ensuring that all buildings are setback a minimum of 10 metres from the street frontage with a minimum of 75% of the frontage landscaped to a width of 3 metres.</p>

Subdivision 5 Specific Assessment Criteria for the Residential Precinct

3.4.14 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Table 3.4.14 (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
- (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 3.4.14 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 Development provides predominantly medium density, sewered urban residential development with a resort community character and typified by—</p> <p>(a) a high level of amenity; and</p> <p>(b) single 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 village.</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 ensures that building bulk does not exceed a plot ratio of 0.5.</p> <p>S3.3 Development ensures that buildings—</p> <p>(a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and</p> <p>(b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and</p> <p>(c) the distance specified in the <i>Standard Building Regulation 1993</i> in the case of the setback from a side and rear boundary.</p>
<p>SO4 Development provides</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>Kooralbyn’s 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 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>SO5 Development provides that the orientation and form of buildings and 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. 	S5.1 No Solution is prescribed.
<p>SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	S6.1 No Solution is prescribed.
<p>SO7 Development being a non-residential use (except a Home Based Business)—</p>	S7.1 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"> (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. 	

Subdivision 6 Specific Assessment Criteria for the Rural Residential Precinct

3.4.15 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.4.15 (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 3.4.15 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 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>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 plot ratio of 0.1.</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

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

Part 4 - Kooralbyn Zone

Subdivision 7 **Specific Assessment Criteria for the Emerging Community Precinct**

3.4.16 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Table 3.4.16 (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 3.4.16 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 is limited to activities that will not prejudice orderly future planning.</p>	<p>S1.1 Development shall only occur where—</p> <ul style="list-style-type: none"> (a) the use is ancillary to an existing activity on the premises; or (b) would not compromise the orderly future planning; or (c) would not compromise the implementation of structure planning.
<p>SO2 Development for 'interim uses' only occurs where such uses—</p> <ul style="list-style-type: none"> (a) do not compromise the amenity of future development in the Precinct; and (b) are only temporary and will not prejudice orderly future planning; and (c) are compatible with the surrounding land uses; and (d) maintains the existing rural character of the Precinct. 	<p>S2.1 No Solution is prescribed.</p>

Subdivision 8 Specific Assessment Criteria for the Active Recreation Precinct

3.4.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.4.17 (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
- (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 3.4.17 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. Development within the Precinct is typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.	S1.1 No Solution is prescribed.
SO2 Development provides for the ongoing active sporting and recreational needs of the community including— (a) headquarter sports; and (b) suburban sporting and training grounds.	S2.1 No Solution is prescribed.
SO3 Development for other than active sport and recreation is limited to ancillary facilities, which support active sport and recreation pursuits.	S3.1 No Solution is prescribed.
SO4 Development ensures that active sport and recreation facilities— (a) are located only on	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
<p style="text-align: center;">roads designed to accommodate associated traffic flows; and</p> <p>(b) provide for a combination of off-street and on-street parking.</p>	
SO5 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S5.1 No Solution is prescribed.
SO6 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.	S6.1 No Solution is prescribed.
SO7 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—	S7.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.
<p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <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 	S7.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> (vi) parking, manoeuvring and access areas; and (vii) existing buildings and structures; and (b) has an attractive and functional appearance. 	
<p>SO8 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>S8.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO9 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; 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>S9.1 No Solution is prescribed.</p>
<p>SO10 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 	<p>S10.1 No Solution is prescribed.</p>

Part 4 - Kooralbyn Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>waters, a waterway or a wetland; and</p> <p>(c) riparian habitats; and</p> <p>(d) bush habitats.</p>	
<p>SO11 Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	<p>S11.1 No Solution is prescribed.</p>
<p>SO12 Development involving significant public visitation ensures that—</p> <p>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</p> <p>(b) visitor facilities are located where access is 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>	<p>S12.1 No Solution is prescribed.</p>

Subdivision 9 Specific Assessment Criteria for the Passive Recreation Precinct

3.4.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.4.18 (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
- (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 3.4.18 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> <ul style="list-style-type: none"> (a) Open Space Areas; and (b) recreation reserve areas. 	S1.1 No Solution is prescribed.
<p>SO2 Development protects 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 community.</p>	S2.1 No Solution is prescribed.
<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 	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
<p>located where access is via a road with an appropriate design capacity; and</p> <p>(c) visitor facilities are located such that buffering is retained to any adjoining residential area; and</p> <p>(d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.</p>	
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 that is adjacent to an Ecologically Significant Area—	S5.1 No Solution is prescribed.
<p>(a) avoids adverse impacts on the appearance, security, use and the nature conservation and social values of the area and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	
SO6 Development provides for low-impact recreational activities which are carried out in an ecologically sustainable manner in a natural environment.	S6.1 No Solution is prescribed.

Subdivision 10 Specific Assessment Criteria for the Community Facilities Precinct

3.4.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.4.19 (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
- (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 3.4.19 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 Development shall only occur where— <ul style="list-style-type: none"> (a) the use is ancillary to an existing activity on the premises; or (b) would not compromise the future urban development potential; or (c) would not compromise the implementation of structure planning.
SO2 Development being Building Work and Engineering Work (for other than infrastructure) does not— <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. 	S2.2 No Solution is prescribed.
SO3 Development operates in conjunction with other nearby community service functions such as schools, meeting	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self- assessable Probable Solutions – If Code- assessable
places and the like	
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.

Part 5 Bromelton State Development Area Zone

Division 1 Preliminary

3.5.1 Application of Assessment Provisions

Part 5 (Bromelton State Development Area Zone) applies to development in the Bromelton State Development Area Zone comprising the Precincts identified in column 1 in Table 3.5.1 (Bromelton State Development Area Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.5.1 (Bromelton State Development Area Zone and Precincts).

Table 3.5.1 Bromelton State Development Area Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Major Industry.	ZM21
<u>Rail Dependent Industry.</u>	ZM21
<u>Rural Industry.</u>	ZM21
<u>Community Facilities.</u>	<u>ZM08, ZM14, ZM21, ZM28</u>
<u>Bromelton Countryside.</u>	<u>ZM08, ZM14, ZM15, ZM20, ZM21, ZM22, ZM27, ZM28</u>
<u>Passive Recreation.</u>	<u>ZM14, ZM21</u>

Part 5 - State Development Area Zone

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3.5.2 Structure of Assessment Provisions

Part 5 (Bromelton State Development Area Zone) comprises—

- (a) an Assessment Table for the Bromelton State Development Area Zone in respect of,
 - development not for a Material Change of Use⁵²; and
- (b) Consistent Development in the Bromelton State Development Area Zone; and
- (c) the Bromelton State Development Area Zone Code.

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Formatted: Indent: Left: 4.5 cm
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⁵² In accordance with s84 of the State Development and Public Works Organisation Act 1971, a material change of use in the Bromelton State Development Area is assessed by the Coordinator-General under the provisions of the Development Scheme for the Bromelton State Development Area Bromelton Development Scheme.

Division 2 Assessment Tables

3.5.3 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 Scheme⁵³; 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

⁵³ The Assessment Category specified in the Assessment Tables may be affected by Schedule 3 (Assessable development and self-assessable development) of the [Sustainable Planning Regulation 2009 and the relevant provisions](#) of the South East Queensland Regional Plan.

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- (ii) in the case of Code-assessable development, the Assessment Criteria specified in section 313 (Code Assessment) of the Sustainable Planning Act 2009; and
- (iii) in the case of Impact-assessable development, the Assessment Criteria specified in section 314 (Impact Assessment) of the Sustainable Planning Act 2009; 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.

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Deleted: <#>Assessment Table for Material Change of Use¶

Table 3.5.4 (Assessment Table for Material Change of Use in the Bromelton Zone) identifies the development for a Material Change of Use in column 1⁵⁴ which is subject to the level of assessment in column 2⁵⁵ in respect of the Assessment Criteria in column 3⁵⁶.¶

Table 3.5.4 . Assessment Table for Material Change of Use in the Bromelton Zone⁵⁷¶
Column 1¶
Use

... [2]

Part 5 - Bromelton State Development Area Zone

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

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Table 3.5.4 (Assessment Table for Development not for a Material Change of Use in the Bromelton [State Development Area Zone](#)) identifies the development not for a Material Change of Use in column 1⁵⁸ which is subject to the level of assessment in column 2⁵⁹ in respect of the Assessment Criteria in column 3⁶⁰.

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Table 3.5.4 Assessment Table for Development not for a Material Change of Use in the Bromelton [State Development Area Zone](#)⁶¹

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Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ⁶² not associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .	<p>Exempt, if for an Exempt Fence.</p> <p>Self-assessable, if not Exempt.</p> <p>Code-assessable, if not Exempt or Self-assessable.</p>	<p>If Exempt—None applicable.</p> <p>If Self-assessable or Code-assessable—</p> <p>Where located in the Rail Dependent Industry Precinct and Major Industry Precinct – Bromelton State Development Area Zone Code (section 3.5.5).</p> <p>Where located in the Rural Industry Precinct, Community Facilities Precinct, Bromelton Countryside Precinct and Passive Recreation Precinct</p> <p>=</p> <p>Construction and Infrastructure Code (section 5.3.6) if Building Work involving filling, excavating or a retaining wall.</p>
Placing an	Exempt , if meets the criteria	If Exempt —None applicable.

⁵⁸ See section 1.13(Defined Terms) in Schedule 1 (Dictionary).

⁵⁹ 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.

⁶⁰ See section 1.2.11 (Assessment Criteria).

⁶¹ 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.

⁶² 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.

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Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Advertising Device not associated with a Material Change of Use.	set out in Schedule 3 (Exempt Advertising Devices); and Self-assessable , if a window sign in a business or 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 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 — Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot.	Code-assessable.	Bromelton State Development Area Zone Code (section 3.5.5). Reconfiguring a Lot Code (section 5.4.2)
Carrying out Operational Work for Reconfiguring a Lot.	Code-assessable.	Where located in the Rail Dependent Industry Precinct and Major Industry Precinct – Bromelton State Development Area Zone Code (section 3.5.5). Reconfiguring a Lot Code (section 5.4.2) Where located in the Rural Industry Precinct, Community Facilities Precinct, Bromelton Countryside Precinct and Passive Recreation Precinct – Construction and Infrastructure Code (section 5.3.6) Reconfiguring a Lot Code (section 5.4.2)
Carrying out Operational Work being the construction of a crossover.	Self-assessable , if— (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.	If Self-assessable or Code-assessable — Construction and Infrastructure Code (section 5.3.6).

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 Part 5 - Bromelton State Development Area Zone

Part 5 - Bromelton State Development Area Zone

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	Code-assessable , if not Self-assessable.	
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 than 1 in 8; and (v) does not interfere with the natural flow of stormwater; and	If Exempt —None applicable. If Code-assessable — Where located in the Rail Dependent Industry Precinct and Major Industry Precinct – Bromelton State Development Area Zone Code (section 3.5.5). Where located in the Rural Industry Precinct, Community Facilities Precinct, Bromelton Countryside Precinct and Passive Recreation Precinct – = Construction and Infrastructure Code (section 5.3.6)

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Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	(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. Code-assessable, if not Exempt.	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

Zone

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 Development identified as Self-assessable development and assessable development in the Assessment Tables for the Bromelton Zone or the Overlays, is—¶
 <#>potentially consistent with the Bromelton Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.5.7 (Consistent Development Table); and¶
 <#>inconsistent with the Bromelton Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.5.7 (Consistent Development Table)⁶³.¶
<#> Consistent Development Table¶

Division 3 Consistent Development

Development identified in [Table 3.5.4](#) (Assessment Table for Development not for a Material Change of Use in the Bromelton State Development Area Zone) is Consistent Development in all Precincts.

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Deleted: Table 3.5.7 (Consistent Development in the Bromelton Zone) identifies the development in column 1 which is Consistent Development in column 2.¶
Table 3.5.7. Consistent Development in the Bromelton Zone¶
Column 1¶
Development ... [3]

Division 4 Bromelton State Development Area Zone Code

Subdivision 1 Preliminary

3.5.5 Compliance with the Bromelton State Development Area Zone Code

Development complies with the Bromelton State Development Area Zone Code if in the case of—

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- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Bromelton State Development Area Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Bromelton State Development Area Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Bromelton State Development Area Zone Code and the purpose of the Bromelton State Development Area Zone Code being the Overall Outcomes for the Bromelton State Development Area Zone.⁶⁴

Subdivision 2 General Assessment Criteria for the Bromelton State Development Area Zone

3.5.6 Purpose of the Bromelton State Development Area Zone Code

The Overall Outcomes for the Bromelton State Development Area Zone are the purpose of the Bromelton State Development Area Zone Code.

3.5.7 Overall Outcomes for the Bromelton State Development Area Zone

Table 3.5.7 (Overall Outcomes for the Bromelton State Development Area Zone) specifies the Overall Outcomes for the Bromelton State Development Area Zone.

Table 3.5.7 Overall Outcomes for the Bromelton State Development Area Zone

Overall Outcomes for Bromelton <u>State Development Area Zone</u>	
<u>Consistent Development</u>	
<u>OO1</u>	<u>Development is consistent with the Development Scheme for the Bromelton Development Scheme for the Bromelton State Development Area as approved by the Governor in Council.</u>
<u>Amenity, Environmental Management and Greenspace</u>	
<u>OO2</u>	Development provides for the creation and maintenance of a pleasant and safe working environment.
<u>OO3</u>	Development minimises risks and nuisance to people and property through location and design.

⁶⁴ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

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Overall Outcomes for Bromelton <u>State Development Area Zone</u>	
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<u>OO4</u> Development for a reconfiguration of a lot for industrial uses is only located in areas designated for industry to maintain appropriate separation distances from existing residential and rural residential precincts.	Formatted: Font: (Default) Arial Deleted: Development does not adversely impact on the amenity of existing development in the Rural Zone.
Cultural Heritage	
<u>OO5</u> Development provides for the identification and management of places, objects and areas of recognised historic, indigenous and cultural heritage significance.	Formatted: Font: (Default) Arial Deleted: OO6
Ecological Sustainability	
<u>OO6</u> The industrial operations in the Bromelton State Development Area are designed, constructed and managed in accordance with best practice ecologically sustainable development principles for the site context.	Formatted: Font: (Default) Arial Deleted: protection Deleted: OO7
<u>OO7</u> Development incorporates site specific controls in the management of ecological values and the function of ecosystems.	Deleted: Development provides for the protection and enhancement of areas containing native vegetation of local or regional significance, ecological corridors, areas of local, regional or State biodiversity significance and habitat for State and regionally significant flora and fauna, to maintain the Shire's biodiversity and nature conservation values.
	Deleted: OO8
<u>OO8</u> Development provides for the protection and enhancement of areas containing native vegetation of State or regional significance, ecological corridors, areas of State or regional or State biodiversity significance and habitat for State and regionally significant flora and fauna. Where environmental impacts are unavoidable, offsets that achieve an equivalent or better environmental outcome and provide for the creation of environmental values as similar as possible to those being lost will be provided.	Formatted: Font: (Default) Arial Deleted: Development provides for the ongoing protection of natural drainage catchments, river and stream systems, riparian vegetation and other water bodies to ... [4]
<u>OO9</u> Development provides for the protection and enhancement of the ecological functioning and integrity of waterways, wetlands and their associated nature conservation values.	Deleted: OO9 Deleted: Development provides for the maintenance ... [5] Deleted: OO10
<u>OO10</u> Water quality of the local catchments is maintained or enhanced, and diverted stream flow paths and detention areas do not alter existing flow rates on adjacent properties or catchment areas.	Deleted: Development provides for the minimisation ... [6] Deleted: OO11
<u>OO11</u> Development occurs in accordance with a Site Based Management Plan (SBMP) which outlines the measures to be taken to reduce potential adverse impacts on water quality, prevent direct or indirect discharge of contaminants to surface or groundwater bodies, manage stormwater runoff, provision of adequate treatment and distribution infrastructure, on-site disposal and treatment, and management of dangerous and hazardous substances.	Deleted: Development ensures that the water quality ... [7] Deleted: OO12
<u>OO12</u> Development mitigates the risk of soil erosion, landslips and salinity.	Deleted: Development provides for riparian vegetation ... [8] Formatted: ... [9] Formatted: ... [10] Formatted: ... [11] Formatted: ... [12]
<u>OO13</u> Development is planned, designed, constructed and operated* to manage stormwater and waste water in ways that protect environmental values specified in the <i>Environmental Protection (Water) Policy 2009</i>	Formatted: ... [13] Formatted: ... [14] Formatted: No underline

Part 5 - Bromelton State Development Area Zone

Overall Outcomes for Bromelton <u>State Development Area Zone</u>	
Economic Development	
<u>OO14</u>	Development contributes to the establishment of Bromelton as a diverse and regionally significant industrial area with a strong focus on the national standard gauge railway line and the regional and State transport networks.
<u>OO15</u>	<u>Development in Bromelton provides for industries that require significantly large parcels of land with access to the interstate standard gauge rail and/or large separating distances from existing residential zones.</u>
Infrastructure Efficiency	
<u>OO16</u>	<u>Development in Bromelton is adequately serviced and occurs in accordance with the preferred development sequence to maximise infrastructure efficiency.</u>
<u>OO17</u>	<u>Development enables the efficient provision of high quality infrastructure.</u>
<u>OO18</u>	<u>Development has minimal negative impact on the operation of through rail services along the Sydney-Brisbane Rail Corridor</u>
<u>OO19</u>	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
<u>OO20</u>	Development <u>in Bromelton</u> supports the provision of an integrated water supply system and sewerage system.
Landscape, Gateway and Interurban Break Treatments	
<u>OO21</u>	<u>Landscape treatments and vegetated buffers utilising native species (and endemic to the locality where appropriate), signage and other mechanisms can be used to highlight a gateway/or interurban breaks.</u>
Open Space, Sport and Recreation Facilities	
<u>OO22</u>	<u>Development provides for open space areas designed to reflect the regional significance of the area for employment and business enterprise and contribute to the overall character of the area.</u>
Protection of Personal Health, Safety and Property	
<u>OO23</u>	Development is designed to minimise the potential risk to life and property from natural hazards.
<u>OO24</u>	<u>Development ensures the protection of the health, wellbeing, amenity</u>

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Overall Outcomes for Bromelton <u>State Development Area Zone</u>		Formatted: No underline
	<u>and safety of communities and individuals from the impacts of air, noise and odour emissions, and from the impacts of hazardous materials and vibration.</u>	Formatted: Font: (Default) Arial
<u>OO25</u>	<u>Development ensures the protection of industrial land from encroachment by sensitive land uses, except where the sensitive land use supports the industrial nature of the area.</u>	Formatted: Indent: Left: 0.02 cm, No bullets or numbering Formatted: Font: (Default) Arial
Transport and Access		Deleted: OO29
<u>OO26</u>	<u>Bromelton is suitably serviced by rail and arterial, sub-arterial and collector road connections with the capacity necessary for the safe and efficient transport of goods and people.</u>	Formatted: Font: (Default) Arial Deleted: OO30
<u>OO27</u>	Development supports the provision of a safe, efficient, well located and legible integrated road transport network to service the existing and proposed development <u>of the industrial precincts</u> in the Bromelton <u>State Development Area Zone</u> and to optimise linkages to the national, State, regional and local road transport network and to the railway line.	Formatted: Font: (Default) Arial Deleted: OO31
<u>OO28</u>	Development in proximity to the railway line or arterial road network is to maximise opportunities for access to the infrastructure.	Formatted: Font: (Default) Arial Deleted: OO32
<u>OO29</u>	Development minimises conflict between local and through traffic and between pedestrians, cyclists and vehicles.	Formatted: Font: (Default) Arial Formatted: Bullets and Numbering
Precinct Intent		Deleted: Development provides adequate on site car parking facilities to serve the needs of the development.
<u>OO30</u>	Development within the Major Industry Precinct is <u>for medium and large scale manufacturing and warehousing activities which are locationally suited to Bromelton or complement and/or support the material requirements and operations of uses within the Rail Dependent Industry Precinct. If additional land is required for the establishment of additional rail dependent industry activities, these can be established within this precinct.</u>	Deleted: OO33 Formatted: Font: (Default) Arial Deleted: generally commercial in character and typified by large-scale industry plus warehouse/storage activities and functions, transport terminals and support industries.
<u>OO31</u>	<u>Development within the Rail Dependent Industry Precinct is for low to high impact industrial enterprises that have a demonstrated need for rail access as a component of their operations, such as logistics, freight/transport enterprises and other industries that benefit from regular access to rail for receiving and/or distributing material and goods.</u>	Deleted: OO34 Formatted: Font: (Default) Arial
<u>OO32</u>	<u>Development within the Rural Industry Precinct is characterised by key resource areas and intensive rural processing or manufacturing activity, focused principally on activity directly related to traditional broad hectare farming.</u>	Deleted: Development within the Community Facilities Precinct provides for community infrastructure, in particular, transport facilities (primarily the Brisbane-Sydney railway line).
<u>OO33</u>	<u>Development within the Community Facilities Precinct is for community infrastructure, in particular, transport facilities (primarily the Brisbane-Sydney Railway Corridor).</u>	Deleted: OO35
<u>OO34</u>	<u>Development within the Bromelton Countryside Precinct is for existing rural activities, and rural/agricultural production.</u>	Deleted: Development within the Landfill Precinct will be limited to activities that { ... [53]
<u>OO35</u>	<u>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 picnics, dog walking, strolling, kite flying and the like.</u>	Formatted: Font: (Default) Arial Formatted: Font: (Default) Arial Formatted: Font: (Default) Arial

Part 5 - Bromelton State Development Area Zone

Overall Outcomes for Bromelton <u>State Development Area Zone</u>	
Growth Management	
OO36	Development <u>within Bromelton is conducted in accordance with the South East Queensland Regional Plan.</u>
<u>OO37</u>	<u>Development does not compromise the function and future expansion of Bromelton as a regionally significant employment node.</u>
Intensity of Development	
<u>OO38</u>	<u>The subdivision pattern protects the operation of the facility and minimises conflict with incompatible development.</u>
<u>OO39</u>	<u>Operational works in Bromelton involving filling and excavation does not impact adversely on the physical services or environmental, cultural or social values of the surrounding area.</u>
<u>OO40</u>	Development, being Reconfiguring a Lot is to comply with the standards in Table 5.4.6B Lot Design Specifications.

3.5.8 Specific Outcomes and Prescribed Solutions for the Bromelton State Development Area Zone

Table 3.5.8 (Specific Outcomes and Prescribed Solutions for the Bromelton State Development Area 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.

Table 3.5.8 Specific Outcomes and Prescribed Solutions for the Bromelton State Development Area Zone

<u>Column 1</u> <u>Specific Outcomes</u>	<u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u>
General	
<u>SO1</u> <u>Development contributes to the existing and planned amenity and character of the Bromelton State Development Area Zone as a high quality and safe working environment.</u>	<u>S1.1</u> <u>No Solution is prescribed.</u>
<u>SO2</u> <u>Development provides an appropriate interface between industrial development, rural</u>	<u>S2.1</u> <u>No Solution is prescribed.</u>

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Deleted: (a) the land is to be used primarily for major industry including logistics; and¶
(b) the land is contained in a Major Development Area; and¶
(c) the land is not necessarily suitable for urban development; and¶
(d) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments; and¶
(e) the timing and sequencing of development shall be determined through structure planning; and¶
(f) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.¶

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<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
<p><u>activities and adjacent sensitive land uses including public recreation areas.</u></p>	
<p><u>SO3 Development identifies and manages places, objects and areas of historic, indigenous and cultural significance.</u></p>	<p><u>S3.1 No Solution is prescribed.</u></p>
<p><u>SO4 Development identifies, protects, manages and enhances biodiversity values and key environmental features.</u></p> <p><u><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 should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></u></p>	<p><u>S4.1 Biodiversity values and key environmental values, including but not limited to the following list of features, that may be identified on the site:</u></p> <p>The biodiversity values and key environmental values that should be identified on the site, include (but are not limited to) the following list of features:</p> <ul style="list-style-type: none"> <u>(a) Areas of State and Regional Nature Conservation Significance; and</u> <u>(b) Areas of endangered, of concern and least of concern regional ecosystems; and</u> <u>(c) A number of relatively large and state or locally significant wetlands and associated buffer areas; and</u> <u>(d) A network of waterways that feed into the Logan River such as Sandy Creek and Allan Creek; and</u> <u>(e) A network of ecological corridors; and</u> <u>(f) Areas of ecological significance both High Ecological Significance and General Ecological Significance as defined under the <i>South East Queensland Regional Plan 2009 - 2031</i>; and</u> <u>(g) Queensland Wetland Data Wetlands and associated Wetland Buffer Areas; and</u> <u>(h) State and Regional Corridors as defined under the South</u>

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<u>Column 1</u> <u>Specific Outcomes</u>	<u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u>
	<p><u>East Queensland Biodiversity Planning Assessment version 3.5; and</u></p> <p>(i) <u>Strategic Rehabilitation Areas as defined under the South East Queensland Regional Plan 2009 -2031; and</u></p> <p>(j) <u>South East Queensland Koala Habitat West Bushland Habitat areas.</u></p> <p><u>S4.2 Where S4.1 identifies biodiversity values and key environmental values, development ensures that these values will be protected, managed and enhanced.</u></p>
<u>SO5 Development maximises opportunities for water conservation, reuse and stormwater retention by incorporating water sensitive urban design techniques.</u>	<u>S5.1 No Solution is prescribed.</u>
<u>SO6 Development provides that land suitable for freight distribution or transport orientated uses is preserved for that purpose.</u>	<u>S6.1 No Solution is prescribed.</u>
<p><u>SO7 Development being Building Work and Operational Work does not—</u></p> <p>(a) <u>interfere with or adversely impact upon any existing or planned infrastructure; and</u></p> <p>(b) <u>place an adverse loading on any existing or planned infrastructure.</u></p>	<p><u>S7.1 Development is located in a Precinct suitable for the intended use.</u></p> <p><u>S7.2 Development is extended only where it can be readily supported by appropriate infrastructure.</u></p>
<u>SO8 Development appropriately addresses natural hazard constraints.</u>	<p><u>S8.1 Development is designed to avoid steep slopes and high bushfire hazard areas.</u></p> <p><u>S8.2 Development is managed to avoid damage to life and property from flood impacts.</u></p> <p><u>S8.3 Development provides for building envelopes where lots are</u></p>

<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
<p><u>SO9 Development protects the Sydney – Brisbane Rail Corridor and its ability to function safely and efficiently.</u></p>	<p><u>constrained.</u></p> <p><u>S9.1 Development does not adversely impact on the safe and efficient operation of the Sydney – Brisbane Rail Corridor by way of—</u></p> <ul style="list-style-type: none"> <u>(a) the concentration of stormwater flows beyond the capacity of the stormwater infrastructure for the railway line; or</u> <u>(b) requiring at grade access across the railway line.</u>
<p><u>SO10 The environmental values of receiving waters are protected from development impacts arising from the creation or expansion of non-tidal artificial waterways.</u></p>	<p><u>S10.1 Non-tidal artificial waterways are designed and managed for any of the following end use purposes:</u></p> <ul style="list-style-type: none"> <u>(a) amenity including aesthetics, landscaping, and recreation;</u> <u>(b) flood management;</u> <u>(c) stormwater harvesting as part of an integrated water cycle management plan; and</u> <u>(d) aquatic habitat.</u> <p><u>S10.2 The end use purpose of non-tidal artificial waterways is designed and operated to protect water environmental values.</u></p> <p><u>S10.3 The design and location of non-tidal artificial waterways considers the following:</u></p> <ul style="list-style-type: none"> <u>(a) environmental values in downstream waterways are protected;</u> <u>(b) any groundwater recharge areas are not affected;</u> <u>(c) the location of the waterway incorporates low lying areas of a catchment connected to an existing waterway; and</u> <u>(d) any existing areas of ponded water are included.</u> <p><u>S10.4 Non-tidal artificial waterways are located:</u></p> <ul style="list-style-type: none"> <u>(a) outside natural wetlands and any associated buffer areas;</u>

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<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
	<p>(b) <u>to avoid disturbing soils or sediments; and</u></p> <p>(c) <u>to avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas.</u></p> <p><u>S10.5 Erosion and sediment control measures are incorporated during construction of non-tidal artificial waterways to achieve design objectives and protect water environmental values in existing natural waterways, in accordance with State Planning Policy 4/10 - Healthy Waters and associated guidelines.</u></p> <p><u>S10.6 Stormwater run-off that may enter non-tidal waterways is pretreated in accordance with the guideline design objectives under State Planning Policy 4/10 - Healthy Waters.</u></p> <p><u>S10.7 Non-tidal artificial waterways are designed, managed and operated by a suitably qualified registered professional engineer, Queensland.</u></p> <p><u>S10.8 Monitoring and maintenance programs for non-tidal artificial waterways are developed to adaptively manage water quality and achieve relevant water quality objectives downstream of the waterway. A monitoring and maintenance program achieves:</u></p> <p>(a) <u>less than 10% coverage of aquatic weeds across the non-tidal artificial waterway water surface area; and</u></p> <p>(b) <u>management of pest and vectors (eg. native fish predators, avoiding stagnant waters etc.).</u></p> <p><u>S10.9 Non-tidal artificial waterways are managed and operated under an agreement which achieves the water quality objectives in accordance with Sate Planning</u></p>

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<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
	<p><u>Policy 4/10 – Healthy Waters.</u> <u>The agreement outlines the following:</u></p> <ul style="list-style-type: none"> <u>(a) location of the waterway;</u> <u>(b) period of responsibility for the entity managing and operating the waterway;</u> <u>(c) process for any transfer of responsibility for the waterway;</u> <u>(d) the required actions under the agreement for monitoring of the water quality of the waterway and receiving waters;</u> <u>(e) the required actions under the agreement for maintaining the waterway to achieve the outcomes of State Planning Policy 4/10 – Healthy Waters and any relevant approval conditions of the development; and</u> <u>(f) funding sources for the above (eg. bonds, headworks charges or levies).</u>
<p><u>SO11 Urban stormwater management design objectives associated with development are effective at protecting the environmental values of receiving waters, including impacts from waste water (other than contaminated stormwater and sewage), by meeting the design objectives specified in State Planning Policy 4/10 - Healthy Waters, the supporting guidelines prescribed by State Planning Policy 4/10 - Healthy Waters or local government equivalent or better Design Objectives. These water sensitive urban design principles must be consistent with the principles of total</u></p>	<p><u>S11.1 A site stormwater quality management plan is prepared by a suitably qualified person that:</u></p> <ul style="list-style-type: none"> <u>(a) is consistent with the local stormwater water management standards and State Planning Policy 4/10 - Healthy Waters; and</u> <u>(b) provides for achievable stormwater quality treatment measures reflecting land-use constraints such as soil type, landscape features (including landform) and rainfall erosivity; and</u> <u>(c) demonstrates the entry of contaminants into, and transportation of contaminants, in the stormwater is avoided or</u>

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<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
<p><u>water cycle management which includes both sewage and stormwater quality management provisions.</u></p> <p><u>Note: The requirements of the Environmental Protection Act 1994 to prevent environmental nuisance or environmental harm continue to apply.</u></p>	<p><u>minimised; and</u></p> <p><u>(d) that accounts for development type, construction phase, local landscape, climatic conditions and design objectives.</u></p> <p><u>(e) Where the achievement of some of the State Planning Policy 4/10 - Healthy Waters design objectives described under S11.3 is impractical, development demonstrates the enhancement of the other objectives; and</u></p> <p><u>S11.2 A waste water management plan is prepared by a suitably qualified person and in accordance with State Planning Policy 4/10 – Healthy Waters that accounts for:</u></p> <p><u>(a) waste water type; and</u></p> <p><u>(b) climatic conditions; and</u></p> <p><u>(c) water quality objectives for the receiving waters; and</u></p> <p><u>(d) best practice environmental management; and</u></p> <p><u>(e) impacts on ecosystem health and receiving waters.</u></p> <p><u>S11.3 In addition to S11.2, the waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that:</u></p> <p><u>(a) avoids waste water discharge to waterways; or</u></p> <p><u>(b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.</u></p> <p><u>S11.4 An erosion and sediment control plan is prepared by a suitably qualified person that</u></p>

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<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
	<p>demonstrates 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 in <i>State Planning Policy 4/10 - Healthy Waters</i> guideline, for:</p> <ul style="list-style-type: none"> (a) drainage control; and (b) erosion control; and (c) sediment control; and (d) water quality outcomes. <p>S11.5 Where the achievement of some of the <i>State Planning Policy 4/10 - Healthy Waters</i> design objectives described under S11.4 is impractical, development demonstrates the enhancement of the other objectives;</p> <p>S11.6 Development minimises adverse impacts on stormwater quality through:</p> <ul style="list-style-type: none"> (a) erosion and sediment control practices including any proprietary erosion and sediment control products (such as stormwater quality intervention device and flocculation 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; or (b) the demonstration of how stormwater quality will be managed so that target contaminants are treated to a design objective which is at least equivalent to Table 2.1 of the <i>Urban Stormwater Quality Planning Guidelines</i>

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<u>Column 1</u> <u>Specific Outcomes</u>	<u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u>
	<p><u>under an erosion and sediment control plan.</u></p> <p><i>Note: The requirements of the Environmental Protection Act 1994 to prevent environmental nuisance or environmental harm continue to apply.</i></p>
<p><u>SO12 Development does not result in people or sensitive land uses being exposed to air, noise and odour emissions that impact on human health, amenity and wellbeing.</u></p>	<p><u>S12.1 Development is designed, constructed, and operated to meet the noise objectives set out in the Environmental Protection (Noise) Policy 2008.</u></p> <p><u>S.12.2 Development is designed, constructed, and operated to meet the air quality objectives in the Environmental Protection (Air) Policy 2008 and any relevant national or international standards.</u></p> <p><i>Note: Compliance with this Specific Outcome would be assisted by the preparation of an air and / or noise impact assessment prepared by a suitably qualified professional. The minimum requirements for an air or noise impact assessment is provided in State Planning Policy 5/10: Air Noise and Hazardous Materials Guideline (Annexes 3 and 4).</i></p> <p><u>S.12.3 Noxious and offensive odours are not experienced at the location of sensitive uses.</u></p> <p><i>Note: The Queensland Odour Impact Assessment Guideline provides a methodology for assessing odour impacts. The minimum requirements for undertaking a hazard and risk assessment are provided in State Planning Policy 5/10 Air Noise and Hazardous Materials Guideline (Annexe 5).</i></p>
<u>Reconfiguration of a Lot</u>	
<p><u>SO13 Development, being Reconfiguring a Lot is to comply with the standards in Table 5.4.6B Lot Design Specifications.</u></p>	<p><u>S13.1 No Solution is prescribed.</u></p>
<p><u>SO14 The creation of new allotments occurs only either:</u></p> <p><u>(a) as a consequence of the need to</u></p>	<p><u>S14.1 No Solution is prescribed.</u></p>

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<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
<p>accommodate development which has been approved by the Coordinator General as part of the Development Scheme for the Bromelton State Development Area Bromelton Development Scheme; or</p> <p>(b) if the resulting allotment will not compromise the principles and objectives of the Development Scheme for the Bromelton State Development Area Bromelton Development Scheme.</p>	
<p><u>SO15</u> Development rationalises direct allotment access to the arterial road (State - controlled) network to avoid or mitigate adverse impacts on its safety and efficiency.</p>	<p><u>S15.1</u> No Solution is prescribed.</p>
<p><u>SO16</u> Development provides for safe, efficient, well located, legible and integrated road transport infrastructure which—</p> <p>(a) services the development; and</p> <p>(b) integrates with the existing and planned road transport network and the Sydney – Brisbane Rail Corridor; and</p> <p>(c) protects and enhances the road transport network and the Sydney – Brisbane Rail Corridor.</p>	<p><u>S16.1</u> Development being assessable development provides land (including an easement), works and/or a monetary contribution in respect of road transport infrastructure in accordance with <i>Planning Scheme Policy No.5</i> and/or any relevant infrastructure agreement.</p>
<p><u>SO17</u> Development provides for road and transport infrastructure based on design traffic speeds and traffic capacity.</p>	<p><u>S17.1</u> Development provides road and transport infrastructure in accordance with relevant design standards adopted by the Local Government or administering</p>

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<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
<p><u>SO18</u> <u>Development provides water supply infrastructure and sewerage infrastructure which—</u> <u>(a) services the development; and</u> <u>(b) integrates with the existing and planned water supply system and sewerage system; and</u> <u>(c) protects and enhances the water supply system and the sewerage system.</u></p>	<p><u>authority.</u></p> <p><u>S18.1</u> <u>Development is serviced by water supply and waste water infrastructure internal to the premises.</u></p> <p><u>S18.2</u> <u>Development in the Rail Dependent Industry Precinct and the Major Industry Precincts allows for the connection to the water supply reticulation network internal to the premises to the water supply system and the waste water infrastructure network internal to the premises to the sewerage system.</u></p> <p><u>S18.3</u> <u>Development being assessable development provides land (including an easement), works and/or a monetary contribution in respect of water supply infrastructure and waste water infrastructure in accordance with <u>Planning Scheme Policy No.5</u> and/or any relevant infrastructure agreement.</u></p>
<p><u>SO19</u> <u>Development is serviced by a water supply system and sewerage system designed to cater for expected demand.</u></p>	<p><u>S19.1</u> <u>Development provides water supply infrastructure and sewerage infrastructure in accordance with the standards in <u>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</u> or relevant standards of the administering authority.</u></p>
<p><u>SO20</u> <u>Effluent reuse or recycling is provided where the Local Government or administering authority has determined that the development site is to be part of a common reuse or recycling scheme.</u></p>	<p><u>S20.1</u> <u>Development provides the infrastructure necessary to support reuse or recycling scheme.</u></p>
<p><u>SO21</u> <u>Development provides electricity and telephone infrastructure located for ease of maintenance and efficient service delivery minimising the need for relocation as a result of planned development or infrastructure</u></p>	<p><u>S21.1</u> <u>Development is undertaken in accordance with the standards in <u>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</u>.</u></p>

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<u>Column 1</u> <u>Specific Outcomes</u>	<u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u>
<u>upgrades.</u>	
<u>SO22</u> <u>Development near electricity infrastructure such as substations, overhead powerlines, power poles and transformers does not adversely affect –</u> <u>(a) its continued operation;</u> <u>and</u> <u>(b) future viability (particularly the expansion of the Bromelton Substation).</u>	<u>S22.1</u> <u>Development is designed and constructed so as to maintain regulated separation distances from electricity infrastructure as required by the <i>Electricity Regulation 1994</i> and 50m from the existing Bromelton Substation where on adjacent land.</u>
<u>SO23</u> <u>Development provides for landscaping or entry statements designed to ensure public safety and avoid interference with overhead and underground infrastructure.</u>	<u>S23.1</u> <u>Development provides for landscaping and entry statements in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</u>
<u>SO24</u> <u>The stormwater network is designed to result in no net increase in water leaving the site or contributes towards a catchment wide quantity control system.</u>	<u>S24.1</u> <u>No solution is prescribed.</u>
<u>SO25</u> <u>The stormwater network is designed to improve stormwater quality or minimise stormwater quality deterioration.</u>	<u>S25.1</u> <u>Development provides for the control of stormwater through the provision of features designed to reduce contaminants such as excess nutrients and petrochemicals.</u> <u>S25.2</u> <u>Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</u>
<u>Earthworks</u>	
<u>SO26</u> <u>The carrying out of any Filling or eExcavation or filling does not contaminate any land.</u>	<u>S26.1</u> <u>No contaminated material is used as fill.</u>
<u>SO27</u> <u>Filling or Excavation does not:</u> <u>(a) result in increased flood levels for upstream or</u>	<u>S27.1</u> <u>Development provides that flood levels are determined in accordance with the method identified in <i>Planning Scheme Policy 7 (Standards for</i></u>

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<u>Column 1</u> <u>Specific Outcomes</u>	<u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u>
<p>downstream properties; and</p> <p>(b) adversely impact on the flood storage capacity of a flood plain, waterway or drainage regime; and</p> <p>(c) adversely impact on the hydraulic performance of a flood channel; and</p> <p>(d) increase or have the cumulative potential to increase the allowable afflux based on equitable filling; and</p> <p>(e) adversely impact on the hydrological systems of a floodplain.</p> <p><i>Note: Compliance with this Specific Outcome would be assisted by the preparation of a flood study prepared by a suitably qualified and experienced engineer. A certified hydraulic study (and if necessary, a hydrological study) prepared by a suitably qualified and experienced engineer may also assist in demonstrating compliance with this Specific Outcome.</i></p>	<p><u>Construction and Infrastructure)</u></p> <p>S27.2 Development does not result in the raising of flood levels on downstream properties by way of decreasing the downstream time of concentration or moving the point of discharge.</p> <p>S27.3 Development does not result in the raising of flood levels on upstream properties by way of the blockage of flow paths.</p> <p>S27.4 Development provides that the flood storage volume over a Lot or site, below the defined flood level, is maintained or increased.</p> <p>S27.5 Development provides that any resultant afflux or increase in flood velocities sufficient to cause damage to premises is mitigated.</p>
<p><u>SO28</u> Filling or Excavation does not alter the flow rate of a stream.</p>	<p>S28.1 No solution is prescribed</p>
<p><u>SO29</u> Filling or Excavation is designed to prevent erosion.</p>	<p>S29.1 In a flood liable area, development provides slope batters on earthworks which prevents flood water erosion.</p> <p>S29.2 Development provides surfacing to areas of Fill or Excavation where located within high velocity flood areas.</p> <p>S29.3 Development provides slope batters on earthworks which prevent erosion by stormwater.</p>
<p><u>SO30</u> Filling or Excavation does not result in the excess accumulation of sediment.</p>	<p>S30.1 Development provides for the self cleaning of earth worked areas unless that area is specifically designed as a sediment entrapment device.</p>
<p><u>SO31</u> Earthworks are undertaken in a manner which minimises</p>	<p>S31.1 No Solution is prescribed.</p>

<u>Column 1</u> <u>Specific Outcomes</u>	<u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u>
<u>disruption to nearby sensitive places.</u>	
<u>SO32 Spoil piles, stockpiles and borrow pits are located to not create a nuisance.</u>	<u>S32.1 Development provides that spoil piles, stockpiles and borrow pits are located as far from residences and other sensitive receptors as practical.</u>
<u>Construction Management</u>	
<u>SO33 Development is managed to not create a dust nuisance.</u>	<u>S30.1 Development provides for the suppression of dust.</u>
<u>SO34 Filling or Excavation does not result in the increased instability of the subject or adjoining lands.</u>	<u>S34.1 No Solution is prescribed.</u>
<u>SO35 Construction activities do not adversely impact upon nearby residences or other sensitive receptors due to noise or vibration.</u>	<u>S35.1 No Solution is prescribed.</u>
<u>SO36 The discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.</u>	<u>S36.1 No Solution is prescribed.</u>
<u>SO37 Development does not result in the unnecessary disturbance to existing infrastructure.</u>	<u>S37.1 No Solution is prescribed</u>
<u>SO38 Development incorporates stormwater flow control measures during both construction and operation, including the management of frequent flows, peak flows, and construction phase hydrological impacts.</u>	<u>S38.1 During construction, erosion and sediment control practices including approved proprietary products are designed, installed, constructed, maintained and monitored in accordance with local conditions and recommendations by suitably qualified persons or professionals.</u> <u>S38.2 During operation, stormwater discharges are treated in accordance with best practice load reduction design objectives before exiting the site.</u>

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Part 5 - Bromelton State Development Area Zone

<p><u>Column 1</u> <u>Specific Outcomes</u></p>	<p><u>Column 2</u> <u>Acceptable Solutions – if Self-assessable</u> <u>Probable Solutions – if Code-assessable</u></p>
	<p><u>Stormwater treatment should address pollutants including, but not limited to:</u></p> <ul style="list-style-type: none"> (a) <u>total suspended solids; and</u> (b) <u>total phosphorus; and</u> (c) <u>total nitrogen; and</u> (d) <u>gross pollutants >5 mm.</u> <p><u>S38.3 As a minimum, development achieves the following load reduction targets:</u></p> <ul style="list-style-type: none"> (a) <u>total suspended solids (80%); and</u> (b) <u>total phosphorus (60%); and</u> (c) <u>total nitrogen (45%); and</u> (d) <u>gross pollutants >5 mm (90%); and</u> <p><u>S38.4 Treatment of stormwater runoff occurs within individual sites, with treatment devices provided in the road reserve to treat local road runoff, or by end of line devices located in the base of a series of detention basins designed to offset the impact of development on flow rates; and</u></p> <p><u>S38.5 The impact of development on channel bed and bank erosion is reduced through devices to ensure the peak flow discharged from each catchment (for a one-year average recurrence interval (ARI) event) does not increase compared to existing conditions; and</u></p> <p><u>S38.6 Runoff from impervious surfaces is captured and managed to satisfy the following frequent flow management criterion:</u></p> <ul style="list-style-type: none"> (a) <u>for total fraction impervious up to 40%—capture at least the first 10 mm of run-off from impervious surfaces; and</u> (b) <u>for total fraction impervious</u>

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Part 6 **Beaudesert and Canungra Townships Zone**

Division 1 **Preliminary**

3.6.1 **Application of Assessment Provisions**

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

Table 3.6.1 Beaudesert and Canungra Townships Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Town Centre Core.	ZM22
Frame.	ZM22
Minor Convenience Centre.	ZM24
Industry.	ZM22
Residential.	ZM22
Medium Density Residential.	ZM22, ZM24
Rural Residential.	ZM22, ZM24
Emerging Community.	ZM22, ZM24, ZM31
Countryside.	ZM22, ZM24
Active Recreation.	ZM22, ZM24
Passive Recreation.	ZM22, ZM24.
Community Facilities.	ZM22, ZM24

3.6.2 **Structure of Assessment Provisions**

Part 6 (Beaudesert and Canungra Townships Zone) comprises—

- (a) an Assessment Table for the Beaudesert and Canungra Townships 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 and Canungra Townships Zone which identifies Consistent Development in the Beaudesert and Canungra Townships Zone; and

- (c) the Beaudesert and Canungra Townships 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 Scheme⁶⁵; 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—

⁶⁵ 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.

- (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 and Canungra Townships Zone) identifies the development for a Material Change of Use in column 1⁶⁶ which is subject to the level of assessment in column 2⁶⁷ in respect of the Assessment Criteria in column 3⁶⁸.

Table 3.6.4 Assessment Table for Material Change of Use in the Beaudesert and Canungra Township Zone⁶⁹

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>If Exempt—None applicable.</p> <p>If Code-assessable— Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p>

⁶⁶ See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

⁶⁷ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

⁶⁸ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

⁶⁹ 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.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(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.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct. <p>Code-assessable, if not Exempt and located in the—</p> (a) Rural Residential Precinct; or (b) Countryside Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.	<p>If Exempt—None applicable.</p> <p>If Code-assessable— Beaudesert and Canungra Townships Zone Code (section 3.6.8). Parking and Servicing Code (section 5.3.13).</p>
Bed and Breakfast.	<p>Self-assessable, if located in the—</p> (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct; or (d) Countryside Precinct.	<p>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable.</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Bed and Breakfast Code</p>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		(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 and Canungra Townships 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 S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable. Beaudesert and Canungra Townships 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	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Kennel and Cattery Code

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(b) Countryside Precinct.	(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) Minor Convenience Centre Precinct; or (c) Community Facilities Precinct.	Beaudesert and Canungra Townships 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 ⁷⁰ Lot 77 WD4386, Lot 138 WD4338 or Lot 5 RP217537; or (ii) in the— (A) Town Centre Core Precinct; or (B) Frame Precinct; or (C) Minor Convenience Centre 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 and Canungra Townships 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).

⁷⁰ Refer to Appendix B for further information.

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>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) Minor Convenience Centre Precinct; or</p> <p>(d) Industry Precinct and the use is associated with an industry use on the same lot.</p>	
Community Care Centre.	Code-assessable , if located on ⁷¹ Lot 100 RP910561.	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Convenience Restaurant.	Code-assessable , if located in the—	<p>Beaudesert and Canungra Townships 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>
Educational Establishment.	Code-assessable , if located in the Community Facilities Precinct.	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Educational Establishment Code (section 5.2.17).</p> <p>Advertising Devices Code</p>

⁷¹ Refer to Appendix B for further information.

Part 6 - Beaudesert & Canungra Townships Zone

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).
Equestrian Activities.	<p>Self-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Future Investigation Precinct; or</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) Countryside Precinct; and</p> <p>(ii) Involves the—</p> <p>(A) the 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</p>	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</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>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>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 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) Minor Convenience Centre Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert and Canungra Townships 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.	Code-assessable , if located in the Countryside Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Forestry Code (section 5.2.26).
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) 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; 	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable.</p> <p>Beaudesert and Canungra Townships 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>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>or</p> <p>(iii) Rural Residential Precinct; or</p> <p>(iv) Emerging Community Precinct; or</p> <p>(v) Countryside Precinct.</p>	
House.	<p>Self-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Medium Density Residential Precinct; or</p> <p>(iii) Rural Residential Precinct with a minimum lot size of 2,000m²; or</p> <p>(iv) Emerging Community Precinct; or</p> <p>(v) Countryside Precinct with a minimum lot size of 2000m²; and</p> <p>(b) access is via a constructed road; and</p> <p>(c) where involving a secondary dwelling, the gross floor area of the secondary dwelling does not exceed 100m² and is located within 20 metres of the house.</p> <p>Code-assessable, if not Self-assessable and located in the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Medium Density Precinct; or</p> <p>(c) Emerging Community Precinct; or</p> <p>(d) Rural Residential Precinct; or</p> <p>(e) Countryside Precinct.</p> <p>Impact-assessable, if—</p> <p>(a) not Self-assessable or</p>	<p>If Self-assessable, Code-assessable or Impact-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable.</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</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
	Code-assessable; or (b) located on ⁷² Lot 112 RP32085, Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568.	
Indoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <p>(a) located—</p> <p>(i) on ⁷³Lot 77 WD4386; or</p> <p>(ii) in the Active Recreation Precinct; or</p> <p>(iii) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(b) does not involve fire arm activities; and</p> <p>(c) the gross floor area of the use does not exceed 150m².</p> <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) the use is for an indoor sports centre or gymnasium.</p> <p>Code-assessable, if not Exempt or Self-assessable and—</p> <p>(a) located in the Industry Precinct; and</p> <p>(b) the use is for an indoor sports centre or gymnasium and does not involve minor Building Work; or</p> <p>(c) located in the Frame</p>	<p>If Exempt—None applicable.</p> <p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</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>

⁷² Refer to Appendix B for further information.⁷³ Refer to Appendix B for further information.

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (d) located on— (i) ⁷⁴ Lot 112 RP32085, 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.	
Industry—General.	Self-assessable , if— (a) located in the Industry Precinct, 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 included in the— (i) Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct. Code-assessable , if not Self-assessable and located in the Industry Precinct.	If Self-assessable or Code-assessable— Beaudesert and Canungra Townships Zone Code (section 3.6.8) 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).
Industry—Low Impact/Service.	Self assessable , if— (a) located in the— (i) Frame Precinct; or (ii) Industry Precinct; or Community Facilities Precinct where located on Lot 32 SP11395; and (b) does not involve Building	If Self-assessable or Code-assessable— Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development. Industry Code (section 5.2.38). Advertising Devices Code

⁷⁴ Refer to Appendix A for further information.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>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 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—</p> <p>(a) located in the—</p> <p>(i) Frame Precinct; or</p> <p>(ii) Industry Precinct; and</p> <p>(b) in association with the operation of the railway.</p>	<p>(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>
Intensive Agriculture.	<p>Code-assessable, if—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) a wholesale plant nursery.</p>	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Intensive Agriculture Code (section 5.2.41).</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> <p>(a) located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Countryside Precinct; and</p> <p>(b) the use involves the keeping of up to—</p> <p>(c) 5 dogs on a lot with a minimum area of 2</p>	<p>Beaudesert and Canungra Townships 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</p>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	hectares; or (d) 10 dogs on a lot having a minimum area of 4 hectares.	5.3.10). Parking and Servicing Code (section 5.3.13).
Managers/ Workers House.	Code-assessable , if located in the Countryside Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Managers/Workers House Code (section 5.2.47). House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Market.	Code-assessable , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct on Lot 3 RP166161, Lot 4 RP166162 and Lot 2 RP144307. (f) Community Facilities Precinct; or	Beaudesert and Canungra Townships 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).
Medium Density Residential.	Code-assessable , if located in the Medium Density Residential Precinct.	Beaudesert and Canungra Townships 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).
Motel.	Code-assessable , if located in	Beaudesert and Canungra

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	the Frame Precinct.	Townships 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).
Outdoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <p>(a) located in the Active Recreation Precinct; and</p> <p>(b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(c) does not involve motor sport, or firearm activities, a clubhouse or night lighting; or</p> <p>(d) in the Residential Precinct</p> <p>Code-assessable, if not Exempt and—</p> <p>(a) located in the Active Recreation Precinct; or</p> <p>(b) located on—</p> <p>(i) ⁷⁵Lot 112 RP32085, 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 drive-in theatre, race track, golf course, golf driving range, motor sport or firearm activities.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert and Canungra Townships 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). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Passenger Terminal.	Code-assessable , if located in the—	Beaudesert and Canungra Townships Zone Code (section 3.6.8).

⁷⁵ Refer to Appendix B for further information.

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct.	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— (a) Frame Precinct; or (b) Minor Convenience Centre Precinct at Canungra; or (c) Industry Precinct.	Beaudesert and Canungra Townships 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).
Public Park.	Exempt.	None applicable.
Public Worship.	Code-assessable , if located in the Community Facilities Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). 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) Town Centre Core Precinct; or (b) Frame Precinct; or	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Produce Store/Retail Plant Nursery Code (section

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(c) Minor Convenience Centre Precinct; or (d) Industry Precinct.	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) Minor Convenience Centre Precinct; or (iv) 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) Minor Convenience Centre Precinct; or (d) Industry Precinct where associated with an industry use on the same land and involves the display of machinery or vehicles.	If Exempt —None applicable. If Code-assessable — Beaudesert and Canungra Townships 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).

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Road.	Exempt.	None applicable.
Roadside Stall.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Countryside Precinct; and</p> <p>(b) the total floor area and display area is 5m² or less.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Countryside Precinct; and</p> <p>(b) the total floor area and display area is more than 5m² but not greater than 25m².</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Roadside Stall Code (section 5.2.77).</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>
Service Station.	<p>Code-assessable, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct.</p>	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Service Station Code (section 5.2.80).</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>
Shop.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Minor Convenience Centre 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</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>minor Building Work.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Minor Convenience Centre Precinct; and</p> <p>(b) the gross floor area of the development does not exceed—</p> <p>(i) 2,000m² in the Town Centre Core Precinct; or</p> <p>(ii) 800m² in the Frame Precinct; or</p> <p>(iii) 500m² in the Minor Convenience Centre Precinct.</p>	<p>(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>
Shopping Centre.	<p>Code-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Minor Convenience Centre Precinct; and</p> <p>(b) the gross floor area of the development does not exceed—</p> <p>(i) 2,000m² in the Town Centre Core Precinct; or</p> <p>(ii) 500m² in the Minor Convenience Centre Precinct.</p>	<p>Beaudesert and Canungra Townships 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>
Telecommunications Facility.	<p>Code-assessable, if located in the Industry Precinct; and not located within 200m of the—</p> <p>(a) Medium Density Residential Precinct; or</p> <p>(b) Residential Precinct; or</p> <p>(c) Rural Residential Precinct; or</p> <p>(d) Emerging Community Precinct; or</p> <p>(e) Community Facilities</p>	<p>Telecommunications Facility Code (section 5.2.86).</p>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct.	
Temporary Activity.	Exempt.	None applicable.
Temporary Estate Sales Office.	Self-assessable , if located in the— (a) Residential Precinct; or (b) Rural Residential Precinct.	Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable. Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development. 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 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 and Canungra Townships 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—	Beaudesert and Canungra Townships Zone Code

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct.	(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 a lot located in the Industry Precinct. Code-assessable , if not Self-assessable and involves the parking of— (a) more than 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct; or (b) more than 6 heavy vehicles on a lot located in the Industry Precinct.	If Self-assessable or Code-assessable — Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development. Truck Depot Code (section 5.2.101). 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).
Utility—Local.	Exempt.	None applicable.
Utility—Major.	Code-assessable , if— (a) located in the— (i) Industry Precinct; or (ii) Community Facilities Precinct; or (b) for a reservoir located in the— (i) Residential Precinct; or (ii) Rural Residential Precinct; or	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Utility-Major Code (section 5.2.104). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10).

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(iii) Emerging Community Precinct; or Countryside Precinct.	Parking and Servicing Code (section 5.3.13).
Veterinary Surgery/ Hospital.	Exempt , if— (a) located in the— (i) Town Centre Core Precinct; or (ii) Frame Precinct; or (iii) Minor Convenience Centre Precinct; or (iv) Industry Precinct; and (b) does not involve Building Work or involves only minor Building Work. Code-assessable , if not Exempt and located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Industry Precinct; or (d) Minor Convenience Centre Precinct.	If Exempt —None applicable. If Code-assessable — Beaudesert and Canungra Townships 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).
Warehouse/ Storage Facility.	Self-assessable , if— (a) located in the Frame Precinct or the Industry Precinct, 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 included in the— (i) Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) the Rural Residential Precinct. Code-assessable , if not Self-assessable and— (a) located in the Frame	If Self-assessable or Code-assessable — Beaudesert and Canungra Townships Zone Code (section 3.6.8) 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).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Precinct; or (b) located in the Industry Precinct; or (c) where the use is in association with the operation of a railway.	
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). 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).

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 and Canungra Townships Zone) identifies the development not for a Material Change of Use in column 1⁷⁶ which is subject to the level of assessment in column 2⁷⁷ in respect of the Assessment Criteria in column 3⁷⁸.

Table 3.6.5 Assessment Table for Development not for a Material Change of Use in the Beaudesert and Canungra Townships Zone⁷⁹

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ⁸⁰ not	Self-assessable , if not	If Exempt —None applicable.

⁷⁶ See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

⁷⁷ 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.

⁷⁸ See section 1.2.11 (Assessment Criteria).

⁷⁹ 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.

⁸⁰ 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.

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Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .	Exempt and complies with the Acceptable Solutions. Code-assessable , if not Exempt or Self-assessable.	If Self-assessable or Code-assessable — Solutions S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code. 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 and Canungra Townships Zone Code (section 3.6.8). Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot ⁸¹ .	Code-assessable , if— (a) located in the— (i) Industry Precinct; or (ii) Residential Precinct; or (iii) Medium Density Residential Precinct; or (iv) Town Centre Core Precinct; or (v) Frame Precinct; or (vi) Minor Convenience	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Reconfiguring a Lot Code (section 5.4.2)

⁸¹ 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.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Centre Precinct; or</p> <p>(vii) Active Recreation Precinct; or</p> <p>(viii) Passive Recreation Precinct; or</p> <p>(ix) Community Facilities Precinct; or</p> <p>(x) 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 and Canungra Townships 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</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section</p>

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Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>access easement; or</p> <p>(b) located in the access handle of a rear allotment; or</p> <p>(c) crosses a watercourse when providing access between the road and the building envelope or dwelling.</p>	5.3.6).
Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if the car park provides for greater than 8 parking spaces.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Filling or Excavation that is not associated with a Material Change of Use.	<p>Exempt, if—</p> <p>(a) for a dam ancillary to a Rural Use operating on the land; or</p> <p>(b) otherwise—</p> <p>(i) does not comprise more than 1,000m² in area; and</p> <p>(ii) does not exceed an average depth of 500 millimetres; and</p> <p>(iii) does not exceed a maximum depth of 800 millimetres; and</p> <p>(iv) does not involve earth batters with a slope greater than 1 in 8; and</p> <p>(v) does not interfere with the natural flow of stormwater; and</p> <p>(vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and</p> <p>(vii) not undertaken in</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
	<p>a public utility easement or agreement; and</p> <p>(viii) not within 3 metres of an adjoining property; and</p> <p>(ix) involves fill material which is clean, dry, solid, inert material; and</p> <p>(x) not within 3 metres of a Local Government infrastructure item.</p>	
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 and Canungra Townships Zone or the Overlays, is—

- (a) potentially consistent with the Beaudesert and Canungra Townships 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 and Canungra Townships 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)⁸².

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 Canungra Township Zone) is Consistent Development in all Precincts.

⁸² See section 1.2.12 (Consistent development tables).

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

Table 3.6.7 Consistent Development in the Beaudesert and Canungra Townships Zone

Column 1 Development	Column 2 Consistent Development
Aged Persons Accommodation.	Where in the Residential 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) Minor Convenience Centre Precinct; or (c) Residential Precinct; or (d) Rural Residential Precinct; or

Column 1 Development	Column 2 Consistent Development
	(e) Active Recreation Precinct; or (f) Community Facilities Precinct.
Commercial Activity.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Community Care Centre.	Where in the— (a) Frame Precinct; or (b) Residential Precinct; or (c) Rural Residential Precinct; or (d) Countryside Precinct; or (e) Community Facilities Precinct.
Convenience Restaurant.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct.
Educational Establishment.	Where in the— (a) Residential Precinct; or (b) 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.
Food Establishment/Reception Centre.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Forestry.	Where in the Countryside Precinct.
Funeral Premises.	Where in the— (a) Frame Precinct; or (b) Minor Convenience Centre Precinct; or (c) Industry Precinct.
General Store.	Where in the— (a) Residential Precinct; or

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Column 1 Development	Column 2 Consistent Development
	(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 (e) Countryside Precinct.
Hospital.	Where in the Community Facilities Precinct.
Hotel/Club.	Where in the— (a) Town Centre Core Precinct; or (b) Minor Convenience Centre 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 located on- (i) Lot 112 RP32085, 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. (e) Community Facilities Precinct; or (f) Where the use is an indoor sports centre or gymnasium in the Industry Precinct.
Industry—General.	Where in the Industry Precinct.
Industry—Low Impact/Service.	Where in the— (a) Frame Precinct; or (b) Minor Convenience Centre Precinct; or (c) Industry Precinct; or (d) Community Facilities Precinct and located on Lot 32 SP11395.
Intensive Agriculture.	Where—

Column 1 Development	Column 2 Consistent Development
	(a) in the Emerging Community Precinct; or (b) a wholesale plant nursery in the— (i) Rural Residential Precinct; or (ii) 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) Minor Convenience Centre Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct on Lot 3 RP166161, Lot 4 RP166162 and Lot 2 RP144307; or (f) Community Facilities Precinct.
Medium Density Residential.	Where in the— (a) Medium Density Residential Precinct; or (b) Residential Precinct.
Motel.	Where in the— (a) Frame Precinct; or (b) Minor Convenience Centre 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 112 RP32085, 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

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Column 1 Development	Column 2 Consistent Development
	(c) Minor Convenience Centre Precinct.
Produce Store.	Where in the— (a) Frame Precinct; or (b) Minor Convenience Centre Precinct; or (c) Industry Precinct.
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) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Retail Showroom.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry 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.
Service Station.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Shop.	Where in the— (a) Town Centre Core Precinct; or (b) Minor Convenience Centre Precinct.
Shopping Centre.	Where in the— (a) Town Centre Core Precinct; or (b) Minor Convenience Centre Precinct.

Column 1 Development	Column 2 Consistent Development
Telecommunication Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct; or (e) Residential Precinct; or (f) Medium Density Residential Precinct; or (g) Rural Residential Precinct; or (h) Emerging Community Precinct; or (i) Countryside Precinct; or (j) Active Recreation Precinct; or (k) Passive Recreation Precinct; or (l) Community Facilities Precinct.
Temporary Estate Sales Office.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
Tourist Cabins.	Where in the Countryside Precinct.
Tourist Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre 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.
Veterinary Surgery/Hospital.	Where the use is a veterinary surgery in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct; or Where the use is a veterinary hospital in the

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Column 1 Development	Column 2 Consistent Development
	Countryside Precinct.
Warehouse/Storage Facility.	Where in the— (a) Frame Precinct; or (b) Minor Convenience Precinct; or (c) Industry Precinct.
Winery/Distillery.	Where in the Countryside Precinct

Division 4 **Beaudesert and Canungra Townships Zone Code**

Subdivision 1 **Preliminary**

3.6.8 **Compliance with the Beaudesert and Canungra Townships Zone Code**

Development complies with the Beaudesert and Canungra Townships Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Beaudesert and Canungra Townships Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Beaudesert and Canungra Townships Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Beaudesert and Canungra Townships Zone Code and the purpose of the Beaudesert and Canungra Townships Zone Code being the Overall Outcomes for the Beaudesert and Canungra Townships Zone.⁸³

Subdivision 2 **General Assessment Criteria for the Beaudesert and Canungra Townships Zone**

3.6.9 **Purpose of the Beaudesert and Canungra Townships Zone Code**

The Overall Outcomes for the Beaudesert and Canungra Townships Zone are the purpose of the Beaudesert and Canungra Townships Zone Code.

⁸³ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

3.6.10 Overall Outcomes for the Beaudesert and Canungra Townships Zone

Table 3.6.10 (Overall Outcomes for the Beaudesert and Canungra Townships Zone) specifies the Overall Outcomes for the Beaudesert and Canungra Townships Zone.

Table 3.6.10 Overall Outcomes for the Beaudesert and Canungra Townships Zone

Overall Outcomes for the Beaudesert and Canungra Townships 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— <ul style="list-style-type: none"> (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 enhancement of local character and the promotion of a distinctive local identity and sense of place.
OO9	Development in the Town Centre Core Precinct, Frame Precinct and the 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

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Overall Outcomes for the Beaudesert and Canungra Townships Zone	
	(c) provide for a rationalisation of vehicular and pedestrian access; and (d) provide appropriate parking, manoeuvring and access areas.
OO10	Development within the Town Centre Core Precinct, Frame 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 Beaudesert township as a Principal Rural Activity Centre in accordance with the South East Queensland Regional Plan.
OO21	Development provides for the enhancement of employment and investment opportunities and the improved integration of residential and business activities, whilst maintaining amenity.
Housing	
OO22	Development provides an ongoing adequate supply of residential land that responds to community needs and opportunities but which

Overall Outcomes for the Beaudesert and Canungra Townships Zone	
	recognises specific locational constraints.
OO23	Development provides for a diversity of housing forms (including a mix of low to medium density housing types and allotment sizes) that provide for the housing needs of the residents and promotes equity in access to goods and services.
Infrastructure Efficiency	
OO24	Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.
OO25	Development does not compromise corridors required for proposed or future infrastructure.
OO26	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
OO27	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
OO28	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
Landscaping	
OO29	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Beaudesert and Canungra Townships Zone and serves to reinforce community identity and cohesion.
Noise, Air and Light Emissions	
OO30	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.
Open Space, Sport and Recreation Facilities	
OO31	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.
OO32	Development provides for adequate and appropriate sport and recreation facilities serving the needs of residents.
OO33	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
Protection of Personal Health, Safety and Property	
OO34	Development is located and designed to minimise the potential risk to life and property from natural hazards.
OO35	Development incorporates the principles of crime prevention through environmental design principles.
OO36	Development is located and designed to avoid land subject to contamination.
Services	
OO37	Development is supported by full urban services except in the Rural Residential Precinct and Countryside Precinct.

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Overall Outcomes for the Beaudesert and Canungra Townships Zone	
OO38	Development makes adequate provision for on-site effluent treatment and disposal, where reticulated sewerage is not provided or envisaged.
OO39	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	
OO40	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.
OO41	Development provides for pedestrian, cycle and vehicular connectivity and ease of mobility.
OO42	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
OO43	Development provides adequate and attractive parking facilities.
Precinct Intent	
OO44	Development within the Town Centre Core Precinct has a retail and commercial office character at the ground floor level and a commercial office character above ground floor level. The Precinct serves the prime retailing and entertainment function by providing for the convenience needs of localised catchments through ready access to comparison retail, speciality shopping, lower order professional offices and businesses and financial or personal services within a compact, centralised location.
OO45	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.
OO46	Development within the Minor Convenience Precinct has a retail and commercial office character generally within single storey buildings and is typified by a limited range of small-scale convenience or speciality shopping activities of a local order centre. The Precinct includes a limited number of specialised lower order professional offices and businesses.
OO47	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.
OO48	Development within the Medium Density Residential Precinct is typically urban residential in character and provides for a mix of medium density, seweraged residential and compatible non-residential activity where existing amenity and character are maintained or enhanced.
OO49	Development within the Residential Precinct creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density, seweraged, urban residential development and ancillary/associated uses.
OO50	Development within the Rural Residential Precinct is to cater principally

Overall Outcomes for the Beaudesert and Canungra Townships Zone	
	for rural-residential activity on larger acreage lots which are typically unsewered.
OO51	Development within the Emerging Community Precinct is limited to those activities that will not preclude future urban (residential, commercial, business, community or industry) purposes and would not compromise structure or master planning.
OO52	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.
OO53	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.
OO54	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 picnics, dog walking, strolling, kite flying and the like.
OO55	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	
OO56	Development in respect of land in the Beaudesert and Canungra Townships Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— <ul style="list-style-type: none"> (a) the land is not necessarily suitable for urban development; and (b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and (d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.
Intensity of Development	
OO57	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.
OO58	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

Overall Outcomes for the Beaudesert and Canungra Townships Zone
Area of the South East Queensland Regional Plan, is to comply with the Regulatory Provisions of the South East Queensland Regional Plan. ⁸⁴

3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert and Canungra Townships Zone

Table 3.6.11 (Specific Outcomes and Prescribed Solutions for the Beaudesert and Canungra Townships 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.

Table 3.6.11 Specific Outcomes and Prescribed Solutions for the Beaudesert and Canungra Townships Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Consistent Development	
SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.6.7 Consistent Development in the Beaudesert and Canungra Townships Zone.	S1.1 No Solution is prescribed.
Amenity, Environmental Management and Greenspace	
SO2 Development— (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 scale and form of	S2.1 No Solution is prescribed.

⁸⁴ 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.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>development in the Zone generally; and</p> <p>(c) provides buffering between non-residential uses and residential uses; and</p> <p>(d) provides buffering between residential uses and major transport routes.</p>	
<p>SO3 Development—</p> <p>(a) protects and enhances the values of Ecologically Significant Areas and, where possible, provides for the areas to be linked; and</p> <p>(b) provides for areas of 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>S3.1 No Solution is prescribed.</p>
<p>SO4 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 factors.</p>	<p>S4.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
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	
SO7 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— (a) traffic within urban residential areas is managed effectively; and (b) there is no adverse impact on streetscape; and; (c) landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and (d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (e) the level of crime and the fear of crime, is not increased; and (f) the safe and efficient use of an existing or planned community	S7.1 No Solution is prescribed.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
services use is not disadvantaged.	
<p>S08 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct and Minor Convenience Centre Precinct is consistent with existing and intended scale and built form by providing that development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <p>(i) height, mass and proportions; and</p> <p>(ii) roof form and pitch; and</p> <p>(iii) building materials, patterns, textures and colours and other decorative elements; and</p> <p>(iv) windows and doors; and</p> <p>(v) verandahs, towers and eaves; and</p> <p>(vi) fencing, landscaping and entry treatments; and</p> <p>(vii) parking, manoeuvring and access areas; and</p> <p>(viii) existing buildings, structures and plants; and</p> <p>(b) is consistent with the pattern of development shown on a structure plan map; and</p> <p>(c) has an attractive and functional appearance; and</p>	<p>S8.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> (d) is orientated toward the road network; and (e) contributes positively to streetscape and built form; and (f) is integrated with existing buildings; and (g) provides a cohesive built form. 	
SO9 Development is designed to provide for social interaction.	S9.1 No Solution is prescribed.
SO10 Development in a Precinct other than the Town Centre Core Precinct, Frame Precinct and Minor Convenience Centre Precinct— <ul style="list-style-type: none"> (a) provides for a variety of building alignments; and (b) provides substantial building setbacks along key roads; and (c) makes allowance for future road upgrades. 	S10.1 No Solution is prescribed.
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 Development contributes to the provision of community services by not compromising opportunities to establish new, or enhance existing, community services and Community Care Centres.	S13.1 No Solution is prescribed.
Cultural Heritage	
SO14 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S14.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	incompatible building character.
Defence Facility Area	
SO15 Development does not compromise the operational capability of the defence establishment at Canungra.	S15.1 No Solution is prescribed.
Ecological Sustainability	
SO16 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S16.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> .
SO17 Development conserves the use of non-renewable energy resources by providing that development— (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— a. layout; and b. materials; and c. orientation on the site; and d. relationship to adjoining uses.	S17.1 No Solution is prescribed.
SO18 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.	S18.1 No Solution is prescribed.
SO19 Development identifies, protects and enhances Ecologically Significant Areas and other nature conservation values.	S19.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<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 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>S20.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in <i>Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species</i>.</p> <p>S20.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</p> <p>S20.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.</p>
Economic Development	
<p>SO21 Development provides for the growth of Beaudesert township as a Principal Rural Activity Centre in accordance with the South East Queensland Regional Plan.</p>	<p>S21.1 No Solution is prescribed.</p>
<p>SO22 Development provides a range of employment opportunities for residents of the Beaudesert and Canungra Townships Zone.</p>	<p>S22.1 No Solution is prescribed.</p>
<p>SO23 Development does not compromise areas allocated for business, commercial and industrial uses by the establishment of incompatible</p>	<p>S23.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
uses.	
SO24 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct, Minor Convenience Precinct and Industry Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	S24.1 No Solution is prescribed.
Housing	
SO25 Development provides for a diversity of housing forms and a variety of housing types to meet the housing needs of the community.	S25.1 Development provides for a variety of dwelling types including— (a) predominantly houses in the Residential Precinct; and (b) medium density residential uses in the Residential Precinct with a maximum density of 1 dwelling unit per 450m ² ; and (c) medium density residential uses in the Medium Density Residential Precinct with a maximum density of 1 dwelling unit per 300m ² ; and (d) houses on rural residential lots.
SO26 Development being Aged Care Accommodation (and ancillary facilities) is carried out in the Medium Density residential Precinct or the Residential Precinct.	S26.1 No Solution is prescribed.
SO27 Development being a House limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through— (a) providing a safe, efficient and legible road network; and (b) the location and design of	S27.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>development; and</p> <p>(c) integration with the 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 buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <p>(i) maximising solar access to the north in winter; and</p> <p>(ii) minimising solar access to the east and west in summer; and</p> <p>(iii) maximising access to any prevailing summer breezes; and</p> <p>(iv) minimising exposure to prevailing winter winds.</p>	S28.1 No Solution is prescribed.
<p>SO29 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</p>	S29.1 No Solution is prescribed.
Infrastructure Efficiency	
<p>SO30 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>S30.1 Development is located in a Precinct suitable for the intended use.</p> <p>S30.2 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
(b) place an adverse loading on any existing or planned infrastructure.	
SO31 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.	S31.1 Development is designed and 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 Town Centre Core Precinct, Frame Precinct and Minor Convenience Centre Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.	S33.1 No Solution is prescribed.
SO34 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.	S34.1 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 or mitigating the adverse	S35.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
emission of noise and vibration.	
SO36 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S36.1 No Solution is prescribed.
SO37 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	S37.1 No Solution is prescribed.
Open Space, Sport and Recreation Facilities	
SO38 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S38.1 No Solution is prescribed.
SO39 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S39.1 No Solution is prescribed.
SO40 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S40.1 No Solution is prescribed.
SO41 Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S41.1 No Solution is prescribed.
Protection of Personal Health, Safety and Property	
SO42 Development is not to exacerbate or be adversely affected by flood events.	S42.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	S42.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.
SO43 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— <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. 	S43.1 Development does not provide— <ul style="list-style-type: none"> (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.
SO44 Development is sympathetic to natural hazard constraints.	S44.1 Development avoids flood prone, steep slope and high bushfire hazard areas. S44.2 Development provides for building envelopes where lots are constrained by environmental factors.
Transport and Access	
SO45 Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure.	S45.1 No Solution is prescribed.
SO46 Development provides road transport infrastructure which— <ul style="list-style-type: none"> (a) services the development; and (b) integrates with the existing and planned road transport 	S46.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>infrastructure; and</p> <p>(c) protects and enhances the road hierarchy.</p>	
<p>SO47 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.</p>	<p>S47.1 No Solution is prescribed.</p>
<p>SO48 Development provides pedestrian and cycle networks in appropriate locations.</p>	<p>S48.1 No Solution is prescribed.</p>
Growth Management	
<p>SO49 Development in respect of land in the Beaudesert and Canungra Townships Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—</p> <p>(a) the land is not necessarily suitable for urban development; and</p> <p>(b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</p> <p>(c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</p> <p>(d) structure planning is to be undertaken for all Major Development Areas identified in</p>	<p>S49.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.	
Intensity of Development	
SO53 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 (b) Reconfiguring a Lot is to comply with- <ul style="list-style-type: none"> (i) the standards in Table 5.4.6B (Lot Design Specifications); and (ii) the Regulatory Provisions of the South East Queensland Regional Plan.⁸⁵ 	S53.1 No Solution is prescribed.

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

⁸⁵ 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.

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 a commercial office character when occurring above ground floor level and, within a compact, centralised location—</p> <p>(a) provides for the convenience shopping needs of localised 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.</p>	<p>S1.1 No Solution is prescribed.</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 in both Beaudesert township and Canungra township is comprised predominantly of—</p> <p>(i) a Shop; and</p> <p>(ii) Commercial activity; and</p> <p>(iii) a Convenience Restaurant; and a Food Establishment/ Reception Centre; and</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
(iv) a Shopping Centre.	
SO4 Development— <ul style="list-style-type: none"> (a) protects and enhances the role of the Precinct as a local retail centre which functions as a retail and commercial office node; and (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 (c) protects existing and intended amenity; and (d) has a high level of accessibility to the local road network; and (e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices. 	S4.1 No Solution is prescribed.
SO5 Development is designed to provide for social interaction.	S5.1 No Solution is prescribed.
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.	S6.1 No Solution is prescribed.
SO7 Development being Building Work and Engineering Work does not— <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 	S7.1 Development is extended only where it can be readily supported by appropriate infrastructure.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
or planned infrastructure.	
SO8 Development within the Town Centre Core Precinct at Beaudesert makes provision for public transport services which— (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	S8.1 No Solution is prescribed.

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
SO1 Development exhibits a predominately commercial character with limited business and retail activity and— (a) provides for limited	S1.1 No Solution is prescribed.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>additional convenience shopping needs tending towards bulky goods; and</p> <p>(b) provides access to—</p> <p>(a) a limited range of additional comparison shopping; and speciality shopping; and</p> <p>(b) higher order professional offices and business; and</p> <p>(c) financial or personal services.</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 Frame Precinct at both Beaudesert and Canungra is comprised predominantly of—</p> <p>(a) Commercial activity; or</p> <p>(b) a Shop; or</p> <p>(c) a Retail Showroom; or</p> <p>(d) a Child Care facility; or</p> <p>(e) a Community Care Centre; or</p> <p>(f) Indoor Sport, Recreation and Entertainment; or</p> <p>(g) A Convenience Restaurant; or a Food Establishment/ Reception Centre.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus for commercial and local retail and business</p>	<p>S4.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>activity; and</p> <p>(b) 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</p> <p>(c) protects 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>SO5 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>S5.1 No Solution is prescribed.</p>
<p>SO6 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>S6.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO7 Development within the Frame Precinct at Beaudesert makes provision for public transport services which—</p> <p>(a) service the</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
development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	

Subdivision 5 Specific Assessment Criteria for the Minor Convenience Precinct

3.6.14 Specific Outcomes and Prescribed Solutions for the Minor Convenience Precinct

Table 3.6.14 (Specific Outcomes and Prescribed Solutions for the Minor Convenience 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 Minor Convenience Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development within the Minor Convenience Precinct exhibits a retail and commercial office character generally within single storey buildings and— (a) at Beaudesert is typified by a limited range of small-scale convenience or speciality shopping activities and a very limited number of lower order professional	S1.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>offices and businesses; and</p> <p>(b) at Canungra Township is typified by only a limited range of small-scale convenience or speciality shopping activities including corner store, bakery, newsagent, local services and takeaway food.</p>	
<p>SO2 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus for a limited range of small-scale retail and convenience or speciality shopping activity; and</p> <p>(b) functions in an integrated manner alongside existing commercial, retail and business activity; and</p> <p>(c) protects 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>S2.1 No Solution is prescribed.</p>
<p>SO3 Development being Building Work and Engineering Work does not—</p> <p>(e) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(f) place an adverse loading on any existing or planned infrastructure.</p>	<p>S3.1 Within Beaudesert and Canungra townships, development is extended only where it can be readily supported by appropriate infrastructure.</p>

Subdivision 6 Specific Assessment Criteria for the Industry Precinct

3.6.15 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Table 3.6.15 (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 3.6.15 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
<p>SO1 Development exhibits a predominately industrial character and provides for a mix of compatible business and industry activities including—</p> <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 (ii) Frame Precinct; and (iii) Minor Convenience Precinct. 	S1.1 No Solution is prescribed.
<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 	S2.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(c) Commercial activity; or (d) a Retail Showroom; or (e) Warehouse/Storage Facility.	
SO3 Development within the Industry Precinct is consistent with existing and intended scale and built form by providing that development— <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"> (a) height, mass and proportions; and (b) roof form and pitch; and (c) building materials, patterns, textures and colours; and (d) windows and doors; and (e) towers and stacks; and (f) fencing, landscaping and entry treatments; and (g) parking, manoeuvring and access areas; and (h) existing buildings, structures and plants; and (b) is consistent with the pattern of development shown on a structure plan map; and (c) has a tidy and functional appearance; and (d) is orientated toward the road network; and (e) contributes positively to streetscape and built 	S3.1 No Solution is prescribed.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>form; and</p> <p>(f) is integrated with existing industry uses and buildings.</p>	
<p>SO4 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>S4.1 No Solution is prescribed.</p>
<p>SO5 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>S5.1 Within both Beaudesert and Canungra townships, development for industry purposes is only provided where it can be readily supported by appropriate infrastructure.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO6 Development providing limited retailing activities does not compromise the role of the Town Centre Core Precinct, Frame Precinct or Minor Convenience Precinct within the Zone.	S6.1 Development ensures that the retailing of goods is generally limited to goods manufactured on site.

Subdivision 7 Specific Assessment Criteria for the Residential Precinct

3.6.16 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Table 3.6.16 (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
- (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 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, sewered, urban residential development characterised by— (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—	S2.1 No Solution is prescribed.

Part 6 - Beaudesert & Canungra Townships Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> (a) detached dwellings on urban lots; or (b) attached dwellings of various forms; or (c) community care housing or older persons accommodation in particular on Lot 100 RP910561. 	
<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 ensures that building bulk does not exceed a plot ratio of 0.5.</p> <p>S3.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and (b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and (c) the distance specified in the <i>Standard Building Regulation 1993</i> in the case of the setback from a side and rear boundary.
<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 	<p>S4.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>surrounding development; and</p> <p>(d) the shared use of community facilities, infrastructure and parks; and</p> <p>(e) achieving a sense of place.</p>	
<p>SO5 Development provides that the orientation and form of buildings and 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>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> <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 –</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
(d) but does not adversely impact upon adjacent residential uses; and provides a solid fence along any boundary to a residential use.	

Subdivision 8 Specific Assessment Criteria for the Medium Density Residential Precinct

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

Table 3.6.17 (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 3.6.17 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
SO1 Development provides for predominantly medium-density, sewerred, urban residential development characterised by— (a) a high level of amenity; and (b) a mix of single detached dwellings and attached 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—	S2.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> (a) detached dwellings on urban lots; and (b) attached dwellings of various forms. 	
<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 ensures that building bulk does not exceed a plot ratio of 0.5.</p> <p>S3.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and (b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and (c) the distance specified in the <i>Standard Building Regulation 1993</i> in the case of the setback from a side and rear boundary.
<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; 	<p>S4.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
and (e) achieving a sense of place.	
SO5 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by— <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. 	S5.1 No Solution is prescribed.
SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.	S6.1 No Solution is prescribed.
SO7 Development being a non-residential use (except a Home Based Business)— <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 	S7.1 No Solution is prescribed.

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

Subdivision 9 Specific Assessment Criteria for the Rural Residential Precinct

3.6.18 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.6.18 (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 3.6.18 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— <ol style="list-style-type: none"> (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, including, but not limited to— <ol style="list-style-type: none"> (a) detached dwellings on rural residential lots; 	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
and (b) attached dwellings of various forms.	
SO4 Development ensures a building height, bulk and setback consistent with a rural living character.	<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 plot ratio of 0.1.</p> <p>S4.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> (e) are set back a minimum of 10 metres from the primary street frontage which provides vehicular access to the development; or (f) are set back a minimum of 6 metres from a frontage which does not provide vehicular access to the development; or (g) are generally consistent with the setbacks of existing rural residential development in the immediate area.
SO5 Development provides for Rural Residential neighbourhoods with a strong sense of community and local identity, through—	S5.1 No Solution is prescribed.
SO6 Development being a non-	S6.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
Rural Residential use— (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.	

Subdivision 10 Specific Assessment Criteria for the Emerging Community Precinct

3.6.19 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Table 3.6.19 (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 3.6.19 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**3.6.20 Specific Outcomes and Prescribed Solutions for the Countryside Precinct**

Table 3.6.20 (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 3.6.20 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 by broad hectare farming activity on larger lots which are— <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. 	S1.1 No Solution is prescribed.
SO2 Development for urban type uses including retail, urban residential and industrial activity is not carried out on the premises.	S2.1 No Solution is prescribed.
SO3 Development incompatible with the intended long-term use of the Precinct is not carried out on the premises.	S3.1 No Solution is prescribed.
SO4 Development protects and enhances the amenity and character of the Countryside Precinct by providing that— <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 	S4.1 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"> (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 compromised. 	
<p>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.</p>	<p>S5.1 Development ensures that intensive rural uses are not located within 1 kilometre of land in the Rural Residential Precinct or Village Precinct.</p>
<p>SO6 Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>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—</p> <ul style="list-style-type: none"> (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. 	<p>S7.1 Development ensures that access to a tourist development is only via a local road.</p> <p>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.</p> <p>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.</p>

Subdivision 12 Specific Assessment Criteria for the Active Recreation Precinct

3.6.21 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.6.21 (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 3.6.21 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	S5.1 Development is extended only

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>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>where it can be readily supported by appropriate infrastructure.</p>
<p>SO6 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; and</p> <p>(b) protects existing and intended amenity; and</p> <p>(c) has a high level of accessibility to the local road network; and</p> <p>(d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	<p>S6.1 No Solution is prescribed.</p>
<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> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <p>(i) height, mass and</p>	<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>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>proportions; and</p> <p>(ii) roof form and pitch; and</p> <p>(iii) building materials, patterns, textures and colours and other decorative elements; and</p> <p>(iv) windows and doors; and</p> <p>(v) fencing, landscaping and entry treatments; and</p> <p>(vi) parking, manoeuvring and access areas; and</p> <p>(vii) existing buildings and structures; 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> <p>(i) land and soils; and</p> <p>(ii) environmental values and the integrity of waters, a waterway or a wetland; and</p> <p>(iii) riparian habitats; and</p> <p>(iv) bush habitats.</p>	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the</p>	<p>S10.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	
<p>SO11 Development involving significant public visitation ensures that—</p> <p>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</p> <p>(b) visitor facilities are located where access is 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>	<p>S11.1 No Solution is prescribed.</p>

Subdivision 13 Specific Assessment Criteria for the Passive Recreation Precinct

3.6.22 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.6.22 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

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- (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 Passive Recreation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for low-impact informal or non-organised forms of recreational activity typically within— <ul style="list-style-type: none"> (a) Open Space Areas; and (b) recreation reserve areas. 	S1.1 No Solution is prescribed.
SO2 Development protects 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 community.	S2.1 No Solution is prescribed.
SO3 Development associated with public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that — <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 	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.	
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 that is adjacent to an Ecologically Significant Area— (a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area and (b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.	S5.1 No Solution is prescribed.
SO6 Development provides for low-impact recreational activities which are carried out in an ecologically sustainable manner in a natural environment.	S6.1 No Solution is prescribed.

Subdivision 14 Specific Assessment Criteria for the Community Facilities Precinct

3.6.23 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.6.23 (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 3.6.23 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.

Part 7 Tamborine Mountain Zone

Division 1 Preliminary

3.7.1 Application of Assessment Provisions

Part 7 (Tamborine Mountain Zone) applies to development in the Tamborine Mountain Zone comprising the Precincts identified in column 1 in Table 3.7.1 (Tamborine Mountain Zone and Precincts), as shown on the Planning Scheme Maps in column 2 in Table 3.7.1 (Tamborine Mountain Zone and Precincts).

Table 3.7.1 Tamborine Mountain Zone and Precincts

Column 1 Precincts	Column 2 Planning Scheme Maps
Business.	ZM17, ZM24
Gallery Walk.	ZM17
Curtis Falls.	ZM17
Cottage Tourist Facility.	ZM17, ZM24
Special Development.	ZM17
Village Residential.	ZM17, ZM18, ZM24
Residential.	ZM17, ZM18, ZM24, ZM25
Park Living.	ZM17, ZM24
Rural Character.	ZM17, ZM24
Conservation.	ZM17, ZM18, ZM24
Countryside.	ZM17, ZM24, ZM25
Escarpment Protection.	ZM17, ZM18, ZM24, ZM25
Active Recreation.	ZM17, ZM24, ZM25.
Passive Recreation.	ZM17, ZM18, ZM24, ZM25
Community Facilities.	ZM17, ZM24, ZM25
Botanic Gardens.	ZM17

3.7.2 Structure of Assessment Provisions

Part 7 (Tamborine Mountain Zone) comprises—

- (a) an Assessment Table for the Tamborine Mountain 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 Tamborine Mountain Zone which identifies Consistent Development in the Tamborine Mountain Zone; and
- (c) the Tamborine Mountain Zone Code.

Division 2 Assessment Tables

3.7.3 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 Scheme⁸⁶; 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

⁸⁶ 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.

- (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.

3.7.4 Assessment Table for Material Change of Use

Table 3.7.4 (Assessment Table for Material Change of Use in the Tamborine Mountain Zone) identifies the development for a Material Change of Use in column 1⁸⁷ which is subject to the level of assessment in column 2⁸⁸ in respect of the Assessment Criteria in column 3⁸⁹.

Table 3.7.4 Assessment Table for Material Change of Use in the Tamborine Mountain Zone⁹⁰

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> <ul style="list-style-type: none"> (a) Village Residential Precinct; or (b) Park Living Precinct; or (c) Rural Character Precinct; or 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</p>

⁸⁷ See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

⁸⁸ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

⁸⁹ See section 1.2.11 (Assessment Criteria).

⁹⁰ 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
	(d) Countryside Precinct; or (e) Escarpment Protection Precinct. Code-assessable , if not Exempt and located in the— (a) Park Living Precinct; or (b) Rural Character Precinct; or (c) Countryside Precinct; or (d) Escarpment Protection Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct.	
Animal Husbandry.	Exempt , if on a lot with a minimum area of 8,000m ² and located in the— (a) Village Residential Precinct; or (b) Park Living Precinct; or (c) Rural Character Precinct; or (d) Countryside Precinct; or (e) Escarpment Protection Precinct. Code-assessable , if not Exempt and located in the— (a) Park Living Precinct; or (b) Rural Character Precinct; or (c) Countryside Precinct; or (d) Escarpment Protection Precinct; or (e) Passive Recreation Precinct; or (f) Community Facilities Precinct.	If Exempt —None applicable. If Code-assessable — Tamborine Mountain Zone Code (section 3.7.8). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Bed and Breakfast.	Code-assessable , if located in the— (a) Countryside Precinct; or (b) Escarpment Protection Precinct.	Tamborine Mountain Zone Code (section 3.7.8). Bed and Breakfast Code (section 5.2.2). Advertising Devices Code (section 5.3.2).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Caretaker's Residence.	Self-assessable , if located in a Precinct other than the Conservation Precinct.	Solutions S3.1 of section 3.7.13, S2.1, S2.2, S5.1 and S5.2 of section 3.7.14, S4.1, S4.2, S4.3 and S4.4 of section 3.7.15, S3.1, S3.2 and S3.3 of section 3.7.16, S6.1 of section 3.7.18 and S5.1 of section 3.7.19 of the Tamborine Mountain Zone Code where Self-assessable. Tamborine Mountain Zone Code (section 3.7.8) 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).
Child Care Facility.	Code-assessable , if located in the Business Precinct.	Tamborine Mountain Zone Code (section 3.7.8). 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 in the Business Precinct; and (b) does not involve Building Work or involves only minor Building Work. Code-assessable , if not Exempt and located in the	If Exempt —None applicable. If Code-assessable — Tamborine Mountain Zone Code (section 3.7.8). Retailing and Commercial Activity Code (section 5.2.71).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Business Precinct.	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 Ground Water Extraction.	Impact-assessable.	Tamborine Mountain Zone Code (section 3.7.8). Commercial Ground Water Extraction Code (section 5.2.11). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Cottage Tourist Facility.	Code-assessable , if the use area does not exceed 200m ² and located in the— (a) Gallery Walk Precinct; or (b) Curtis Falls Precinct; or (c) Cottage Tourist Facility Precinct.	Tamborine Mountain Zone Code (section 3.7.8). Cottage Tourist Facility Code (section 5.2.14). 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.	Self-assessable , if— (a) Located in the— (i) Park Living Precinct; or (ii) Rural Character Precinct; or (iii) Countryside Precinct; and (b) involves— (i) the keeping of up to 5 horses on a Lot with a	If Self-assessable or Code-assessable — Tamborine Mountain Zone Code (section 3.7.8) 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).

Part 7 - Tamborine Mountain Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>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) Park Living Precinct; or</p> <p>(B) Rural Character Precinct; or</p> <p>(C) Countryside Precinct; and</p> <p>(ii) Involves the—</p> <p>(A) the 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</p>	<p>Parking and Servicing Code (section 5.3.13).</p>
<p>Food Establishment/ Reception Centre.</p>	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Business Precinct; or</p> <p>(ii) Gallery Walk Precinct; or</p> <p>(iii) Curtis Falls Precinct; and</p> <p>(b) does not involve Building Work or involves only</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>minor Building Work; and</p> <p>(c) does not involve an extension to an outdoor eating area.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Business Precinct; or</p> <p>(ii) Gallery Walk Precinct; or</p> <p>(iii) Curtis Falls Precinct; or</p> <p>(iv) Special Development Precinct; or</p> <p>(v) Escarpment Protection Precinct; and</p> <p>(b) the gross floor area of the development does not exceed 200m².</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—</p> <p>(a) Countryside Precinct; or</p> <p>(b) Escarpment Protection Precinct.</p>	<p>Tamborine Mountain Zone Code (section 3.7.8).</p> <p>Forestry Code (section 5.2.26).</p>
General Store.	<p>Exempt, if—</p> <p>(a) located in the Business 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 Business Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</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>
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</p>	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1 of section</p>

Part 7 - Tamborine Mountain Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Business does not exceed 25m² and in a Precinct other than the—</p> <ul style="list-style-type: none"> (a) Conservation Precinct; or (b) Community Facilities Precinct; or (c) Botanic Gardens 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 a Precinct other than the— <ul style="list-style-type: none"> (i) Conservation Precinct; or (ii) Community Facilities Precinct; or (iii) Botanic Gardens 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 a Precinct other than the— <ul style="list-style-type: none"> (i) Conservation Precinct; or (ii) Community Facilities Precinct; or (iii) Botanic Gardens Precinct. 	<p>3.7.13, S2.1, S2.2, S5.1 and S5.2 of section 3.7.14, S4.1, S4.2, S4.3 and S4.4 of section 3.7.15, S3.1, S3.2 and S3.3 of section 3.7.16, S6.1 of section 3.7.18 and S5.1 of section 3.7.19 of the Tamborine Mountain Zone Code where Self-assessable.</p> <p>Tamborine Mountain Zone Code (section 3.7.8) 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>
House.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Cottage Tourist Facility Precinct; or (ii) Village Residential Precinct; or (iii) Residential Precinct; or (iv) Park Living Precinct; or (v) Rural Character 	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1 of section 3.7.13, S2.1, S2.2, S5.1 and S5.2 of section 3.7.14, S4.1, S4.2, S4.3 and S4.4 of section 3.7.15, S3.1, S3.2 and S3.3 of section 3.7.16, S6.1 of section 3.7.18 and S5.1 of section 3.7.19 of the Tamborine Mountain Zone Code</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Precinct; or</p> <p>(vi) Countryside Precinct; or</p> <p>(vii) Escarpment Protection Precinct; and</p> <p>(b) on a lot with an area greater than 2,000m²; and</p> <p>(c) access is via a constructed road; and</p> <p>(d) where involving a secondary dwelling, the gross floor area of a secondary dwelling does not exceed 100m² and is located within 20 metres of the house.</p> <p>Code-assessable, if not Self-assessable and—</p> <p>(a) located in the—</p> <p>(i) Cottage Tourist Facility Precinct; or</p> <p>(ii) Village Residential Precinct; or</p> <p>(iii) Residential Precinct; or</p> <p>(iv) Park Living Precinct; or</p> <p>(v) Rural Character Precinct; or</p> <p>(vi) Countryside Precinct; or</p> <p>(vii) Escarpment Protection Precinct; and</p> <p>(b) Where involving a secondary dwelling where the gross floor area of the secondary dwelling does not exceed 100m² and is located within 20 metres of the house.</p>	<p>where Self-assessable.</p> <p>Tamborine Mountain Zone Code (section 3.7.8) where assessable development.</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>
Indoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <p>(a) located in the Active Recreation Precinct or on a lot identified in Schedule 2 (Land Identified for</p>	<p>If Exempt—None applicable.</p>

Part 7 - Tamborine Mountain Zone

Part 7 - Tamborine Mountain Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Community Facilities); and (b) does not involve fire arm activities; and (c) the gross floor area of the use does not exceed 150m ² .	
Intensive Agriculture.	Code-assessable , if— (a) located in the Countryside Precinct; and (b) the use is a wholesale plant nursery.	Tamborine Mountain Zone Code (section 3.7.8). 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).
Managers/ Workers House.	Code-assessable , if located in the Countryside Precinct.	Tamborine Mountain Zone Code (section 3.7.8). Managers/Workers House Code (section 5.2.47). House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Outdoor Sports, Recreation and Entertainment.	Exempt , if— (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, firearm activities, a clubhouse or night lighting. Code-assessable , if not Exempt and located in the—	If Exempt —None applicable. If Code-assessable — Tamborine Mountain Zone Code (section 3.7.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code

⁹¹ Refer to Appendix B for further information.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(a) Active Recreation Precinct; or (b) Countryside Precinct on Lot 1 RP185521. ⁹¹	(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 Business Precinct.	Tamborine Mountain Zone Code (section 3.7.8). 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).
Public Park.	Exempt.	None applicable.
Retail Plant Nursery.	Code-assessable , if located in the— (a) Business Precinct; or (b) Gallery Walk Precinct.	Tamborine Mountain Zone Code (section 3.7.8). 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.	Code-assessable , if located in the Business Precinct.	Tamborine Mountain Zone Code (section 3.7.8). 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).

Part 7 - Tamborine Mountain Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Parking and Servicing Code (section 5.3.13).
Road.	Exempt.	None applicable.
Roadside Stall.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Park Living Precinct; or</p> <p>(ii) Rural Character Precinct; or</p> <p>(iii) Countryside Precinct; or</p> <p>(iv) Escarpment Protection Precinct; and</p> <p>(b) the total floor area and display area is 5m² or less.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Park Living Precinct; or</p> <p>(ii) Rural Character Precinct; or</p> <p>(iii) Countryside Precinct; or</p> <p>(iv) Escarpment Protection Precinct; and</p> <p>(b) the total floor area and display area is greater than 5m² but does not exceed 25m².</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</p> <p>Roadside Stall Code (section 5.2.77).</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>
Shop.	<p>Exempt, if—</p> <p>(a) located in the Business Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if not Exempt and—</p> <p>(a) located in the Business Precinct; and</p> <p>(b) the gross floor area of the development does not exceed 200m².</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</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>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Shopping Centre.	Code-assessable , if— (a) located in the Business Precinct; and (b) the gross floor area of the development does not exceed 400m ² .	Tamborine Mountain Zone Code (section 3.7.8). 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).
Temporary Activity.	Exempt.	None applicable.
Tourist Business.	Code-assessable , if— (a) located in the— (i) Gallery Walk Precinct; or (ii) Curtis Falls Precinct; and (b) the gross floor area of the development does not exceed 200m ² .	Tamborine Mountain Zone Code (section 3.7.8). 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).
Tourist Cabins.	Code-assessable , if located in the Park Living Precinct and on Lot 2 WD1730.	Tamborine Mountain Zone Code (section 3.7.8). 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

Part 7 - Tamborine Mountain Zone

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Code (section 5.3.13).
Tourist Facility.	<p>Exempt, if—</p> <p>(a) located in the Gallery Walk Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt, and the gross floor area does not exceed 200m² and located in the—</p> <p>(i) Gallery Walk Precinct; or</p> <p>(ii) Special Development Precinct; or</p> <p>(b) located in Park Living Precinct and on Lot 2 WD1730.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</p> <p>Tourist Facility Code (section 5.2.98).</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>
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>Solution S6.1 of section 3.7.18 of the Tamborine Mountain Zone Code where Self-assessable.</p> <p>Tamborine Mountain Zone Code (section 3.7.8) 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 located in the—</p> <p>(a) Business Precinct; or</p> <p>(b) Countryside Precinct.</p>	<p>Tamborine Mountain Zone Code (section 3.7.8).</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>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Veterinary Surgery/Hospital.	<p>Exempt, if—</p> <p>(a) located in the Business 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 Business Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</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>
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	<p>Tamborine Mountain Zone Code (section 3.7.8).</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>

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

Table 3.7.5 (Assessment Table for Development not for a Material Change of Use in the Tamborine Mountain Zone) identifies the development not for a Material Change of Use in column 1⁹² which

⁹² See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

is subject to the level of assessment in column 2⁹³ in respect of the Assessment Criteria in column 3⁹⁴.

Table 3.7.5 Assessment table for development not for a Material Change of Use in the Tamborine Mountain Zone⁹⁵

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ⁹⁶ 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 of section 3.7.13, S2.1, S2.2, S5.1 and S5.2 of section 3.7.14, S4.1, S4.2, S4.3 and S4.4 of section 3.7.15, S3.1, S3.2 and S3.3 of section 3.7.16, S6.1 of section 3.7.18 and S5.1 of section 3.7.19 of the Tamborine Mountain Zone Code. 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 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 — Tamborine Mountain Zone Code (section 3.7.8). Advertising Devices Code (section 5.3.2).

⁹³ 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.

⁹⁴ See section 1.2.11 (Assessment Criteria).

⁹⁵ 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.

⁹⁶ 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
Reconfiguring a Lot ⁹⁷ .	<p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Business Precinct; or (iii) Gallery Walk Precinct; or (iv) Curtis Falls Precinct; or (v) Cottage Tourist Facility 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. <p>Impact-assessable, otherwise</p>	<p>If Code-assessable or Impact-assessable—</p> <p>Tamborine Mountain Zone Code (section 3.7.8).</p> <p>Reconfiguring a Lot Code (section 5.4.2)</p>
Carrying out Operational Work for Reconfiguring a Lot.	<p>Code-assessable.</p>	<p>Tamborine Mountain Zone Code (section 3.7.8).</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> <ul style="list-style-type: none"> (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. <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>

⁹⁷ 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
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 property; and (ix) involves fill material which is	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
	clean, dry, solid, inert material; and (x) not within 3 metres of a Local Government infrastructure item. Code-assessable if not Exempt.	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

Division 3 Consistent Development Table

3.7.6 Interpretation of the Consistent Development Table

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

- (a) potentially consistent with the Tamborine Mountain Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.7.7 (Consistent Development Table); and
- (b) inconsistent with the Tamborine Mountain Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.7.7 (Consistent Development Table)⁹⁸.

3.7.7 Consistent Development Table

Development identified in Table 3.7.5 (Assessment Table for Development not for a Material Change of Use in the Tamborine Mountain Zone) is Consistent Development in all Precincts.

Table 3.7.7 (Consistent Development in the Tamborine Mountain Zone) identifies the development in column 1 which is Consistent Development in column 2.

⁹⁸ See section 1.2.12 (Consistent development tables).

Table 3.7.7 Consistent Development in the Tamborine Mountain Zone

Column 1 Development	Column 2 Consistent Development
Agriculture.	Where in the— (a) Village Residential Precinct; or (b) Park Living Precinct; or (c) Rural Character Precinct; or (d) Countryside Precinct; or (e) Escarpment Protection Precinct; or (f) Passive Recreation Precinct; or (g) Community Facilities Precinct.
Animal Husbandry.	Where in the— (a) Village Residential Precinct; or (b) Park Living Precinct; or (c) Rural Character Precinct; or (d) Countryside Precinct; or (e) Escarpment Protection Precinct; or (f) Passive Recreation Precinct; (g) Community Facilities Precinct.
Bed and Breakfast.	Where in the— (a) Curtis Falls Precinct; or (b) Village Residential Precinct; or (c) Park Living Precinct; or (d) Rural Character Precinct; or (e) Countryside Precinct; or (f) Escarpment Protection Precinct.
Caretaker's Residence.	Where in a Precinct other than the Conservation Precinct.
Cemetery.	Where in the Countryside Precinct on Lot 1 RP185521. ⁹⁹
Child Care Facility.	Where in the— (a) Business Precinct; or (b) Village Residential Precinct.
Commercial Activity.	Where in the Business Precinct.
Community Care Centre.	Where in the Business Precinct.
Cottage Tourist Facility.	Where the use area does not exceed 200m ² and in the— (a) Gallery Walk Precinct; or

⁹⁹ Refer to Appendix B for further information.

Column 1 Development	Column 2 Consistent Development
	(b) Curtis Falls Precinct; or (c) Cottage Tourist Facility Precinct.
Educational Establishment.	Where in the Community Facilities Precinct.
Equestrian Activities.	Where in the— (a) Park Living Precinct; or (b) Rural Character Precinct; or (c) Countryside Precinct.
Food Establishment/ Reception Centre.	Where in the— (a) Business Precinct; or (b) Gallery Walk Precinct; or (c) Curtis Falls Precinct and the use area does not exceed 200m ² ; or (d) Special Development Precinct; or (e) Escarpment Protection Precinct and the use area does not exceed 200m ² .
Forestry.	Where in the— (a) Countryside Precinct; or (b) Escarpment Protection Precinct and the use does not involve plantation forestry.
General Store.	Where in the Business Precinct.
Home Based Business.	Where in a Precinct other than the— (a) Conservation Precinct; or (b) Community Facilities Precinct; or (c) Botanic Gardens Precinct.
House.	Where— (a) involving a single dwelling or dwelling unit on a lot in the— (i) Cottage Tourist Facility Precinct; or (ii) Village Residential Precinct; or (iii) Residential Precinct; or (iv) Park Living Precinct; or (v) Rural Character Precinct; or (vi) Countryside Precinct; or (vii) Escarpment Protection Precinct. (b) involving a secondary dwelling where the gross floor area of a secondary dwelling does not exceed 100m ² and in the— (v) Cottage Tourist Facility Precinct; or (vi) Village Residential Precinct; or (vii) Residential Precinct; or

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Column 1 Development	Column 2 Consistent Development
	<ul style="list-style-type: none"> (viii) Park Living Precinct; or (ix) Rural Character Precinct; or (x) Countryside Precinct; or (xi) Escarpment Protection Precinct. <p>(c) involving a secondary dwelling where the gross floor area of a secondary dwelling exceeds 100m² and in the—</p> <ul style="list-style-type: none"> (i) Village Residential Precinct at North Tamborine; or (ii) Village Residential Precinct at Eagle Heights.
Indoor Sports, Recreation and Entertainment.	Where in the— <ul style="list-style-type: none"> (a) Business Precinct; or (b) Active Recreation Precinct; or (c) Community Facilities Precinct
Industry—Low Impact/Service.	Where in the Business Precinct.
Intensive Agriculture.	Where the use is a wholesale plant nursery in the— <ul style="list-style-type: none"> (a) Rural Character Precinct; or (b) Countryside Precinct.
Landfill Activities.	Where the use is for a Waste Transfer Station in the— <ul style="list-style-type: none"> (a) Countryside Precinct; and (b) located on Lot 1 RP185521.¹⁰⁰
Managers/Workers House.	Where in the Countryside Precinct.
Market.	Where in the— <ul style="list-style-type: none"> (a) Business Precinct; or (b) Community Facilities Precinct.
Outdoor Sports, Recreation and Entertainment.	Where for a use other than motor sport or firearm activities in the— <ul style="list-style-type: none"> (a) Village Residential Precinct; or (b) Park Living Precinct; or (c) Rural Character Precinct; or (d) Countryside Precinct; or (e) Active Recreation Precinct.
Passenger Terminal.	Where in the Business Precinct.
Produce Store.	Where in the Business Precinct.
Public Worship.	Where in the—

¹⁰⁰ Refer to Appendix B for further information.

Column 1 Development	Column 2 Consistent Development
	(a) Business Precinct; or (b) Special Development Precinct; or (c) Village Residential Precinct; or (d) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Business Precinct; or (b) Gallery Walk Precinct.
Retail Showroom.	Where in the Business Precinct.
Roadside Stall.	Where in the— (a) Park Living Precinct; or (b) Rural Character Precinct; or (c) Countryside Precinct; or (d) Escarpment Protection Precinct.
Service Station.	Where in the Business Precinct.
Shop.	Where in the Business Precinct.
Shopping Centre.	Where in the Business Precinct.
Telecommunication Facility.	Where in the— (a) Business Precinct; or (b) Special Development Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.
Tourist Cabins.	Where in the— (a) Special Development Precinct; or (b) Rural Character Precinct; or (c) Park Living Precinct; or (d) Countryside Precinct where the total number of on site cabins does not exceed 20; or (e) Escarpment Protection Precinct where the total number of on site cabins does not exceed 20.
Tourist Business.	Where in the— (a) Gallery Walk Precinct; or (b) Curtis Falls Precinct and the use area does not exceed 200m ² .
Tourist Facility.	Where in the— (a) Gallery Walk Precinct; or (b) Special Development Precinct; or (c) Rural Character Precinct; or

Column 1 Development	Column 2 Consistent Development
	(d) Park Living Precinct; or (e) Countryside Precinct; or (f) Escarpment Protection Precinct.
Truck Depot.	Where in the Countryside Precinct.
Utility—Major.	Where in the— (a) Business Precinct; or (b) Countryside Precinct; or (c) Community Facilities Precinct.
Veterinary Surgery/Hospital.	Where in the Business Precinct.
Winery/Distillery.	Where in the— (a) Gallery Walk Precinct; or (b) Cottage Tourist Facility Precinct; or (c) Rural Character Precinct; or (d) Park Living Precinct; or (e) Countryside Precinct.

Division 4 Tamborine Mountain Zone Code

Subdivision 1 Preliminary

3.7.8 Compliance with the Tamborine Mountain Zone Code

Development complies with the Tamborine Mountain Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Tamborine Mountain Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Tamborine Mountain Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Tamborine Mountain Zone Code and the purpose of the Tamborine Mountain Zone Code being the Overall Outcomes for the Tamborine Mountain Zone.¹⁰¹

¹⁰¹ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Subdivision 2 General Assessment Criteria for the Tamborine Mountain Zone

3.7.9 Purpose of the Tamborine Mountain Zone Code

The Overall Outcomes for the Tamborine Mountain Zone are the purpose of the Tamborine Mountain Zone Code.

3.7.10 Overall Outcomes for the Tamborine Mountain Zone

Table 3.7.10 (Overall Outcomes for the Tamborine Mountain Zone) specifies the Overall Outcomes for the Tamborine Mountain Zone.

Table 3.7.10 Overall Outcomes for the Tamborine Mountain Zone

Overall Outcomes for Tamborine Mountain Zone	
Overall Vision	
OO1	Development is ecologically sustainable and is designed and located to protect and complement the existing natural environment, semi-rural character and scenic amenity values of Tamborine Mountain.
OO2	Development provides that tourist activities are concentrated in recognised tourist areas or otherwise located so as not to adversely impact on the amenity of the area.
Amenity, Environmental Management and Greenspace	
OO3	Development provides for the creation and maintenance of a pleasant and safe living and working environment.
OO4	Development promotes a high standard of amenity compatible with the existing character.
OO5	Development through location and design minimises risks and nuisance to people and property.
OO6	Development maintains and protects identified scenic amenity and semi-rural character values of Tamborine Mountain.
Community Identity, Urban Design Principles and Image	
OO7	Development provides for the establishment, conservation and enhancement of local character and the promotion of distinctive local identity and sense of place.
OO8	Development maintains and enhances the existing character of the area defined by the topography, vegetation, rural villages and existing business activities.
Community Services	
OO9	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO10	Development for community services is located to provide the most effective and efficient delivery of those services.
OO11	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.

Part 7 - Tamborine Mountain Zone

Overall Outcomes for Tamborine Mountain Zone	
Cultural Heritage	
OO12	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
Defence Facility Area	
OO13	Development does not compromise the existing or future operational capability of the defence establishment at Canungra.
Ecological Sustainability	
OO14	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
OO15	Development provides for the maintenance of high standards of air and water quality.
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 and Shire's biodiversity and nature conservation values.
OO17	Development protects and enhances 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 values for native flora and fauna habitat, recreation and other uses.
OO18	Development contributes towards the sustainable use of groundwater supplies and avoids groundwater contamination.
Economic Development	
OO19	Development provides for the enhancement of employment and investment opportunities through improved integration of residential, tourist and other business activities whilst maintaining residential amenity.
Housing	
OO20	Development provides a diversity of housing forms that provide for the housing needs of residents and promotes equity in access to goods and services.
Infrastructure Efficiency	
OO21	Development for housing is compatible with Tamborine Mountain's existing character and amenity, is of appropriate architectural form and has minimal impact on the environment.
OO22	Development does not compromise corridors required for proposed or future infrastructure.
OO23	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
OO24	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
OO25	Development ensures that only compatible land use activity occurs in

Overall Outcomes for Tamborine Mountain Zone	
	proximity to existing, proposed and future infrastructure facilities.
OO26	Development is supported by the provision of an appropriate potable water supply and provides for the adequate and appropriate disposal of waste water.
OO27	Development provides for the disposal of wastewater in a manner that does not compromise groundwater supplies.
OO28	Development provides for the establishment of essential community infrastructure and facilities to cater for the needs of the Tamborine Mountain community.
Landscaping	
OO29	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Tamborine Mountain Zone and serves to reinforce community identity and cohesion.
Noise, Air and Light Emissions	
OO30	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.
Open Space, Sport and Recreation Facilities	
OO31	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.
OO32	Development provides for adequate and appropriate sport and recreation facilities serving the needs of residents.
OO33	Development protects the values of areas of regional recreation significance.
Protection of Personal Health, Safety and Property	
OO34	Development is located and designed to minimise the potential risk to life and property from natural hazards.
OO35	Development incorporates the principles of crime prevention through environmental design principles.
OO36	Development maintains the safety of people and communities through appropriate location and design.
OO37	Development is located and designed to avoid land subject to contamination.
Transport and Access	
OO38	Development provides for pedestrian, cycle and vehicular connectivity and ease of mobility.
OO39	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
OO40	Development provides for adequate and attractive parking facilities.
Precinct Intent	
OO41	Development within the Business Precinct is typically commercial in character and caters to the convenience shopping needs of the local catchment, by providing limited access to comparison retail and

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Overall Outcomes for Tamborine Mountain Zone	
	speciality shopping. Development within the Precinct also provides for limited access to lower order professional offices and businesses.
OO42	Development within the Gallery Walk Precinct is typified by tourist orientated commercial and retail activity, with a distinctive character and level of amenity.
OO43	Development within the Curtis Falls Precinct is typified by tourist orientated commercial and retail activity. Opportunity for further development is limited.
OO44	Development within the Cottage Tourist Facility Precinct is typified by a limited range of tourist orientated uses.
OO45	Development within the Special Development Precinct is characterised by a limited range of uses with a focus on short-term accommodation generally associated with conference/workshop type activities.
OO46	Development within the Village Residential Precinct is typically urban residential in character with a moderate to high level of amenity on lots not served by a reticulated water and sewerage system. The Precinct, in close proximity to the Business Precinct, provides the principal location for additional urban residential accommodation.
OO47	Development within the Residential Precinct is also typically urban residential but with a distinctive 'semi-rural' character. Development incorporates a high level of amenity and primarily caters for low density, residential development but on lots not served by a reticulated water or sewerage system.
OO48	Development within the Park Living Precinct is typified by smaller rural allotments accommodating a mix of traditional rural uses and rural-residential type activity.
OO49	Development within the Rural Character Precinct is characterised by pockets of good quality agricultural land and land which exhibits high landscape and amenity values. The Precinct provides for large rural-residential allotments.
OO50	Development within the Conservation Precinct is limited and restricted to those uses that are compatible with the protection and enhancement of these Ecologically Significant Area and their associated nature conservation, biodiversity and scenic amenity values.
OO51	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.
OO52	Development within the Escarpment Protection Precinct is typified by low-impact uses which protect and maintain the nature conservation, scenic amenity and landscape character values associated with the Tamborine Mountain escarpment.
OO53	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.
OO54	Development within the Passive Recreation Precinct is characterised by informal or non-organised forms of recreational activity and generally

Overall Outcomes for Tamborine Mountain Zone	
	includes activity within open space and recreation reserve areas such as picnics, dog walking, strolling, kite flying and the like.
OO55	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.
OO56	Development within the Botanic Gardens Precinct provides for formal gardens and passive recreation serving the needs of the local community and visiting tourists.
Growth Management	
OO57	Development in respect of land in the Tamborine Mountain Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— <ul style="list-style-type: none"> (a) the land is not necessarily suitable for urban development; and (b) the land suitable for urban development is to be identified through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through the local growth management strategy.
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 identified 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.¹⁰²

3.7.11 Specific Outcomes and Prescribed Solutions for the Tamborine Mountain Zone

Table 3.7.11 (Specific Outcomes and Prescribed Solutions for the Mount Tamborine 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

¹⁰² 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.

Probable Solutions in respect of which assessable development is to be assessed.

Table 3.7.11 Specific Outcomes and Prescribed Solutions for the Tamborine Mountain Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
Consistent Development	
SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.7.7 Consistent Development in the Tamborine Mountain Zone.	S1.1 No Solution is prescribed.
Amenity, Environmental Management and Greenspace	
SO2 Development— (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 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.	S2.1 No Solution is prescribed.
SO3 Development protects, enhances and retains scenic amenity and maximises the retention of native vegetation through— (a) a simple grid road network system in the rural areas following the topography with typically narrow road reserves; and (b) open rural fencing	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>styles; and</p> <p>(c) hedgerows and close roadside planting; and</p> <p>(d) a variety of rural structures set back from the road; and</p> <p>(e) main buildings located in mid to background of penetrating views; and</p> <p>(f) views onto creeks, streamlines and open pastures; and</p> <p>(g) mixed cottage garden styles; and</p> <p>(h) closed canopies of vegetation over roadways; and</p> <p>(i) patches of tall open native trees within open pastures; and</p> <p>(j) patches of remnant and regrowth rainforest; and</p> <p>(k) a diverse pattern of villages and hamlets set in a mixed semi-rural landscape; and</p> <p>(l) forested escarpment areas.</p>	
<p>SO4 Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the nature conservation and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an</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
Ecologically Significant Area.	
Community Identity, Urban Design Principles and Image	
<p>SO5 Development for non-residential purposes shall not be visible in areas that are significant contributors to the landscape character and scenic amenity of the Zone.</p>	<p>S5.1 Development for non-residential purposes adjoining the following nominated roads is not visible from those roads and does not impact on views from the roads—</p> <ul style="list-style-type: none"> (a) Tamborine Mountain Road (Geissmann Drive) from the intersection with Main Street to Cedar Creek Falls Road; and (b) Palm Grove Avenue; and (c) Wongawallan Road; and (d) Alpine Terrace except land in the Cottage Tourist Facility Precinct and Business Precinct; and (e) White Road; and (f) Main Western Road from the intersection with White Road to Lahey Lookout Road; and (g) Main Western Road from the southern boundary of the Lot 1 RP196436 to the northern boundary of Lot 1 RP32142; and (h) Beacon Road from the intersection with Witches Chase west to Tamborine National Park; and (i) Witches Chase; and (j) Colville Drive from Witches Chase to Beacon Road; and (k) Hartley Road from Long Road to Cliff Road.
<p>SO6 Development provides adequate and appropriate retail and service activities to support the residents of the Tamborine Mountain Zone.</p>	<p>S6.1 Development ensures that retail activities are located in the Business Precinct.</p> <p>S6.2 Development ensures that service activities are located in</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	the Business Precinct.
SO7 Development in the Rural Character Precinct and Countryside Precinct for non-agricultural purposes maintains the visual and rural amenity of the area.	S7.1 No Solution is prescribed.
SO8 Development is low rise and has a visual bulk and architectural scale consistent with development on nearby land.	S8.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.
SO9 Development layout and site coverage provides a sufficient area for car parking, waste disposal and landscaping.	S9.1 No Solution is prescribed.
SO10 Development for non-residential purposes within the Business Precinct, Gallery Walk Precinct, Curtis Falls Precinct and Cottage Tourist Precinct is consistent with existing and intended scale and built form by providing that development— (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— (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	S10.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> 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 road network; and (d) contributes positively to streetscape and built form; and (e) is integrated with existing buildings; and (f) provides a cohesive built form. 	
<p>SO11 Development ensures that a tourist accommodation use or a tourist retail use outside of the Business Precinct or Cottage Tourist Precinct protects and enhances the character of the area.</p>	<p>S11.1 Development ensures that a tourist accommodation use or a tourist retail use is separated by a distance of 200 metres from another lot containing an existing or approved tourist accommodation use or tourist retail use.</p> <p>S11.2 Development locates outside of the Residential Precinct.</p>
<p>SO12 Development ensures that tourist accommodation uses and tourist retail uses are sympathetic to the visual amenity and character of the area in terms of topography, building siting design, scale and height and existing vegetation if in the—</p> <ul style="list-style-type: none"> (a) Village Residential Precinct; or (b) Residential Precinct; or (c) Park Living Precinct; or (d) Rural Character Precinct; 	<p>S12.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
or (e) Countryside Precinct; or (f) Escarpment Protection Precinct.	
SO13 Development ensures that non-residential uses such as tourist accommodation uses and tourist retail uses do not detract from the residential amenity of the area.	S13.1 Development for a non-residential use is not located in premises adjoining the following roads— (a) Beacon Road from Monte Street to Witches Chase; and (b) Tamborine Mountain Road (Geissmann Drive) from the intersection with Main Street to Cedar Creek Falls Road; and (c) Palm Grove Avenue; and (d) Wongawallan Road; and (e) Alpine Terrace except land in the Cottage Tourist Facility Precinct and Business Precinct; and (f) White Road; and (g) Main Western Road from the intersection with White Road to Lahey Lookout Road; and (h) Main Western Road from the intersection with Hartley Road to the northern boundary of Lot 7 RP40813; and (i) Witches Chase; and (j) Colville Drive from Witches Chase to Beacon Road; and (k) Hartley Road from Long Road to Cliff Road.
Community Services	
SO14 Development supports a range of community services commensurate with need.	S14.1 No Solution is prescribed.
SO15 Development contributes to the provision of community	S15.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
services by not compromising opportunities to establish new, or enhance existing, community services and Community Care Centre.	
Cultural Heritage	
SO16 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S16.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character.
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	
SO18 Development does not exceed the capacity of the site to provide for on-site disposal of wastewater and water supply storage.	S18.1 No Solution is prescribed.
SO19 Development conserves the use of non-renewable energy resources by providing that development— (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— (i) layout; and (ii) materials; and (iii) orientation on the site; and (iv) relationship to adjoining uses.	S19.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO20 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.</p>	<p>S20.1 No Solution is prescribed.</p>
<p>SO21 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna.</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 should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>S21.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in <i>Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species.</i></p> <p>S21.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</p> <p>S21.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.</p>
<p>SO22 Development identifies, protects and enhances Ecologically Significant Areas (including their biodiversity) and other nature conservation values from the adverse impacts of—</p> <ul style="list-style-type: none"> (a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution through the application of water sensitive 	<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>design principles; and</p> <p>(d) environmental harm, environmental nuisance or a nuisance; and</p> <p>(e) an invasive weed or noxious plant; and</p> <p>(f) a contaminant or a waste; and</p> <p>(g) acid sulfate soils; and</p> <p>(h) a hazard or a disaster.</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 should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	
Economic Development	
<p>SO23 Development ensures that Tourist Retail Uses (Tourist Facility, Winery/distillery) and Tourist Accommodation Uses are not concentrated in one location.</p>	<p>S23.1 Development ensures that a Tourist Facility, Winery/distillery or Tourist Accommodation Use is separated by a distance of 200 metres from another lot containing an existing or approved Tourist Facility, Winery/distillery or Tourist Accommodation Use.</p>
<p>SO24 Development is designed and located to not interfere with the farming activities on adjoining lands.</p>	<p>S24.1 No Solution is prescribed.</p>
Housing	
<p>SO25 Development provides for a house on a single allotment.</p>	<p>S25.1 Development does not provide for Multi Unit Residential Uses including Aged Persons Accommodation.</p>
Infrastructure Efficiency	
<p>SO26 Development is sited where it can best utilise existing or planned infrastructure.</p>	<p>S26.1 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
SO27 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.	S27.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i> . S27.2 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.
SO28 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.	S28.1 No Solution is prescribed.
SO29 Development contributes to the provision of the road network.	S29.1 No Solution is prescribed.
SO30 Development provides for the on-site provision of water and sewerage.	S30.1 No Solution is prescribed.
SO31 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.	S31.1 No Solution is prescribed.
Landscaping	
SO32 Development within the Business Precinct, Curtis Falls Precinct, Cottage Tourist Facility Precinct, Gallery Walk Precinct and Special Development Precinct provides landscaping which enhances the visual amenity, character	S32.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
and attractiveness of the Precinct.	
SO33 Development for Industry – Low Impact/Service 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.	S33.1 No Solution is prescribed.
Noise, Air and Light Emissions	
SO34 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S34.1 No Solution is prescribed.
SO35 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S35.1 No Solution is prescribed.
SO36 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	S36.1 No Solution is prescribed.
Open Space, Sport and Recreation Facilities	
SO37 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S37.1 No Solution is prescribed.
SO38 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S38.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO39 Development provides opportunities for the establishment, expansion or enhancement of district level playing fields serving the needs of residents.	S39.1 No Solution is prescribed.
SO40 Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S40.1 No Solution is prescribed.
Protection of Personal Health, Safety and Property	
SO41 Development is not to exacerbate or be adversely affected by flood events.	<p>S41.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.</p> <p>S41.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.</p>
SO42 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—	S42.1 Development does not provide—
<p>(a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and</p> <p>(b) the provision of entry points to buildings which are clearly visible; and</p> <p>(c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.</p>	<p>(a) a blind corner involving a change in direction of 75 degrees or greater; and</p> <p>(b) a pathway that is longer than 20 metres; and</p> <p>(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.</p>
SO43 Development is sympathetic to natural hazard constraints.	S43.1 Development avoids flood prone, landslide prone, and high bushfire hazard areas.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	S43.2 Development provides for building envelopes where lots are constrained by environmental factors.
Transport and Access	
SO44 Development protects and enhances existing and planned road transport infrastructure.	S44.1 No Solution is prescribed.
SO45 Development provides road transport infrastructure which— (a) services the development; and (b) integrates with the existing and planned road transport infrastructure; and (c) protects and enhances the road hierarchy.	S45.1 No Solution is prescribed.
SO46 Development provides for an integrated and efficient transport 'network' that meets the needs of the Tamborine Mountain community.	S46.1 No Solution is prescribed.
SO47 Development ensures that tourist facilities are located on roads other than those which function primarily as residential/rural residential access roads.	S47.1 No Solution is prescribed.
Growth Management	
SO48 Development in respect of land in the Tamborine Mountain Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— (a) the land is not necessarily suitable for urban development; and (b) the land suitable for	S48.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
urban development is to be identified through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through the local growth management strategy.	
Intensity of Development	
SO49 Development being- (a) a Material Change of Use is consistent with the scale, form and intensity of development in the Zone; and (b) Reconfiguring a Lot is to comply with- (i) the standards in Table 5.4.6B (Lot Design Specifications); and (ii) the Regulatory Provisions of the South East Queensland Regional Plan. ¹⁰³	S49.1 No Solution is prescribed.

Subdivision 3 Specific Assessment Criteria for the Business Precinct

3.7.12 Specific Outcomes and Prescribed Solutions for the Business Precinct

Table 3.7.12 (Specific Outcomes and Prescribed Solutions for the Business Precinct) identifies in—

¹⁰³ 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.

- (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 3.7.12 Specific Outcomes and Prescribed Solutions for the Business Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development within the Precinct exhibits a small-scale commercial character typified by the provision of—</p> <ul style="list-style-type: none"> (a) a limited range of small-scale and localised convenience or speciality shopping activities including corner store, bakery, newsagent, local services, takeaway food; and (b) a limited number of lower order professional offices and businesses. 	<p>S1.1 Development ensures that major retail uses are not located within the Precinct.</p>
<p>SO2 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances the role of the Precinct as a focus for a limited range of small-scale retail and convenience or speciality shopping activity; and (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) provides a high level of amenity in relation to 	<p>S2.1 No Solution is prescribed.</p> <p>S2.2 Development on the eastern side of Main Street between Bank Lane and Reeve Road and the western side of Main Street between Beacon Road and Geissman Street is constructed at ground level to the road frontage.</p> <p>S2.3 Development in the Business Precinct provides that—</p> <ul style="list-style-type: none"> (a) continuous and effective pedestrian shelter is provided along shop fronts which is complimentary to the existing character; and (b) buildings have a generally rectangular plan form and are orientated parallel or perpendicular to the road frontage; and

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
built form, landscaping, streetscape and advertising devices.	<ul style="list-style-type: none"> (c) external walls are finished in either timber or brick and utilise predominately earthy colours; and (d) landscaping utilises predominately native species; and (e) fencing and/or hedgerow planting is preferred along road frontages. <p>S2.4 Development in the Business Precinct at Mount Tamborine provides for a minimum setback of 10 metres to any road frontage and 6 metres to the rear boundary.</p>
SO3 Development of signage contributes to the character of the area by design, type and limited proliferation.	S3.1 No Solution is prescribed.
SO4 Development provides a range of business and tourist uses and other employment opportunities.	S4.1 No Solution is prescribed.

Subdivision 4 Specific Assessment Criteria for the Gallery Walk Precinct, Curtis Falls Precinct and the Cottage Tourist Facility Precinct

3.7.13 Specific Outcomes and Prescribed Solutions for the Gallery Walk Precinct, Curtis Falls Precinct and the Cottage Tourist Facility Precinct

Table 3.7.13 (Specific Outcomes and Prescribed Solutions for the Gallery Walk Precinct, Curtis Falls Precinct and the Cottage Tourist Facility 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 3.7.13 Specific Outcomes and Prescribed Solutions for the Gallery Walk Precinct, Curtis Falls Precinct and the Cottage Tourist Facility Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development is characterised by tourist orientated retail and commercial activity within the Gallery Walk Precinct, Curtis Falls Precinct and the Cottage Tourist Facility Precinct.</p>	<p>S1.1 Development provides for the establishment of a Cottage Tourist Facility, Tourist Business, Tourist Facility or Food Establishment in the Gallery Walk Precinct.</p> <p>S1.2 Development provides for the establishment of a Cottage Tourist Facility, Tourist Business or Food Establishment in the Curtis Falls Precinct.</p> <p>S1.3 Development provides for the establishment of a Cottage Tourist Facility in the Cottage Tourist Facility Precinct.</p>
<p>SO2 Development recognises the importance of tourism and tourist activity and businesses and facilities focussed on tourist activity are encouraged to locate in defined tourist nodes.</p>	<p>S2.1 No Solution is provided.</p>
<p>SO3 Development provides for buildings that are consistent with the size, scale and character of existing development.</p>	<p>S3.1 Development does not exceed 1 storey in height when viewed from the road frontage.</p>
<p>SO4 Development is sited, designed and located to reinforce the vibrant and traditional village character.</p>	<p>S4.1 Development maintains—</p> <ul style="list-style-type: none"> (a) the same building setback from the road frontage as an adjoining building; or (b) a building set back from the road frontage within 20% of the average front setback of the adjoining buildings. <p>S4.2 Development ensures buildings—</p> <ul style="list-style-type: none"> (a) address the road frontage; and (b) include clearly defined and visible building entrances; and (c) are finished with high quality materials selected for their contribution to character and

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	<p>durability; and</p> <p>(d) include exotic planting along streets and in private gardens; and</p> <p>(e) include fencing and/or hedgerow plantings along all road frontages.</p>
SO5 Development provides for the protection and enhancement of a high quality streetscape along all roads within the Gallery Walk Precinct and Curtis Falls Precinct.	S5.1 No Solution is prescribed.
SO6 Development protects and enhances the sense of place, nature conservation and character values of the Precinct by providing a rainforest or cottage garden theme.	S6.1 No Solution is prescribed.
SO7 Development incorporates crime prevention through environmental design principles including but not limited to— (a) maximising opportunities for casual surveillance of the street and other public or communal spaces; and (b) providing adequate lighting and signage of building entries, car parking and service areas; and (c) designing landscaping and fencing to facilitate casual surveillance; and (d) minimising concealed spaces; and (e) maximising sight lines.	S7.1 No Solution is prescribed.
SO8 Development minimises conflict between pedestrians and vehicles by separating and clearly delineating pedestrian and vehicular access points using physical or visual	S8.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
methods.	
SO9 Development maximises pedestrian linkages and connectivity between adjoining development.	S9.1 No Solution is prescribed.

Subdivision 5 Specific Assessment Criteria for the Special Development Precinct

3.7.14 Specific Outcomes and Prescribed Solutions for the Special Development Precinct

Table 3.7.14 (Specific Outcomes and Prescribed Solutions for the Special Development 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 3.7.14 Specific Outcomes and Prescribed Solutions for the Special Development Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is characterised by a limited range of uses with a particular focus on short-term accommodation associated with conference/workshop type activities.	S1.1 No Solution is prescribed.
SO2 Development is of a height and scale that is consistent with the maintenance of a semi-rural character.	S2.1 Development ensures that the maximum height of buildings and structures is one storey. S2.2 Development ensures that buildings and structures are set back a minimum of 10 metres from Beacon Road.
SO3 Development incorporates architectural elements that—	S3.1 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"> (a) exhibit a high degree of interest through the use of colour; and (b) include verandahs, eaves and similar elements to create shade; and (c) provide interesting and attractive facades that contribute to the semi-rural character; and (d) minimise reflective impacts through the choice of appropriate building materials; and (e) promote an attractive semi-rural landscape character; and (f) promote an attractive semi-rural bushland streetscape. 	
<p>SO4 Development maximises the retention of native plants, specifically native mature trees and groups of trees.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development, which adjoins land in the Residential Precinct, minimises any detrimental amenity impacts on the adjoining residential uses.</p>	<p>S5.1 Development provides that any building, structure or formal outdoor activity area is set back a minimum of 10 metres from the boundary of any Residential Precinct.</p> <p>S5.2 Development provides screen landscaping with a minimum width of 5 metres between any building, structure or formal outdoor activity area and the boundary of any Residential Precinct.</p>
<p>SO6 Development does not generate noise that is incompatible with that experienced in a semi-rural environment.</p>	<p>S6.1 No Solutions is prescribed.</p>
<p>SO7 Development does not result in artificial lighting causing an unreasonable disturbance to any person or activity.</p>	<p>S7.1 No Solution is prescribed.</p>

Subdivision 6 Specific Assessment Criteria for the Village Residential Precinct and the Residential Precinct

3.7.15 Specific Outcomes and Prescribed Solutions for the Village Residential Precinct and the Residential Precinct

Table 3.7.15 (Specific Outcomes and Prescribed Solutions for the Village Residential Precinct and the 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 3.7.15 Specific Outcomes and Prescribed Solutions for the Village Residential Precinct and 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 urban residential development characterised by single dwellings on urban lots.	S1.1 No Solution is prescribed.
SO2 Unsewered, urban residential development is supported where such development supports the needs of the Zone.	S2.1 No Solution is prescribed.
SO3 Development does not result in a concentration of secondary dwellings.	S3.1 Development involving a secondary dwelling with a GFA over 100m ² maintains a minimum distance of 75 metres from any other lot on which a secondary dwelling with a GFA over 100m ² is located.
SO4 Development ensures a building height, bulk and setback consistent with the character of a typical country 'village'.	S4.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level. S4.2 Development ensures that building bulk does not exceed a plot ratio of 0.3. S4.3 Development in the Residential

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	<p>Precinct and Village Resident Precinct at Eagle Heights and North Tamborine ensures that buildings—</p> <ul style="list-style-type: none"> (a) are setback a minimum of 10 metres from— <ul style="list-style-type: none"> (i) Tamborine Oxenford Road; (ii) Macdonnell Road; (iii) Beacon Road; (iv) Main Western Road; and (v) Henri Robert Drive. (b) a minimum building setback of 6 metres from the primary street frontage which provides vehicular access to the development other than the roads identified in (a) above; (c) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and (d) the distance specified in the <i>Standard Building Regulation 1993</i> for side and rear boundary setbacks. <p>S4.4 Development in the Village Residential Precinct at Mount Tamborine ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 15 metres from all road frontages; and (b) the distance specified in the <i>Standard Building Regulation 1993</i> for side and rear boundary setbacks.
<p>SO5 Development is designed to maintain the landscape character of the Precinct by preserving specific character elements being—</p> <ul style="list-style-type: none"> (a) areas of urban sized 	<p>S5.1 No Solution is prescribed.</p>

Part 7 - Tamborine Mountain Zone

Part 7 - Tamborine Mountain Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>lots interspersed with larger rural residential type lots at North Tamborine and Eagle Heights; and</p> <p>(b) clusters of dwellings interspersed with open fields or patches of forest; and</p> <p>(c) rural residential lots at Mount Tamborine.</p>	
<p>SO6 Development provides that the orientation and form of buildings and 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 provides for a limited range of non-residential uses where it can be demonstrated that the amenity and character of residential areas can be maintained.</p>	<p>S7.1 No Solution is prescribed.</p>
<p>SO8 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S8.1 No Solution is prescribed.</p>

Subdivision 7 Specific Assessment Criteria for the Park Living Precinct and the Rural Character Precinct

3.7.16 Specific Outcomes and Prescribed Solutions for the Park Living Precinct and the Rural Character Precinct

Table 3.7.16 (Specific Outcomes and Prescribed Solutions for the Park Living Precinct and the Rural Character 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 3.7.16 Specific Outcomes and Prescribed Solutions for the Park Living Precinct and the Rural Character Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for a mix of predominantly low density rural residential and rural activity on larger acreage lots which are— <ul style="list-style-type: none"> (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 ensures that building heights, bulk and setbacks are consistent with a rural living/rural character.	S3.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level. S3.2 Development ensures that building bulk does not exceed a plot ratio of 0.1. S3.3 Development ensures that buildings— <ul style="list-style-type: none"> (a) are set back a minimum of 10 metres from all road

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	frontages; and (b) the distance specified in the <i>Standard Building Regulation 1993</i> for side and rear boundary setbacks.
SO4 Development provides for Park Living and Rural Character neighbourhoods with a strong sense of community and local identity, through— (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.	S4.1 No Solution is prescribed.
SO5 Development for Tourist Facility and Tourist Cabins on Lot 2 WD1730 shall be generally in accordance with the consent order of Planning and Environment Court Order No. 4077 of 1999.	S5.1 No Solution is prescribed.

Subdivision 8 Specific Assessment Criteria for the Conservation Precinct

3.7.17 Specific Outcomes and Prescribed Solutions for the Conservation Precinct

Table 3.7.17 (Specific Outcomes and Prescribed Solutions for the Conservation 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 3.7.17 Specific Outcomes and Prescribed Solutions for the Conservation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is limited and restricted to activity that is compatible with the protection and maintenance of Ecologically Significant Areas and their associated nature conservation values.	S1.1 No Solution is prescribed.
SO2 Development protects and enhances ecosystems including their biodiversity from the adverse impacts of— (a) land degradation, land contamination or land subsidence; and (b) a worsening or nuisance; and (c) stormwater pollution; and (d) environmental harm; and (e) an invasive weed or noxious plant; and (f) a contaminant or a waste; and (g) a hazard or a disaster.	S2.1 No Solution is prescribed.
SO3 Development protects and enhances Ecologically Significant Areas and their nature conservation values by providing that development does not have an adverse impact on— (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.	S3.1 No Solution is prescribed.
SO4 Development that is adjacent to an Ecologically Significant Area—	S4.1 No Solution is prescribed.

Part 7 - Tamborine Mountain Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<ul style="list-style-type: none"> (a) avoids adverse impacts on the appearance, security, use and the nature conservation and social values of the area' and (b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area. 	
<p>SO5 Development associated with public visitation to an Ecologically Significant Area 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 Ecologically Significant Area are maintained and protected; and (e) development is located in an area of lesser nature conservation value or are located in an existing cleared area. 	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development of signage</p>	<p>S6.1 Development provides that no</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
contributes to the character of the area by design, type and limited proliferation.	signage, with the exception of information and directional signage, will be permitted in the road reserve.

Subdivision 9 Specific Assessment Criteria for the Countryside Precinct

3.7.18 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.7.18 (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 3.7.18 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 rural 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. 	S1.1 No Solution is prescribed.
<p>SO2 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 	S2.1 No Solution is prescribed.

Part 7 - Tamborine Mountain Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>impact on visual or scenic amenity (especially from the major road network); and</p> <p>(b) the future provision of open space corridors is not compromised; and</p> <p>(c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</p> <p>(d) development is maintained in good order and state of repair and is not unsightly; and</p> <p>(e) the safety and efficiency of any existing or planned service or facility is not compromised.</p>	
<p>SO3 Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 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—</p> <p>(a) non-farm traffic is not introduced onto roads that serve broad hectare farming; and</p> <p>(b) adequate separation from lawful rural uses are provided; and</p> <p>(c) small-scale tourist uses are not introduced into areas containing a significant concentration of intensive agricultural or intensive animal husbandry uses.</p>	<p>S4.1 Development ensures that a Tourist Uses is provided with a 5 metre landscaped buffer to separate it visually from orchards and other cultivation areas.</p> <p>S4.2 Development ensures that a Tourist Uses is not located within 500 metres of an intensive rural use other than a wholesale plant nursery.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO5 Development on Lot 1 RP185521¹⁰⁴ provides for-</p> <ul style="list-style-type: none"> (a) an attractive and high quality recreation park with a focus on outdoor sport and passive recreation activities, serving the needs of the Tamborine Mountain community; and (b) community infrastructure and facilities including but not limited to, a cemetery and waste transfer station. 	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development ensures building height, bulk and setback consistent with the character of a rural area.</p>	<p>S6.1 Development in the Countryside Precinct provides—</p> <ul style="list-style-type: none"> (a) a minimum building setback of 10 metres from— <ul style="list-style-type: none"> (i) Long Road; and (ii) Main Western Road.
<p>SO7 Development in an existing mixed farming environment maintains or provides for—</p> <ul style="list-style-type: none"> (a) views from the mountain; (b) open rural fencing styles including but not limited to post and wire or rail or open palings; (c) hedgerows and close roadside planting; (d) a variety of rural structures such as water tanks, grain silos, greenhouses, machinery sheds, harvest sheds or stables set back from the road; (e) main buildings being located in the mid to background of 	<p>S7.1 No Solution is prescribed.</p>

¹⁰⁴ Refer to Appendix B for further information.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
penetrating views; (f) mixed cottage garden styles such as formal or rambling; (g) closed canopies over roadways.	

Subdivision 10 Specific Assessment Criteria for the Escarpment Protection Precinct

3.7.19 Specific Outcomes and Prescribed Solutions for the Escarpment Protection Precinct

Table 3.7.19 (Specific Outcomes and Prescribed Solutions for the Escarpment Protection 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 3.7.19 Specific Outcomes and Prescribed Solutions for the Escarpment Protection Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development must demonstrate that it is low-impact and can protect and maintain the nature conservation, scenic amenity and landscape character values associated with the Tamborine Mountain escarpment.	S1.1 No Solution is prescribed.
SO2 Development maintains and protects the existing undeveloped landscape character comprising heavily forested areas and a mixed	S2.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
farming environment by– (a) retaining existing vegetation and forested areas; and (b) rehabilitating degraded or cleared areas using locally occurring native species.	
SO3 Development in an existing mixed farming environment maintains or provides for– (a) views from the mountain; (b) open rural fencing styles including but not limited to post and wire or rail or open palings; (c) hedgerows and close roadside planting; (d) a variety of rural structures such as water tanks, grain silos, greenhouses, machinery sheds, harvest sheds or stables set back from the road; (e) main buildings being located in the mid to background of penetrating views; (f) mixed cottage garden styles such as formal or rambling; (g) closed canopies over roadways.	S3.1 No Solution is prescribed.
SO4 Development provides for a limited range of non-residential uses where it can be demonstrated that the scenic amenity can be maintained.	S4.1 No Solution is prescribed.
SO5 Development ensures a building height, bulk and setback consistent with the character of the Escarpment Protection area.	S5.1 Development in the Escarpment Protection area provides a minimum building setback distance of 10 metres from— (a) Tamborine Oxenford Road; and

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	(b) Main Western Road; and (c) Henri Robert Drive.
SO6 Development of signage contributes to the character of the area by design, type and limited proliferation.	S6.1 Development provides that not signage, with the exception of information and directional signage will be permitted in the road reserve.

Subdivision 11 Specific Assessment Criteria for the Active Recreation Precinct

3.7.20 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.7.20 (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 3.7.20 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. Development within the Precinct is typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.	S1.1 No Solution is prescribed.
SO2 Development provides for the ongoing active sporting and	S2.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
recreational needs of the community, is based on community needs and allows for multi-sport opportunities.	
SO3 Development for other than active sport and recreation is limited to ancillary facilities, which support active sport and recreation pursuits.	S3.1 No Solution is prescribed.
SO4 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.	S4.1 No Solution is prescribed.
SO5 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S5.1 No Solution is prescribed.
SO6 Development— (a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; 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.	S6.1 No Solution is prescribed.

Subdivision 12 Specific Assessment Criteria for the Passive Recreation Precinct

3.7.21 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.7.21 (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 3.7.21 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
SO1 Development provides for low-impact informal or non-organised forms of recreational activity typically within Open Space Areas.	S1.1 No Solution is prescribed.
SO2 Development protects the integrity of Open Space Areas with respect to their ecological values, scenic and landscape amenity values and recreational value to the community.	S2.1 No Solution is prescribed.
SO3 Development associated with public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that— (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	S3.1 No Solution is prescribed

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>(c) visitor facilities are located such that buffering is retained to any adjoining residential area; and</p> <p>(d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.</p>	
<p>SO4 Development provides a benefit to and satisfies a community need of the Zone's residents and visitors 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> <p>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development provides for low-impact recreational activities which are carried out in an ecologically sustainable manner in a natural environment.</p>	<p>S6.1 No Solution is prescribed.</p>

Subdivision 13 Specific Assessment Criteria for the Community Facilities Precinct

3.7.22 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.7.22 (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 3.7.22 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 operates in conjunction with other nearby community uses such as schools, meeting places and the like.	S2.1 No Solution is prescribed.
SO3 Development provides a benefit to and satisfies a community, economic and social need of the residents of Tamborine Mountain.	S3.1 No Solution is prescribed.

Subdivision 14 Specific Assessment Criteria for the Botanic Gardens Precinct

3.7.23 Specific Outcomes and Prescribed Solutions for the Botanic Gardens Precinct

Table 3.7.23 (Specific Outcomes and Prescribed Solutions for the Botanic Gardens 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 3.7.23 Specific Outcomes and Prescribed Solutions for the Botanic Gardens Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for a passive recreation area set in managed gardens.	S1.1 Development for other than formal gardens and passive recreation activity is not provided for in the Precinct.
SO2 Development is generally limited to support facilities for local residents and facilities for visitors.	S2.1 No Solution is prescribed.

Subdivision 7 Specific Assessment Criteria for the Rural Industry Precinct

Specific Outcomes and Prescribed Solutions for the Rural Industry Precinct

Table 3.3.16 (Specific Outcomes and Prescribed Solutions for the Rural Industry Precinct) 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.

Table 3.3.16 Specific Outcomes and Prescribed Solutions for the Rural Industry Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for intensive rural processing or manufacturing activity, focused principally on products directly associated with traditional broad hectare farming.	S1.1 No Solution is prescribed.
SO2 Development within the Rural Industry Precinct is comprised predominantly of— extracting substances from animal waste; or extracting substances from animal by-products; or tanning, curing or processing animal skins or hides.	S2.1 No Solution is prescribed.
SO3 Development within the Rural Industry Precinct is consistent with existing and intended scale and built form by providing that development— is of a scale and form which is compatible with existing and planned buildings or structures having regard to— height, mass and	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>proportions; and roof form and pitch; and building materials, patterns, textures and colours; and windows and doors; and towers and stacks; and fencing, landscaping and entry treatments; and parking, manoeuvring and access areas; and existing buildings, structures and plants; and has a tidy and functional appearance; and is orientated toward the road network; and is integrated with existing Rural Industry uses and buildings.</p>	
<p>SO4 Development being Building Work and Engineering Work does not— interfere with or adversely impact upon any existing or planned infrastructure; and place an adverse loading on any existing or planned infrastructure.</p>	<p>S4.1 Development for Rural Industry purposes is only provided where it can be readily supported by appropriate infrastructure.</p>
<p>SO5 Development ensures that adequate buffers are provided so as to maintain the amenity and character of adjoining uses.</p>	<p>S5.1 No Solution is prescribed.</p>

Table 3.5.4 (Assessment Table for Material Change of Use in the Bromelton Zone) identifies the development for a Material Change

of Use in column 1¹ which is subject to the level of assessment in column 2² in respect of the Assessment Criteria in column 3³.

Table 3.5.4 Assessment Table for Material Change of Use in the Bromelton Zone⁴

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Caretaker's Residence.	Self-assessable , if located in the— Major Industry Precinct; or Landfill Precinct. Code-assessable , if not Self-assessable.	If Self-assessable or Code-assessable — Bromelton Zone Code (section 3.5.8) 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).
Landfill Activities.	Exempt , if located in the Landfill Precinct.	None applicable.
Outdoor Sports, Recreation and Entertainment.	Code-assessable , if located in the Landfill Precinct and involves motor sport.	Bromelton Zone Code (section 3.5.8). 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).
Public Park.	Exempt .	None applicable.
Road.	Exempt .	None applicable.

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

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

¹ See section 1.2.11 (Assessment Criteria).

¹ 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
Telecommunications Facility.	Code-assessable , if— located in the Major Industry Precinct or Landfill Precinct; and not located within 200m of the Community Facilities Precinct.	Telecommunications Facility Code (section 5.2.86).
Temporary Activity.	Exempt.	None applicable.
Utility—Local.	Exempt.	None applicable.
Utility—Major.	Code-assessable.	Bromelton Zone Code (section 3.5.8). Utility-Major Code (section 5.2.104) 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).
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	Bromelton Zone Code (section 3.5.8). Construction and Infrastructure Code (section 5.3.6). Advertising Devices Code (section 5.3.2). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

Table 3.5.7 (Consistent Development in the Bromelton Zone) identifies the development in column 1 which is Consistent Development in column 2.

Table 3.5.7 Consistent Development in the Bromelton Zone

Column 1 Development	Column 2 Consistent Development
Caretaker's Residence.	Where in the— Major Industry Precinct; or Landfill Precinct.

Column 1 Development	Column 2 Consistent Development
Child Care Facility.	Where in the Major Industry Precinct.
Commercial Activity.	Where in the Major Industry Precinct.
Convenience Restaurant.	Where in the Major Industry Precinct.
Food Establishment/Reception Centre.	Where in the Major Industry Precinct.
Industry—Low Impact/Service.	Where— in the Major Industry Precinct; or in the Landfill Precinct.
Industry—General.	Where— in the Major Industry Precinct; or in the Landfill Precinct.
Industry – High Impact.	Where in the Major Industry Precinct.
Landfill Activities.	Where in the Landfill Precinct.
Outdoor Sports, Recreation and Entertainment.	Where the use involves Motor Sports in the— Landfill Precinct.
Service Station.	Where in the Major Industry Precinct.
Shop.	Where in the Major Industry Precinct and the gross floor area does not exceed 200m ² .
Telecommunication Facility.	Always.
Transport Terminal.	Where in the Major Industry Precinct.
Truck Depot.	Always.
Utility—Major.	Always.
Warehouse/Storage Facility.	Where in the Major Industry Precinct.

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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 function of the ecosystems, the health of individual communities and to enhance their value for maintenance of flora and fauna, recreation and other uses.

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Development provides for the maintenance of high standards of air and water quality.

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Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.

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Development ensures that the water quality of receiving waters is protected from potential development impacts.

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Development provides for riparian vegetation along river, creek and stream systems to be protected and restored.

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Development for, associated with or supporting freight distribution and transport orientated uses is located in the Major Industry Precinct.

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Development provides for limited commercial activities and retail uses to support the convenience needs of a localised catchment and incorporates a bank, childcare facility, convenience restaurant, food establishment/reception centre, service station, shop and the like

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Development does not compromise the existing rural industries in the Major Industry Precinct.

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Development does not compromise the ongoing operation or expansion of the landfill waste disposal facility.

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Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.

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Development does not compromise corridors required for proposed or future infrastructure.

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Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.

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Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.

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to service the existing and proposed development in the Bromelton Zone

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Development has a positive impact on the landscape, amenity and streetscape of Precincts within the BromeltonZone and serves to reinforce identity and cohesion.

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Noise, Air and Light Emissions

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Development protects and enhances the amenity and character of the Precincts within the Zone by avoiding or mitigating adverse emissions of noise and/or vibration, odour, dust and other pollutants, light or glare.

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Development contributes to the establishment of an integrated open space network providing for diverse, usable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.

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Development incorporates the principles of crime prevention through environmental design principles.

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Development within the **Landfill Precinct** will limited to activities that serve to maintain the operational integrity of the Local Government's landfill and which maximise its ongoing operational capacity.

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SO1 Development is limited to development which is 'Consistent Development' as identified in Table 3.5.7 Consistent Development in the Bromelton Zone.

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.S1.1 No Solution is prescribed.

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Amenity, Environmental Management and Greenspace

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SO1 Development in a Zone or Precinct is limited to development which is Consistent Development in the Zone or Precinct.

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S1.1 No Solution is prescribed.

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SO2 Development contributes to the existing and planned amenity and character of the Bromelton Zone as a high quality and safe working environment.

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S2.1 No Solution is prescribed.

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SO3 Development is located and designed to provide a high level of amenity and streetscape presentation through built form and landscaping.

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S3.1 Development provides aesthetic landscaping—

- (a) within 6 metres of a road; and
- (b) within 10 metres of the railway; and
- (c) within 100 metres of the north side of the Beaudesert-Boonah Road.

S3.2 Development ensures that buildings are attractive and articulated with—

- (a) various architectural features; and
- (b) changes in building colour and materials; and
- (c) the use of natural colours, such as green, light brown and ochre; and
- (d) use of low reflective building materials; and
- (e) variation in roof lines; and
- (f) defined entrances.

S3.3 Development ensures that outdoor storage areas are hidden from public view and are provided with screen landscaping.

S3.4 Development ensures that existing vegetation is retained—

- (a) for a width of 10 metres along a major road; and
- (b) for a width of 40 metres along a watercourse.

S3.5 Development ensures that buildings are not constructed on land that is—

- (a) above the 80 metre contour south of the Beaudesert-Boonah Road; or
- (b) above the 75 metre contour elsewhere.

S3.6 Development in the Major Industry Precinct and Landfill Precinct provides for a maximum building height of—

- (a) 15 metres above natural ground level or nearby tree canopy height, whichever is greater, for buildings and structures other than towers and stacks; or
- (b) 30 metres above natural ground level for towers and stacks; or
- (c) uses building colour, design and landscaping to minimise the visual impact of the development when viewed from the major traffic routes in the Local Government area and residential areas.

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SO4	Development does not result in nuisance being caused to nearby residential development.	

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S4.1	No Solution is prescribed.	

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SO5	Development provides an appropriate interface between industrial or rural development and adjacent public recreation areas.	

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S5.1	No Solution is prescribed.	

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SO6	Development does not adversely impact on the air quality of adjoining development.	

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S6.1	Development contains air emissions within the site.	

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SO7	Development of a degraded site provides for its rehabilitation and reuse.	

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S7.1	Degraded land is rehabilitated in a way that does not compromise the safety or amenity of the community.	

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SO8	Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	

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S8.1	Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or building character.	

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Ecological Sustainability		

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SO9	Development is designed, constructed and operated in accordance with best practice environmental management.	

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S9.1	No Solution is prescribed.	

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SO10	Development maximises opportunities for water conservation, reuse and stormwater retention by—	

- (a) providing for adequate storage of rainwater for non-potable purposes such as toilet flushing and landscaping to meet the needs of the development; and
- (b) incorporating best practice water sensitive urban design techniques.

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S10.1 No Solution is prescribed.

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SO11 Development conserves the use of non-renewable energy resources by providing that development—

- (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and
- (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of—
 - (i) layout; and
 - (ii) materials; and
 - (iii) orientation on the site; and
 - (iv) relationship to adjoining uses.

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S11.1 No Solution is prescribed.

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SO12 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna and other significant nature conservation values.

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.*

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- S12.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species as identified in *Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species*.
- S12.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.
- S12.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.

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SO13 Development protects and enhances the values of natural catchments and receiving waters through the provision of vegetated buffers and implementation of best practice water quality management.

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S13.1 No Solution is prescribed.

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Economic Development

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SO14 Development provides that land suitable for freight distribution or transport orientated uses is preserved for that purpose.

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S14.1 No Solution is prescribed.

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SO15 Development rationalises direct allotment access to the arterial road (State-controlled) network to avoid or mitigate adverse impacts on its safety and efficiency.

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S15.1 No Solution is prescribed.

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SO16 Development provides for a wide range of major industry activities which meet the needs of the wider regional economy and broaden the industrial and economic base of the Local Government area.

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S16.1 No Solution is prescribed.

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Infrastructure Efficiency

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SO17 Development is sited where it can best utilise existing or planned infrastructure.

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S17.1 No Solution is prescribed.

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SO18 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.

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S18.1 Development is located in a Precinct suitable for the intended use.

S18.2 Development is extended only where it can be readily supported by appropriate infrastructure.

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SO19 Development provides water supply infrastructure and sewerage infrastructure which—

- (a) services the development; and
- (b) integrates with the existing and planned water supply system and sewerage system; and
- (c) protects and enhances the water supply system and the sewerage system.

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- S19.1 Development provides a water supply reticulation network and a waste water infrastructure network internal to the premises to service the development.
- S19.2 Development connects the water supply reticulation network internal to the premises to the water supply system and the waste water infrastructure network internal to the premises to the sewerage system.
- S19.3 Development being assessable development provides land (including an easement), works and a monetary contribution in respect of water supply infrastructure and waste water infrastructure in accordance with a *Planning Scheme Policy*.

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- SO20 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.

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- S20.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the *Electricity Regulation 1994*.
- S20.2 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.

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- SO21 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.

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- S21.1 No Solution is prescribed.

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- SO22 Development within the Zone and Precincts provides landscaping and/or vegetative buffering which enhances the visual amenity of the Zone and Precincts and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.

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- S22.1 No Solution is prescribed.

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- SO23 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.

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- S23.1 No Solution is prescribed.

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- SO24 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.

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- S24.1 No Solution is prescribed.

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- SO25 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.

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S25.1 No Solution is prescribed.

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SO26 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.

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S26.1 No Solution is prescribed.

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SO27 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.

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S27.1 No Solution is prescribed.

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Protection of Personal Health, Safety and Property

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SO28 Development is not to exacerbate or be adversely affected by flood events.

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S28.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.

S28.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.

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SO29 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.

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S29.1 No Solution is prescribed.

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SO30 Development is sympathetic to natural hazard constraints.

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S30.1 Development is designed to avoid flood, steep slopes and high bushfire hazard areas.

S30.2 Development provides for building envelopes where lots are constrained.

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SO31 Development protects the railway line and its ability to function safely and efficiently.

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S31.1 Development is designed to not adversely impact on the safe and efficient operation of the railway line by way of—

- (a) the concentration of stormwater flows beyond the capacity of the stormwater infrastructure for the railway line; or
- (b) requiring at grade access across the railway line.

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SO32 Development provides for a safe, efficient, well located, legible and integrated road transport infrastructure which—

- (a) services the development; and
- (b) integrates with the existing and planned road transport network and the railway line; and
- (c) protects and enhances the road transport network and the railway line.

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S32.1 Development being assessable development provides land (including an easement), works and a monetary contribution in respect of road transport infrastructure in accordance with a *Planning Scheme Policy*.

S32.2 Development is located adjacent to Sandy Creek Road and Beaudesert-Boonah Road.

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SO33 Development provides car parking in a manner that makes it attractive to users, minimises the visual impact of large areas of car parking, operates efficiently and does not impact on the functionality of the road network.

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S33.1 Development ensures that—

- (a) large areas of car parking are not visible from the street; and
- (b) access to car parking is obvious to users; and
- (c) adequate queuing space is provided within the development so that traffic does not queue outside of the development.

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SO34 Development in respect of land at Bromelton identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—

- (a) the land is to be used primarily for major industry including logistics; and
- (b) the land is contained in a Major Development Area; and
- (c) the land is not necessarily suitable for urban development; and
- (d) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments; and
- (e) the timing and sequencing of development shall be determined through structure planning; and
- (f) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.

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S34.1 No Solution is prescribed.

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SO35 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.

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S35.1 No Solution is prescribed.

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SO36 Development, being Reconfiguring a Lot is to comply with the standards in Table 5.4.6B Lot Design Specifications.

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S36.1 No Solution is prescribed.

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Subdivision 3 Specific Assessment Criteria for the Major Industry Precinct

Specific Outcomes and Prescribed Solutions for the Major Industry Precinct

Table 3.5.12 (Specific Outcomes and Prescribed Solutions for the Major Industry Precinct) 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.

Table 3.5.12 Specific Outcomes and Prescribed Solutions for the Major Industry Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development is commercial in character and provides predominantly for major industry including large-scale warehouse/storage activities and functions servicing a regionally significant transport and freight distribution industry area.	S1.1 Commercial Activity is — (a) associated with a freight distribution use on the same site; or (b) supports the convenience needs of the localised catchments.
SO2 Development in the Major Industry Precinct is—	S2.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>(a) where located within or adjacent to land suitable for an inter-modal freight terminal—</p> <p>(i) a transport or freight distribution use including but not limited to transport terminal, cold storage, warehouse, bulky goods storage, truck depot and open yards; or</p> <p>(ii) a use that requires direct access and frontage to the railway line; or</p> <p>(iii) an Industry—general or Industry—low impact/ service which is associated with or supports a freight distribution or transport orientated use.</p> <p>(b) otherwise, provides for a range of major industrial activities, including Industry—general.</p>	
<p>SO3 Development protects the amenity and character of Platell Park.</p>	<p>S3.1 Development adjoining Platell Park is designed to—</p> <p>(a) avoid blank walls or service areas that face onto the park; and</p> <p>(b) maintain a minimum building setback of 10 metres from the boundary of Platell Park; and</p> <p>(c) provide a minimum 3 metre wide vegetated landscape buffer.</p>
<p>SO4 Development does not compromise the existing or future operation of adjacent extractive industries on land to the south of Sandy Creek Road and west of the railway line.</p>	<p>S4.1 No Solution is prescribed.</p>

Subdivision 4 Specific Assessment Criteria for the Community Facilities Precinct

Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.5.13 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) 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.

Table 3.5.13 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 is designed and located to maximise the potential of the Major Industry Precinct as a transport node.	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	S2.1 No Solution is prescribed

Subdivision 5 Specific Assessment Criteria for the Landfill Precinct

Specific Outcomes and Prescribed Solutions for the Landfill Precinct

Table 3.5.14 (Specific Outcomes and Prescribed Solutions for the Landfill Precinct) 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.

Table 3.5.14 Specific Outcomes and Prescribed Solutions for the Landfill Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO1 Development—</p> <ul style="list-style-type: none"> (a) protects the role and function of the Landfill Precinct as the Shire’s major landfill, waste management and recycling facility; and (b) is comprised predominantly of landfill, waste management, recycling and associated activities; and (c) may involve industrial development that is associated with or supports a freight distribution or transport oriented use in the Major Industry Precinct, where the development does not compromise the ongoing operation or future expansion of the landfill; and (d) may involve outdoor sports, recreation and entertainment being motor sport, where the development does not compromise the ongoing operations or future expansion of the landfill. 	<p>S1.1 No Solution is prescribed.</p>

Chapter 4 **Assessment Provisions for Overlays**

Part 1 **Preliminary**

Division 1 **Structure of Overlays**

4.1.1 **Overlays**

The Planning Scheme identifies parts of the Shire as being affected by the Overlays identified in column 1 in Table 4.1.1 (Overlays), which are shown on the Overlay Maps in column 2 in Table 4.1.1 (Overlays).

Table 4.1.1 Overlays

Column 1 Overlays	Column 2 Overlay Maps	Column 3 Section
Infrastructure.	OV Maps 1.1A, 1.1B, 1.1C and 1.1D.	4.2.1
Nature Conservation.	OV Maps 2.1A, 2.1B, 2.1C, 2.1D, 2.2A, 2.2B, 2.2C, 2.2D, 2.3A and 2.3D.	4.3.1
Development Constraints.	OV Maps 3.1A, 3.1B, 3.1C, 3.1D, 3.2A, 3.2B, 3.2C, 3.2D, 3.3A, 3.3B, 3.3C and 3.3D.	4.4.1
Cultural Heritage.	OV Maps 4.1A, 4.1B, 4.1C and 4.1D.	4.5.1
Character Places.	OV Map 5.1.	4.6.1
Catchment Management, Waterways and Wetlands.	OV Maps 6.1A, 6.1B, 6.1C and 6.1D.	4.7.1

Division 2 **Structure of Assessment Provisions for the Overlays**

4.1.2 **Application of Assessment Provisions**

Assessment Provisions are specified in respect of each Overlay.

4.1.3 **Structure of Assessment Provisions**

The Assessment Provisions comprise in respect of each Overlay—

- (a) an Assessment Table for the relevant Overlay; and
- (b) an Overlay Code for the relevant Overlay.

Division 3 Relationship to Other Assessment Provisions

4.1.4 Relationship to other Assessment Provisions

The Assessment Provisions in respect of each Overlay are to be read in conjunction with—

- (a) the Assessment Provisions for the Zone in Chapter 3 (Assessment Provisions for Zones and Precincts); and
- (b) the Assessment Criteria for development of a stated purpose or of a stated type in Chapter 5 (Assessment Criteria for Development for a Stated Purpose or of a Stated Type).

Part 2 Infrastructure Overlay

Division 1 Preliminary

4.2.1 Application of Assessment Provisions

Part 2 (Infrastructure Overlay) applies to development affected by the Infrastructure Overlay shown on OV Maps 1.1A, 1.1B, 1.1C and 1.1D.

4.2.2 Structure of Assessment Provisions

Part 2 (Infrastructure Overlay) comprises—

- (a) the Assessment Table for the Infrastructure Overlay; and
- (b) the Infrastructure Code.

Division 2 Assessment Table for the Infrastructure Overlay

4.2.3 Interpretation of the Assessment Table for the Infrastructure Overlay

For the purposes of the Assessment Table in Division 2 (Assessment Table for the Infrastructure Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) a reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

4.2.4 Assessment Table for the Infrastructure Overlay

Table 4.2.4 (Assessment Table for the Infrastructure Overlay) identifies the development in column 1 which is subject to the level

of assessment in column 2¹⁰⁴ in respect of the Assessment Criteria in column 3.

Table 4.2.4 Assessment Table for the Infrastructure Overlay

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Material Change of Use for all defined or undefined uses except road and park.	<p>Exempt, if—</p> <p>(a) the use—</p> <ul style="list-style-type: none"> (i) is a House, Caretaker's Residence, Home Based Business, Managers/ Workers House; and (ii) is located in an approved Building Envelope; and (iii) does not involve access via a restricted access road; or <p>(b) the use—</p> <ul style="list-style-type: none"> (i) is not within 30 metres of an easement for an electricity network power line between 133kV and 275kV; or (ii) is not within 40 metres of an easement for an electricity network power line greater than 275kV; or (iii) is not within 50 metres of the boundary of a major transport route, or future transport route; or (iv) is not within 100 metres of a railway; or (v) is not within 10 metres of a State Controlled Road; or (vi) is not adjacent to a site containing a water treatment plant; or (vii) is not adjacent to a site containing a water reservoir; or (viii) is not adjacent to a site containing a wastewater treatment plant; or 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Infrastructure Overlay Code (section 4.2.5).</p>

¹⁰⁴ If the use is listed as another assessment level in the Assessment Table for the applicable Zone then the higher assessment level prevails.

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	<ul style="list-style-type: none"> (ix) is not within a site containing a recreation trail or which has frontage to a road containing a recreation trail; or (x) is not within 500 metres of a Non-Directional Beacon (NDB) aviation facility or 1000 metres of a VHF Omni-Directional Radio Range (VOR) aviation facility; or (xi) is not accessed via a restricted access road; or (c) the use is Agriculture, Animal Husbandry or Forestry; or (d) the use is identified as Exempt development in the applicable Zone Assessment Table and only to the extent the use is identified as Exempt in the table. <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) not Exempt; and (b) the use is— <ul style="list-style-type: none"> (i) a Residential Use, Child Care Facility, Community Care Centre, Educational Establishment, Hospital or undefined use within— <ul style="list-style-type: none"> (A) 30 metres of an easement for an electricity network power line between 133kV and 275kV; or (B) 40 metres of an easement for an electricity network power line greater than 275 kV; or (ii) any Residential Use, Industrial Use, Business Use, Tourist Use, Child Care Facility, Community Care Centre, Educational Establishment, Hospital, Public Worship or undefined use within— <ul style="list-style-type: none"> (A) 50 metres of a boundary of a major 	

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	<p style="text-align: center;">transport route <u>or</u> <u>future transport route</u>; or</p> <p>(B) 100 metres of a railway; or</p> <p>(iii) any use other than Agriculture, Animal Husbandry or Forestry if—</p> <p>(A) adjacent to a site containing a water treatment plant; or</p> <p>(B) adjacent to a site containing a water reservoir; or</p> <p>(C) adjacent to a site containing a wastewater treatment plant; or</p> <p>(D) within a site containing a recreation trail or which has frontage to a road containing a recreation trail; or</p> <p>(E) within 500 metres of a NDB aviation facility or 1000 metres of a VOR aviation facility; or</p> <p>(F) access is via a restricted access road.</p>	
Reconfiguring a Lot.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if involves land—</p> <p>(a) within 50 metres of a boundary of a major transport route, <u>or future transport route</u>; or</p> <p>(b) within 100 metres of a railway; or</p> <p>(c) within 500 metres of a NDB aviation facility or 1,000 metres of a VOR aviation facility; or</p> <p>(d) which contains an electricity network power line; or</p> <p>(e) which contains a water treatment facility; or</p> <p>(f) which contains a water reservoir; or</p> <p>(g) which contains a wastewater treatment facility; or</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Infrastructure Overlay Code (section 4.2.5).</p>

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	(h) which contains a local road of significance; or (i) which contains or has frontage to a recreation trail; or (j) which has frontage to a road identified as a restricted access road.	

Division 3 Infrastructure Overlay Code

Subdivision 1 Preliminary

4.2.5 Compliance with the Infrastructure Overlay Code

Development complies with the Infrastructure Overlay Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Infrastructure Overlay Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Infrastructure Overlay Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the infrastructure Code and the purpose of the Infrastructure Overlay Code being the Overall Outcomes for infrastructure.¹⁰⁵

Subdivision 2 Assessment Criteria for Infrastructure

4.2.6 Purpose of the Infrastructure Overlay Code

The Overall Outcomes for infrastructure are the purpose of the Infrastructure Overlay Code.

4.2.7 Overall Outcomes for Infrastructure

Development is to ensure that —

¹⁰⁵ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

- (a) Infrastructure and associated Buffers which are both existing and proposed are protected.
- (b) Infrastructure facilities and corridors are protected as beneficial assets for the Shire and regional community.
- (c) Infrastructure facilities and corridors provide for the protection of the amenity of sensitive uses.

4.2.8 Specific Outcomes and Prescribed Solutions for Infrastructure

Table 4.2.8 (Specific Outcomes and Prescribed Solutions for the Infrastructure Overlay Code) 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 4.2.8 Specific Outcomes and Prescribed Solutions for the Infrastructure Overlay Code

Column 1 Specific Outcomes		Column 2 Probable Solutions	
Major Transport Routes, Other Transport Routes and Railways			
SO1	Development provides for bike, road or rail transport corridors.	S1.1	Development reserves land required for the creation of a proposed road or rail transport corridor, or the widening of an existing transport corridor.
SO2	Development does not limit the future use of land for a proposed road or rail transport corridor.	S2.1	Development other than a fence is not located within land proposed or reserved for a road or rail transport corridor.
SO3	Development maintains the acoustic amenity of residences and other sensitive uses.	S3.1	Development meets the following noise exposure levels, based on projected road traffic volumes assessed 1 metre in front of the most exposed part of the noise sensitive place— <ul style="list-style-type: none"> (a) 63 dB(A) L10 (18 hour) for a public road; and (b) 60 dB(A) for the highest one hour equivalent continuous A-weighted sound pressure level between 10.00 pm and 6.00 am; and (c) 80 dB(A) for a single event maximum sound pressure level.

Column 1 Specific Outcomes		Column 2 Probable Solutions	
SO4	Development maintains the visual amenity of a residential use or other sensitive use.	S4.1	Development that adjoins a major transport route provides a vegetation Buffer with a minimum width of 20 metres along the boundary to the major transport route.
SO5	Development provides a Buffer to a railway to maintain the acoustic amenity of a residential use or other sensitive land use.	S5.1	Development meets the following noise exposure levels, assessed 1 metre in front of the most exposed part of the noise sensitive place— (a) 65 dB(A), for the 24 hour average equivalent continuous A-weighted sound pressure level; and (b) 87 dB(A), for a single event maximum sound pressure level. <i>Note: Noise sensitive receptors may be shielded from unacceptable railway noise by the use of adequate separation distances, natural or man-made barriers to noise transmission, or by the appropriate design and construction of buildings.</i>
SO6	Development limits the number of property accesses to the major transport routes consistent with the operational requirements of the major transport routes.	S6.1	No Solution is prescribed.
State Controlled Roads			
SO7	Development, which is adjacent to a State controlled road, is located to minimise the impacts arising from the widening of the road on the amenity of the use.	S7.1	Development is sited a minimum distance of 10 metres from the boundary of the future proposed widening of a State controlled road. <i>Note: Information Sheet—“State controlled roads” provides a list of State controlled roads and information relating to development adjacent to such roads.</i>
Restricted Access Roads and Future Transport Routes			
SO8	Development does not provide direct lot access to a restricted access road or a future transport route.	S8.1	Development provides access to a restricted access road or a future transport route from— (a) an alternative constructed road; or (b) a service road.
Future Transport Routes			

Column 1 Specific Outcomes		Column 2 Probable Solutions	
SO9	Development preserves opportunities for the future provision of roads along a future transport route.	S9.1	Development other than for a fence is not located within land required for the future provision of a future transport route.
		S9.2	Development provides for a corridor that provides sufficient room for the proposed road based on its role in the road hierarchy as outlined in Table 1.5E - Parameters for Road Design and Construction in <i>Planning Scheme Policy No.7 (Standards for Construction and Infrastructure) 2007</i> .
SO10	Development maintains the visual amenity of a residential use or other sensitive use adjoining a future transport route based on its future role in the road hierarchy.	S10.1	Development for a residential use or other sensitive use that adjoins a future transport route provides a vegetation Buffer with a minimum width of 20 metres along the future boundary to the future transport route where the route would perform the function of a sub-arterial or arterial road.
Electricity Network			
SO11	Development does not encroach on an existing or proposed electricity network power line.	S11.1	No Solution is prescribed.
SO12	Development does not result in the congregation of groups of people in close proximity to an easement for an electricity network power line.	S12.1	Development being Building Work for a residential or community purpose, or a purpose involving children, maintains a minimum separation distance from the boundary of an easement for an electricity network power line of— (a) 30 metres for a power line between 133kV and 275kV; and (b) 40 metres for a power line greater than 275 kV.
SO13	Development protects and enhances the visual amenity of uses located adjacent to an easement for an electricity network power line.	S13.1	Development, on land adjoining an easement for an electricity network power line, provides screen landscaping with a minimum width of 20 metres along the boundary of the easement. <i>Note: The location of rural, recreation or open space uses adjacent to a</i>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<i>transmission line easement is preferred.</i>
SO14 Development provides that access to an easement for an electricity network power line is controlled.	S14.1 Development incorporates fencing or other measures to prevent unauthorised access to an easement for an electricity network power line where warranted by the nature of the use.
Water Cycle Infrastructure	
SO15 Development does not encroach on existing or proposed water cycle infrastructure.	<p>S15.1 Development does not allow buildings or structures to be constructed on land identified for future water cycle infrastructure.</p> <p>S15.2 Development is located a sufficient distance away from a water cycle infrastructure location to ensure that development is not affected by plant noise or odour.</p> <p><i>Note: Demonstration of compliance with this specific outcome would be aided by the preparation of a noise and odour study. The location of recreation or open space uses adjacent to a water cycle infrastructure location is preferred.</i></p>
SO16 Development protects and enhances the visual amenity of residences and other sensitive land uses located near to water cycle infrastructure.	S16.1 Development provides screen landscaping with a minimum width of 20 metres along the boundary of a water cycle infrastructure site.
SO17 Development provides an adequate separation distance from a wastewater treatment plant or the installation of screening devices to ensure that safety and nuisance concerns for these uses are adequately managed.	<p>S17.1 Development provides a minimum separation distance from a waste water treatment plant of—</p> <ul style="list-style-type: none"> (a) 300 metres for a plant with a design capacity of up to 1,000 EP; and (b) 800 metres for a plant with a design capacity of up to 5,000 EP; and (c) 1,200 metres for a plant with a design capacity of up to 20,000 EP.

Column 1 Specific Outcomes	Column 2 Probable Solutions
Recreation Trails	
<p>SO18 Development protects, enhances and contributes to the establishment and upgrading of recreation trails.</p>	<p>S18.1 Development does not adversely impact on the Council's ability to establish new recreation trails throughout the Shire.</p> <p>S18.2 Development does not adversely impact on the ongoing use of a recreation trail.</p> <p><i>Note: Reference to "The Gold Coast-Beaudesert Integrated Recreation Trails Strategy 2002" will assist compliance with this specific outcome.</i></p>
Aviation Facilities	
<p>SO19 Development does not interfere with and allows for the proper operation of aviation facilities.</p>	<p>S19.1 Development does not involve—</p> <ul style="list-style-type: none"> (a) any building or works within 150 metres of the Laravale VOR; or (b) the erection of— <ul style="list-style-type: none"> (i) overhead lines; or (ii) fences exceeding 2.5 metres in height; or (iii) metallic structures exceeding 5 metres in height; or (iv) trees and open lattice towers exceeding 5 metres in height; or (v) between 150 and 300 metres of the Laravale VOR; or (c) the erection of— <ul style="list-style-type: none"> (i) fences exceeding 5 metres in height; or (ii) metallic structures exceeding 10 metres in height; or (iii) overhead lines exceeding 16 metres in height; or

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<ul style="list-style-type: none"> (iv) trees and open lattice towers exceeding 20 metres in height; or (v) wooden structures exceeding 26 metres in height; (vi) between 300 and 1000 metres of the Laravale VOR. <p>S19.2 Development does not involve the erection of—</p> <ul style="list-style-type: none"> (a) any building, structure or works within 60 metres of the Bromelton NDB; or (b) a metallic building or structure between 60 and 150 metres of the Bromelton NDB; or (c) a building or structure with a size greater than 2.5 metres in any dimension between 60 and 150 metres of the Bromelton NDB; or (d) other works which exceed 3 metres in height between 60 and 150 metres of the Bromelton NDB; or (e) a building, structure or other works which exceed 7.9 metres in height between 150 and 500 metres of the Bromelton NDB.

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Part 3 Nature Conservation Overlay

Division 1 Preliminary

4.3.1 Application of Assessment Provisions

Part 3 (Nature Conservation Overlay) applies to development affected by the Nature Conservation Overlay shown on OV Maps 2.1A, 2.1B, 2.1C, 2.1D, 2.2A, 2.2B, 2.2C, 2.2D, 2.3A and 2.3D and identifies the following—

- (a) Ecological Areas;
- (b) Irbyana Sensitive Areas;
- (c) World Heritage Areas;
- (d) Conservation Estate Areas;
- (e) Regional Nature Conservation Areas;
- (f) Local Nature Conservation Areas;
- (g) Landscape Amenity Areas; and
- (h) Vegetation Management Areas.

4.3.2 Structure of Assessment Provisions

Part 3 (Nature Conservation Overlay) comprises—

- (a) the Assessment Table for the Nature Conservation Overlay; and
- (b) the Nature Conservation Overlay Code.

Division 2 Assessment Table for the Nature Conservation Overlay

4.3.3 Interpretation of the Assessment Table for the Nature Conservation Overlay

For the purposes of the Assessment Table in Division 2 (Assessment Table for the Nature Conservation Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and

- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) a reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

4.3.4 Assessment Table for the Nature Conservation Overlay

Table 4.3.4 (Assessment Table for the Nature Conservation Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2¹⁰⁶ in respect of the Assessment Criteria in column 3.

Table 4.3.4 Assessment Table for the Nature Conservation Overlay

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Assessment Criteria
Material Change of Use for all Defined or Undefined Uses except Road and Park.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) the use is other than— <ul style="list-style-type: none"> (i) a House, Caretaker's Residence, Home Based Business, or a Managers/Workers House in an approved Building Envelope; or (ii) Agriculture or Animal Husbandry the Countryside Precinct, located outside the Irbyana Sensitive Areas; and (b) located— <ul style="list-style-type: none"> (i) on a site containing an Ecological Corridor; or (ii) on a site within 100 metres of the boundary of a Conservation Estate 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Nature Conservation Overlay Code (section 4.3.5).</p>

¹⁰⁶ If the use is listed as another assessment level in the Assessment Table for the applicable Zone then the higher assessment level prevails.

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p style="text-align: center;">Area or a World Heritage Area; or</p> <p style="text-align: center;">(iii) in a Local Nature Conservation Area; or</p> <p style="text-align: center;">(iv) in a Regional Nature Conservation Area; or</p> <p style="text-align: center;">(v) in a Landscape Amenity Area; or</p> <p style="text-align: center;">(vi) in an Irbyana Sensitive Area; or</p> <p style="text-align: center;">(vii) in a Vegetation Management Area.</p>	
Operational Work being the placement of an Advertising Device not associated with a Material Change of Use.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if on a site in the Landscape Amenity Area.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Nature Conservation Overlay Code (section 4.3.5).</p>
Operational Work being the clearing of vegetation to which the <i>Vegetation Management Act 1999</i> does not apply. ¹⁰⁷	<p>Exempt, if Exempted Clearing.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt or Impact-assessable; and</p> <p>(b) carried out—</p> <p>(i) on a site containing an Ecological Corridor; or</p> <p>(ii) within 100 metres of the boundary of or in a Conservation Estate Area; or</p> <p>(iii) in a Local Nature Conservation Area; or</p> <p>(iv) in a Regional Nature Conservation Area; or</p> <p>(v) in a Landscape Amenity Area; or</p> <p>(vi) in an Irbyana Sensitive Area; or</p> <p>(vii) in a Conservation</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable or Impact-assessable—Nature Conservation Overlay Code (section 4.3.5).</p>

¹⁰⁷ Approval may be required for the clearing of vegetation in accordance with the *Vegetation Management Act 1999* and the *Integrated Planning Act 1997*. For further details concerning the requirements or to view the latest version of Certified Regional Ecosystem mapping, contact The Department of Natural Resources and Water or visit www.nrw.qld.gov.au.

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p style="text-align: center;">Envelope; or (viii) in a Vegetation Management Area involving the clearing of a significant tree.</p> <p>Impact-assessable, if—</p> <p>(a) not Exempt; and (b) on a site within 100 metres of the boundary of a World Heritage Area (the World Heritage Buffer Area).</p>	
Operational Work being for Filling or Excavation.	<p>Exempt, if not assessable.</p> <p>Code-assessable, if involving more than 20m³ and located in—</p> <p>(a) an Ecological Corridor; or (b) a Conservation Estate Area; or (c) a Local Nature Conservation Area; or (d) a Regional Nature Conservation Area; or (e) a Landscape Amenity Area; or (f) a Conservation Envelope; or (g) an Irbyana Sensitive Area; or (h) a Vegetation Management Area; or (i) on a site within 100 metres of the boundary of a World Heritage Area (the World Heritage Buffer Area).</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Nature Conservation Overlay Code (section 4.3.5).</p>
Reconfiguring a Lot.	<p>Exempt, if not assessable.</p> <p>Code-assessable, if involves land—</p> <p>(a) which contains an Ecological Corridor; or (b) in a Conservation Estate Area; or (c) in a Local Nature Conservation Area; or (d) in a Regional Nature Conservation Area; or</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Nature Conservation Overlay Code (section 4.3.5).</p>

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Assessment Criteria
	(e) in a Landscape Amenity Area; or (f) in a Conservation Envelope; or (g) in an Irbyana Sensitive Area; or (h) in a Vegetation Management Area; or (i) within 100 metres of the boundary of a World Heritage Area (the World Heritage Buffer Area).	

Division 3 Nature Conservation Overlay Code

Subdivision 1 Preliminary

4.3.5 Compliance with the Nature Conservation Overlay Code

Development complies with the Nature Conservation Overlay Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Nature Conservation Overlay Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Nature Conservation Overlay Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Nature Conservation Overlay Code and the purpose of the Nature Conservation Overlay Code being the Overall Outcomes for nature conservation.¹⁰⁸

Subdivision 2 Assessment Criteria for Nature Conservation

4.3.6 Purpose of the Nature Conservation Overlay Code

The Overall Outcomes for Nature Conservation are the purpose of the Nature Conservation Overlay Code.

¹⁰⁸ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

4.3.7 Overall Outcomes for Nature Conservation

Development is to ensure-

- (a) the protection and enhancement of –
 - (i) an Ecological Corridor; and
 - (ii) an Irbyana Sensitive Area; and
 - (iii) the Conservation Estate Area; and
 - (iv) the Regional Nature Conservation Area; and
 - (v) the Local Nature Conservation Area; and
 - (vi) the Landscape Amenity Area; and
 - (vii) vegetation contained in a Conservation Envelope; and
 - (viii) Significant Trees; and
- (b) the protection and enhancement of Nature Conservation Values associated with-
 - (ix) significant flora and fauna; and
 - (x) the Biodiversity Areas; and
 - (xi) habitats for significant flora and fauna; and
 - (xii) riparian vegetation; and
- (c) the protection and enhancement of significant trees that contribute to scenic amenity and character; and
- (d) consistency with the intent of measures to protect and manage nature conservation and biodiversity values under the Nature Conservation Act 1992; and.
- (e) consistency with the intent of measures to manage the clearing of vegetation under the Vegetation Management Act 1999; and
- (f) consistency with the intent of measures to protect and manage matters of national environmental or heritage significance under the Environment Protection and Biodiversity Conservation Act 1999 and the Australian Heritage Council Act 2003; and
- (g) consistency with the policies, principles and management strategies of the Regional Nature Conservation Strategy for

South East Queensland 2003-2008, and the South East Queensland Coastal Management Plan 2006 as they apply for the Shire; and

- (h) vegetation along waterways and in areas vulnerable to land degradation is maintained, protected and enhanced; and
- (i) vegetation identified as having State significance under the common nature conservation classification system is maintained, protected and enhanced; and
- (j) vegetation identified as local or regionally significant under the common nature conservation classification system is maintained, protected and enhanced; and
- (k) areas of other remnant or regrowth vegetation is managed to maintain or enhance associated Nature Conservation Values including the values of the ecosystem; and
- (l) habitat for endangered, vulnerable, rare and other local and regionally significant native flora and fauna species is maintained, protected, rehabilitated or restored; and
- (m) Ecological Corridors are maintained, protected, rehabilitated or restored to improve linkages to Ecologically Significant Areas; and
- (n) the environmental, nature conservation and scenic amenity values of the landscape are maintained, protected and enhanced; and
- (o) areas of high scenic amenity are protected from development (including infrastructure) that does not maintain or enhance amenity values.

*Note: Vegetation management is regulated through the **Vegetation Management Act 1999 (VMA)** and **Integrated Planning Act 1997 (IPA)** on private, Leasehold and State Lands. An application for a development approval, such as Operational Works, Material Change of Use or Reconfiguring a Lot, under this Planning Scheme may require approval to clear vegetation if NRW is identified as a concurrence agency under the IPA and Integrated Planning Regulations 1998 or it is not an Exempt activity under the IPA. The onus is upon the applicant to ensure that, if required, development applications are referred to NRW in accordance with the Integrated Development Assessment System.*

*The **Nature Conservation Act 1992** provides for the protection of important flora and fauna species listed under this Act. An applicant must ensure that development actions do not affect listed species and must obtain appropriate permits from the Environmental Protection Agency before clearing listed species. The applicant is referred to the Environmental Protection Agency to ascertain if any listed species are located on or utilise their development site.*

*Development actions which may impact on a Matter of National Environmental Significance may require approval under the Commonwealth **Environment Protection and Biodiversity Conservation Act 1999** (EPBC Act). It is the responsibility of an applicant to ascertain if the Commonwealth EPBC Act applies to a development proposal. Matters of National Environmental Significance which exist in or adjacent to the Beaudesert Shire include World Heritage properties, listed threatened species and ecological communities, and listed migratory bird species habitat.*

It is important to note that an action outside the boundary of a matter of national environmental significance (for example, outside the boundaries of a World Heritage area) might trigger the EPBC Act.

Actions which could potentially trigger the EPBC Act provisions often include development which changes water quality or quantity, or involves native vegetation clearance or fragmentation of native vegetation.

4.3.8 Specific Outcomes and Prescribed Solutions for the Nature Conservation Overlay

Table 4.3.8 (Specific Outcomes and Prescribed Solutions for the Nature Conservation Overlay) 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 4.3.8 Specific Outcomes and Prescribed Solutions for the Nature Conservation Overlay

Column 1 Specific Outcomes	Column 2 Probable Solutions
Conservation Estate Area	
Ecological Corridor	
SO1 Development on a site containing the Ecological Corridor provides for the retention and establishment of an Ecological Corridor that— (a) is based on existing Ecologically Significant Areas and other Nature Conservation Values such as a Watercourse, related riparian vegetation, areas of local, regional or state biodiversity significance,	S1.1 Development ensures that vegetation within the Ecological Corridor is not disturbed or degraded. S1.2 Development through revegetation using locally occurring native species maximises the connectivity of the Ecological Corridor with other areas of habitat retained on site or on neighbouring sites. S1.3 Development ensures that retained Ecological Corridor vegetation is configured to provide a low edge to area ratio and avoids narrowing or the creation of bottlenecks within the corridor.

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>significant vegetation or remaining vegetation, which are continuous with the Ecological Corridor area or other Ecologically Significant Area or are able to be restored; and</p> <p>(b) maximises connectivity between Ecologically Significant Areas and functions as an Ecological Corridor taking into account the habitat and Nature Conservation Values of adjoining land; and</p> <p>(c) protects and enhances the Ecological Corridor area to maximise the potential for the movement of native flora and fauna and the genetic interchange of native plants and native animals between Ecologically Significant Areas; and</p> <p>(d) protects the Ecological Corridor on the site and adjacent to the site from being fragmented in a way that it loses its ecological functioning or become vulnerable to greater adverse impacts such as weed invasion; and</p> <p>(e) is rehabilitated with</p>	<p>S1.4 Development minimises edge effect impacts upon the Ecological Corridor and its values through the provision of a vegetated Buffer using locally occurring native species.</p> <p>S1.5 Development provides that the Ecological Corridor is either dedicated as open space or is protected by inclusion in a conservation envelope.</p> <p>S1.6 Development provides that disturbed areas and cleared areas within the Ecological Corridor are revegetated using the same locally occurring native plant species or compatible species to the native vegetation forming the Ecological Corridor so as not to displace or alter native faunal populations.</p> <p>S1.7 Development does not use or retain vegetation species that are or have the potential to be invasive weeds in an Ecological Corridor.</p> <p>S1.8 Development provides that native fauna can traverse the Ecological Corridor in a reasonable degree of safety.</p>

Part 3 - Nature Conservation

Column 1 Specific Outcomes	Column 2 Probable Solutions
locally occurring native plants where the Ecological Corridor includes a cleared or partially cleared area.	
SO2 Development on a site containing the Ecological Corridor avoids or minimises (in order of preference) the extent to which fauna habitat and connectivity between Ecologically Significant Areas and Ecological Corridor areas is disrupted by a road and other infrastructure.	S2.1 Development— (a) provides for the movement of wildlife in the Ecological Corridor by— (i) ensuring that road or utility services infrastructure is not located in the Ecological Corridor; or (ii) providing fauna over passes or under passes; and (b) minimises the degree of the intrusion into the Ecological Corridor.
Irbyana Sensitive Area	
SO3 Development in an Irbyana Sensitive Area protects, rehabilitates and restores <i>Melaleuca irbyana</i> plants, habitat and associated ecosystems to ensure the long term survival of this critically endangered ecosystem.	S3.1 Development does not involve the clearing, disturbance or modification to <i>Melaleuca irbyana</i> species, its habitat and associated ecosystems. S3.2 Development provides for the revegetation, rehabilitation and recovery of <i>Melaleuca irbyana</i> species, its habitat and associated ecosystems using locally occurring native vegetation integral to this ecosystem.

Column 1 Specific Outcomes	Column 2 Probable Solutions
Conservation Estate Area	
<p>S04 Development within 100 metres of or in the Conservation Estate Area, protects, maintains and enhances the ecological functioning and integrity of the Conservation Estate Area, (including World Heritage Areas, national parks, conservation parks and areas of high nature conservation value) and its associated Nature Conservation Values.</p>	<p>S4.1 Development provides a Buffer area along all property boundaries that adjoin the Conservation Estate Area, which is to be located on the site such that—</p> <ul style="list-style-type: none"> (a) the vegetation in the Buffer area— <ul style="list-style-type: none"> (i) consists only of locally occurring native vegetation which complements the vegetation communities and the associated Nature Conservation Values of the adjoining Conservation Estate Area; and (ii) does not include non-native plant species or invasive weeds; and (iii) is of sufficient width to ensure that potential edge effects on the Conservation Estate Area are avoided; and (b) a firebreak is located on the site between the development and the vegetation component of the Buffer area; and (c) appropriate wildlife friendly fencing is provided along the boundaries of the Buffer area and is designed to allow the safe movement of wildlife while preventing animal stock from entering the Buffer area and Conservation Estate Area. <p>S4.2 Development provides that a Buffer area to the Conservation Estate Area is either dedicated as open space, or is protected through the application of a conservation envelope.</p>
Local Nature Conservation Area and Regional Nature Conservation Area	
<p>SO5 Development in the Local Nature Conservation Area or the Regional Nature Conservation Area</p>	<p>S5.1 Development is located outside of the Local Nature Conservation Area and the Regional Nature Conservation Area.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>protects, maintains and enhances the ecological functioning and integrity of the Local Nature Conservation Area and the Regional Nature Conservation Area and their associated Nature Conservation Values.</p> <p><i>Note: The demonstration of compliance with this specific 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>S5.2 Development does not involve the clearing or disturbance of habitat for significant flora and fauna species.</p> <p>S5.3 Development provides for the rehabilitation of degraded habitat areas or compensatory habitat using locally occurring native species.</p> <p>S5.4 Development provides that the Local Nature Conservation Area or the Regional Nature Conservation Area is either dedicated as open space or is protected through the application of a conservation envelope.</p> <p>S5.5 Development provides that domestic and feral animals that may pose a direct threat to flora or fauna within the Local Nature Conservation Area or the Regional Nature Conservation Area are prevented from accessing the area by a fence.</p>
<p>SO6 Development in the Local Nature Conservation Area or the Regional Nature Conservation Area is located, designed and managed so as to—</p> <p>(a) protect the biodiversity of the area to ensure the long term protection and enhancement of ecological functioning, biodiversity and habitat values; and</p> <p>(b) protect habitat for endangered, vulnerable, rare and other regionally significant species to ensure the long term protection and viability of native flora and fauna species and the Beaudesert Shire's biodiversity values; and</p> <p>(c) provide for the rehabilitation of</p>	<p>S6.1 Development avoids or minimises clearing of vegetation, disturbance or modification to the Local Nature Conservation Area or the Regional Nature Conservation Area.</p> <p>S6.2 Development does not involve the clearing or disturbance of habitat for significant flora and fauna.</p> <p>S6.3 Development provides that an area containing habitat for significant flora and fauna is either dedicated as open space or is protected through the application of a conservation envelope.</p> <p>S6.4 Development provides a Buffer to the areas of State and regional biodiversity significance and habitat for significant flora and fauna.</p> <p>S6.5 The Buffer is to be located on the site such that the vegetation in the Buffer area—</p> <p>(a) consists only of locally occurring native vegetation which complements the vegetation communities and habitat values of the area; and</p> <p>(b) does not include non-native plant species or invasive plants; and</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>cleared or degraded areas of the biodiversity area; and</p> <p>(d) provide for the rehabilitation of cleared or degraded areas of habitat for endangered, vulnerable, rare and other regionally significant species.</p> <p>Note: <i>The demonstration of compliance with this specific outcome will be assisted by an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to identify biodiversity values and habitat for endangered, vulnerable, rare and other local or regionally significant native species. The report should also identify appropriate Buffer areas on the site and include a vegetation management plan which adequately demonstrates how the Buffer area is to be managed to protect ecological functioning, biodiversity and habitat values of these areas.</i></p>	<p>(c) is of sufficient width to ensure that potential edge effects on biodiversity values and habitat values are avoided.</p>
Landscape Amenity Area	
<p>S07 Development in the Landscape Amenity Area protects and enhances the scenic, recreational and tourism values of the Landscape Amenity Area.</p>	<p>S7.1 Development does not involve the clearing of vegetation that adversely impacts on the scenic amenity values of the Landscape Amenity Area.</p> <p>S7.2 Development provides that land with high scenic amenity value is either dedicated as open space or is protected through the application of a conservation envelope.</p> <p>S7.3 Development provides that vehicle and pedestrian access minimises grades, follows the contours, and minimises cut and fill works.</p> <p>S7.4 Development is not located on land with a slope greater than 25%.</p> <p>S7.5 Development provides that buildings and structures located on hillsides or</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	ridgelines— (a) are located below ridgelines; and (b) retain important skyline elements including tree canopies on vegetated ridgelines; and (c) are sympathetic to the form and line of the surrounding landscape such as pole home construction; and (d) use external construction materials of subdued natural colours and textures, which are low light-reflective, and which integrate with colours and patterns of the local landscape; and (e) are screened from public view by site vegetation. S7.6 Development provides that buildings and structures near or adjacent to waterways— (a) are subservient to the landscape; and (b) retain and enhance views along the waterway; and (c) maintain, protect and rehabilitate riparian vegetation; and (d) are setback from waterways; and (e) vegetation Buffers are established to maintain the function and values associated with the waterways.
SO8 Development in the Landscape Amenity Area protects and enhances the environmental setting of the site.	S8.1 Development retains significant areas of existing vegetation, particularly on the crests of ridges, on land where slopes exceed 25%, on land subject to slippage, along drainage channels and along ecologically important corridors.
SO9 Development in the Landscape Amenity Area protects the scenic values of waterways.	S9.1 Development establishes visual Buffers between a development and a waterway using locally occurring native vegetation and avoids the establishment of incompatible development in the vicinity of a water

Column 1 Specific Outcomes	Column 2 Probable Solutions
	way.
SO10 Development in the Landscape Amenity Area conserves roadside vegetation where the retention of this vegetation contributes to the visual amenity of the area or provides habitat for significant flora and fauna species or communities at the local, regional or State levels.	S10.1 No solution is prescribed.
SO11 Development in the Landscape Amenity Area retains vegetation where it forms an integral part of a landscape element.	S11.1 Development retains vegetation that is associated with the following— (a) steep vegetated slopes; and (b) continuous forest cover; and (c) orchards and open pastures containing patches of native trees; and (d) hedgerows and close roadside planting.
Vegetation Management Area	
SO12 Development in the Vegetation Management Area maximises the retention of significant trees to maintain and protect the character and visual amenity of the Zone.	S12.1 Development locates in an existing cleared area.
SO13 Development in the Vegetation Management Area maintains and enhances a predominantly forested character when viewed from a road.	S13.1 No solution is prescribed.
SO14 Development in the Vegetation Management Area protects and enhances significant trees on a ridgeline which contributes to the character and visual amenity of the Zone.	S14.1 No solution is prescribed.
SO15 Development in the Vegetation Management Area avoids or minimises disturbance to significant trees on steep slopes to prevent erosion and	S15.1 No solution is prescribed.

Column 1 Specific Outcomes	Column 2 Probable Solutions
slippage.	
<p>SO16 Development in the Vegetation Management Area protects and enhances a significant tree which—</p> <ul style="list-style-type: none"> (a) is of significant historical, cultural, educational and aesthetic value; or (b) is an uncommon species in the locality; or (c) positively contributes to the character and visual amenity of the Zone; or (d) is of a great height, trunk circumference or canopy spread; or (e) contains a hollow or is a nesting tree for native fauna. 	<p>S16.1 No solution is prescribed.</p>
<p>SO17 Development in the Vegetation Management Area contributes towards the maintenance of biodiversity by providing for the linking of and expansion of areas of regional and state biodiversity significance.</p>	<p>S17.1 Development retains and replants vegetation that—</p> <ul style="list-style-type: none"> (a) links area of forest; and (b) provides for the expansion of area of forest; and (c) where the location would support areas of state biodiversity significance provides for the reestablishment of forest; and (d) provides for such areas to be included in a conservation envelope or retained in public ownership.

Part 4 Development Constraints Overlay

Division 1 Preliminary

4.4.1 Application of Assessment Provisions

Part 4 (Development Constraints Overlay) applies to development affected by the Development Constraints Overlay shown on OV Maps 3.1A, 3.1B, 3.1C, 3.1D, 3.2A, 3.2B, 3.2C, 3.2D, 3.3A, 3.3B, 3.3C and 3.3D.

4.4.2 Structure of Assessment Provisions

Part 4 (Development Constraints Overlay) comprises—

- (a) the Assessment Table for the Development Constraints Overlay; and
- (b) the Development Constraints Overlay Code.

Division 2 Assessment Table for the Development Constraints Overlay

4.4.3 Interpretation of the Assessment Table for the Development Constraints Overlay

For the purposes of the Assessment Table in Division 2 (Assessment Table for the Development Constraints Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) a reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

4.4.4 Assessment Table for the Development Constraints Overlay

Table 4.4.4 (Assessment Table for the Development Constraints Overlay) identifies the development in column 1 which is subject to

the level of assessment in column 2¹⁰⁹ in respect of the Assessment Criteria in column 3.

Table 4.4.4 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 all Defined or Undefined Uses except Road and Park.	<p>Exempt, if the use is —</p> <ul style="list-style-type: none"> (a) Agriculture or Animal Husbandry in the Countryside Precinct; or (b) in an approved building envelope. <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; or (ii) in a Flood Hazard Area¹⁰⁹; or (iii) in a Medium Landslide 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) adjoins a Haul Route; or (vi) in an Agriculture Protection Area; or 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Development Constraints Overlay Code (section 4.4.5).</p>

Part 4 - Development Constraints

¹⁰⁹ If the use is listed as another assessment level in the Assessment Table for the applicable Zone then the higher assessment level prevails

¹¹⁰ [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.](#)

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Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	<ul style="list-style-type: none"> (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; or (xiii) in the Water Cycle Investigation Area and is not a Rural Use. 	
Operational work being for the clearing of vegetation to which the <i>Vegetation Management Act 1999</i> does not apply.	<p>Exempt, if Exempted Clearing.</p> <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 Water Supply Catchment Area; or (ii) within 500 metres of a Water Supply Source or Buffer. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Development Constraints Overlay Code (section 4.4.5).</p>
Operational work being for Filling or Excavation exceeding 10m ³ .	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) not located in an approved building envelope; and (b) located— <ul style="list-style-type: none"> (i) in a Flood Hazard Area¹¹¹; or 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Development Constraints Overlay Code (section 4.4.5).</p>

¹¹¹ [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.](#)

Part 4 - Development Constraints

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Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
	<ul style="list-style-type: none"> <li data-bbox="576 344 884 510">(ii) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or <li data-bbox="576 517 858 573">(iii) in a View Protection Area; or <li data-bbox="576 580 852 636">(iv) in a Water Supply Catchment Area; or <li data-bbox="576 642 879 728">(v) within 500 metres of a Water Supply Source or Buffer. 	

Part 4 - Development Constraints

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Reconfiguring a Lot.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if involves land—</p> <ul style="list-style-type: none"> (a) in a High Bushfire Hazard Area or Medium Bushfire Hazard Area; or (b) in a Flood Hazard Area¹¹²; or (c) in a Medium Landslide Hazard Area, a High Landslide Hazard Area or a Landslide Hazard Investigation Area; or (d) in a Extractive/ Mineral Resource Area or Key Resource Area; or (e) in an Agriculture Protection Area; or (f) in a Water Supply Catchment Area; or (g) within 500 metres of a Water Supply Source or Buffer; or (h) within 100 metres of a Defence Establishment (the Defence Establishment Buffer Area); or (i) adjacent to an Airfield; or (j) in a Buffer Area. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Development Constraints Overlay Code (section 4.4.5).</p>

Division 3 Development Constraints Overlay Code

Subdivision 1 Preliminary

4.4.5 Compliance with the Development Constraints Overlay Code

Development complies with the Development Constraints Overlay Code if in the case of—

¹¹² [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.](#)

Part 4 - Development Constraints

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- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Development Constraints Overlay Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Development Constraints Overlay Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Development Constraints Overlay Code and the purpose of the Development Constraints Overlay Code being the Overall Outcomes for development constraints.¹¹³

Subdivision 2 Assessment Criteria for Development Constraints

4.4.6 Purpose of the Development Constraints Overlay Code

The Overall Outcomes for Development Constraints are the purpose of the Development Constraints Overlay Code.

4.4.7 Overall Outcomes for Development Constraints Code

- (1) Development which may be adversely affected by a natural hazard in a substantial manner, is restricted from locating in an area where the likelihood of a natural hazard event occurring is significant.
- (2) Development in a natural hazard management area is compatible with the nature of the natural hazard.
- (3) Impacts from natural hazards on existing development are minimised.
- (4) Development does not materially increase the extent or severity of natural hazards.
- (5) Development which could be impacted by the effect of other development is provided with adequate Buffers.
- (6) The exploitation of regionally and local significant extractive/mineral resource deposits is protected from the encroachment of development which may compromise the ability to extract, process and transport the resource material.

¹¹³ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

- (7) Extractive industry operations are managed to ensure that the environmental impacts generated by such operations are within acceptable limits.
- (8) Valuable rural land is protected from alienation by incompatible development.
- (9) Important view-sheds are protected from the impacts of incompatible development.
- (10) Water supply catchment areas are protected to ensure that water quality in the catchment is not contaminated by activities within the catchment.
- (11) Development in a Water Cycle Investigation Area is extended only where it can be readily supported by appropriate infrastructure and not adversely impact on the operational capacity of existing or future planned water cycle infrastructure.
- (12) Development for the reconfiguration of a lot minimises the adverse effects from natural or other hazards including flooding, bushfire, slope instability, contaminated sites and sites producing significant levels of emissions.
- (13) Development for the reconfiguration of a lot does not create lots that increase the risk of natural hazards affecting the potential uses for a lot.
- (14) Development in proximity to a Commonwealth defence facility does not constrain activities within the facility's site.

4.4.8 Specific Outcomes and Prescribed Solutions for the Development Constraints Overlay

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

Column 1 Specific Outcomes	Column 2 Solutions
Natural Hazards Management – Flood	
SO1 Development is sited to avoid damage to life and property from flood impacts.	S1.1 Development is located within an approved Building Envelope where an approved Building Envelope exists. S1.2 Development is located clear of the Defined Flood Event (DFE). S1.3 Development ensures that all habitable floor levels are a minimum of 500 millimetres above the DFE. S1.4 Development ensures that Filling does not occur below the DFE.
SO2 Development is sited to enable access in the event of a flood.	S2.1 Development ensures that all buildings have a trafficable access to a public road during the DFE, where located in the— <ul style="list-style-type: none"> (a) Mt Lindesay Corridor Zone; or (b) Rural Zone, where in the— <ul style="list-style-type: none"> (i) Village Precinct; or (ii) Rural Residential Precinct; or (iii) Active Recreation Precinct; or (iv) Community Facilities Precinct; or (c) Kooralbyn Zone; or (d) Bromelton State Development Area Zone; (e) Beaudesert and Canungra Zone; or (f) Tamborine Mountain Zone.

Deleted: <#>Rural Industry Precinct; or¶
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Column 1 Specific Outcomes	Column 2 Solutions
	<p>S2.2 Development ensures that the maximum permitted time for access to a dwelling to be flood effected and non-trafficable is 24 hours during the DFE, where located in the—</p> <p>(a) Rural Zone, where in the—</p> <p style="margin-left: 20px;">(i) Conservation Precinct; or</p> <p style="margin-left: 20px;">(ii) Countryside Precinct; or</p> <p style="margin-left: 20px;">(iii) Equestrian Activities Precinct; or</p> <p style="margin-left: 20px;">(iv) Future Dam Catchment Precinct; or</p> <p style="margin-left: 20px;">(v) Passive Recreation Precinct.</p>
<p>SO3 Development on flood-prone land—</p> <p>(a) does not alter the environmental values of soils, waterways and wetlands; and</p> <p>(b) does not constitute a public safety risk.</p>	<p>S3.1 Development, involving the bulk storage or manufacture of hazardous material—</p> <p>(a) is not located on land below the level of the DFE; or</p> <p>(b) is constructed to prevent the intrusion of flood waters for any flood event.</p>
	<p>S3.2 Development, being a sewage treatment plant, is—</p> <p>(a) located above the level of the DFE; or</p> <p>(b) constructed to exclude floodwater intrusion, and to resist all hydrostatic and hydrodynamic forces resulting from flood inundation.</p>
<p>SO4 Development provides that the functioning of essential services is maintained during a flood event.</p>	<p>S4.1 Development, being a community or infrastructure use, provides that floor levels are not less than—</p> <p>(a) 0.2% Annual Exceedence Probability (AEP) for emergency services facilities; and</p> <p>(b) 0.5% AEP for emergency shelter; and</p> <p>(c) 0.5% AEP for a police station; and</p> <p>(d) 0.2% AEP for a hospital; and</p> <p>(e) 0.2% AEP for an electricity substation; and</p> <p>(f) 0.2% AEP for a water</p>

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Column 1 Specific Outcomes		Column 2 Solutions	
			treatment plant; and (g) 0.5% AEP for a power station; and (h) 0.5% AEP for a major electrical switchyard; and (i) 0.5% AEP for a store for valuable records, or items of historic or cultural significance.
SO5	Development, being the reconfiguration of a lot, creates lots that incorporate a flood free, Building Envelope.	S5.1	No Solution is prescribed.
Natural Hazards Management – Landslide			
<i>Design for Slope Stability</i>			
SO6	Development in a High Landslide Hazard Area does not result in a higher risk of landslide and does not compromise the safety of people and property.	S6.1	Development in a High Landslide Hazard Area — (a) does not involve any new Building Work other than a minor extension comprising of less than 20m ² gross floor area; and (b) does not involve vegetation clearing; and (c) does not alter ground levels or stormwater conditions; and (d) is not potentially affected by landslide activity originating on land above the development site.
SO7	Development in a Medium Landslide Hazard Area or a Landslide Hazard Investigation Area, provides for— (a) the long-term stability of the site and adjacent land; and (b) the long-term stability of the proposed development; and (c) access to the site to not be restricted during a landslide event; and (d) the site to not be adversely affected by landslide activity originating on land above the development site.	S7.1	No Solution is prescribed. <i>Note: A site-specific, geo-technical analysis would assist in demonstrating compliance with this specific outcome. This geo-technical report, should be prepared by a suitably qualified, registered, geo-technical engineer.</i>

Column 1 Specific Outcomes	Column 2 Solutions
<i>Built Form</i>	
<p>SO8 Development provides that the building style and method of construction in a High Landslide Hazard Area, Medium Landslide Hazard Area or a Landslide Hazard Investigation Area is designed to—</p> <p>(a) minimise slope instability and erosion; and</p> <p>(b) be responsive to the slope of the land.</p>	<p>S8.1 Development—</p> <p>(a) is of light frame construction (such as a pole frame house which sits over the site contours); and</p> <p>(b) is split level and stepped down the slope; and</p> <p>(c) does not involve a single concrete slab on the one plane; and</p> <p>(d) does not exceed 8.5 metres in height above natural ground at any point; and</p> <p>(e) involves less than 50m³ of Excavation or Filling; and</p> <p>(f) disposes of stormwater by pipe to a lawful point of discharge.</p>
<i>Vehicle Access</i>	
<p>SO9 Development provides that vehicle access is designed and located to address slope satiability issues and control of erosion.</p>	<p>S9.1 Development in a Medium Landslide Hazard Area or a Landslide Hazard Investigation Area is designed so that vehicles access avoids steep side slopes and properties can be accessed at reasonable grades.</p> <p><i>Note: A site-specific, geo-technical analysis would assist in demonstrating compliance with this specific outcome. This geo-technical report, should be prepared by a suitably qualified, registered, geo-technical engineer.</i></p> <p>S9.2 Development is designed to manage erosion on the site to ensure that the stability of the site is maintained.</p> <p><i>Note: Compliance with this specific outcome may be demonstrated by the preparation of an erosion and sediment control program.</i></p>
<i>Reconfiguration of a Lot</i>	
<p>SO10 Development on potentially unstable land is designed and located to address slope stability issues and control of erosion.</p>	<p>S10.1 Development being the reconfiguration of a lot in a Medium Landslide Hazard Area or a Landslide Hazard Investigation Area is designed so that roads avoid steep side slopes and properties can be accessed at reasonable grades.</p> <p>S10.2 Development, being the reconfiguration of a lot, is designed to manage erosion on the site to ensure that the stability of the site is</p>

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Column 1 Specific Outcomes		Column 2 Solutions	
		maintained. <i>Note: Compliance with this specific outcome may be demonstrated by the preparation of an erosion and sediment control program.</i>	
Natural Hazards Management – Bushfire			
SO11	Development maintains the safety of people and property by — (a) avoiding High Bushfire Hazard Areas; or (b) appropriate siting.	S11.1	Development located in a bushfire hazard area shown on OV Map 3.1 ensures that— (a) Buildings are constructed in accordance with the <i>Australian Standard AS3959-1991 (Construction of Buildings in bushfire-prone areas)</i> ; and (b) Building designers make reference to the document entitled <i>Building in Bushfire Prone Areas – Information and Advice (SAA HB 36-1993) by the CSIRO and Standards Australia</i> ; and (c) an external automatic sprinkler system and where available a heat fire sensor is installed on each Lot to facilitate protection of any overhanging parts of each dwelling unit; and (d) pedestrian access is provided and maintained to the rear of each dwelling unit for fire fighting purposes by providing a minimum 2 metre wide access way clear of obstructions adjacent to one side boundary of the Lot; and (e) rainforest species or other fire retardant species are planted as an integral part of any landscaping activities.
SO12	Development being the Reconfiguration of a Lot, minimises the risk of damage to life and property from bushfires, by providing— (a) adequate permanent access for fire-fighting; and (b) adequate roads and permanent fire trails for	S12.1	Development, being the reconfiguration of a lot including the opening of a new road in a medium bushfire hazard area or high bushfire hazard area— (a) provides through roads; and (b) avoids culs-de-sac and dead end roads; and (c) provides a suitably located

Column 1 Specific Outcomes	Column 2 Solutions
<p>the safe evacuation of people; and</p> <p>(c) adequate permanent fire breaks; and</p> <p>(d) allotments with low fire risk building sites; and</p> <p>an adequate water supply for fire fighting purposes.</p>	<p>and maintained, minimum 6 metres wide, constructed fire-trail which allows for safe access in an alternative direction to the road where the use of a single entry road is unavoidable because of topographical constraints.</p> <p>S12.2 Development being the reconfiguration of a lot in a medium bushfire hazard area or high bushfire hazard area, provides a building envelope which is—</p> <p>(a) located in the lowest bushfire hazard location on each allotment having regard to aspect, elevation, slope and vegetation; and</p> <p>(b) of a sufficient size to enable a building or structure to achieve a setback the greater of 10 metres or 1.5 times the predominant mature canopy height from hazardous vegetation, and at least 10 metres from retained vegetation; and</p> <p>(c) of sufficient size and shape to allow for efficient access by fire fighting and emergency vehicles.</p> <p><i>Note: Appendix 7 (Principles for siting buildings in high and medium bushfire areas) of State Planning Policy 1/03 Guideline (Mitigating the adverse impacts of flood, bushfire and landslide) provides matters for consideration in the siting of development in bushfire hazard areas.</i></p> <p>S12.3 Development being the reconfiguration of a lot which incorporates a reticulated water supply, provides a reliable water supply that has a minimum flow and pressure of 10 litres per second at 200 kPa.</p> <p>S12.4 Development being the reconfiguration of a lot, provides a firebreak that comprises either—</p> <p>(a) a minimum 20 metre wide constructed road reserve located between the development site and the surrounding bushfire hazard</p>

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Column 1 Specific Outcomes	Column 2 Solutions
	vegetation; or (b) a secure fire trail located between the development site and surrounding bushfire hazard vegetation which— (i) has a minimum cleared width of 6 metres; and (ii) has a minimum formed width of 4 metres; and (iii) has a maximum gradient of 12.5%; and (iv) is constructed and maintained to prevent erosion and to provide continuous access for fire-fighting and other emergency vehicles; and (v) allows for vehicle access every 200 metres; and (vi) has vehicle access at either end from a constructed road; and (vii) provides turning areas and passing bays every 400 metres; and (viii) is located on public land or within an easement that is granted in favour of the Local Government and the Queensland Fire Rescue Service.
<i>Water Supply for Fire Fighting</i>	
SO13 Development has permanent access to an adequate water supply for bushfire fighting purposes.	S13.1 Development— (a) is connected to a reticulated water supply with— (i) sufficient pressure for fire fighting purposes; and (ii) water supply outlet pipes of 55 millimetre diameter fitted with a male camlock located within 40 metres of the premises; or (b) has a dam, lake, water tank or

Column 1 Specific Outcomes	Column 2 Solutions
	swimming pool with— <ul style="list-style-type: none"> (i) a minimum capacity of 5,000 litres which is available for fire-fighting purposes at all times; and (ii) adequate vehicle access to the water supply for a fire-fighting vehicle; and (iii) a water supply outlet pipes of 55 millimetres diameter fitted with a male camlock where the water supply source is a water tank.
SO14 Development provides that public safety and the environment are not affected by the detrimental impacts of bushfire upon— <ul style="list-style-type: none"> (a) the bulk storage or manufacture of hazardous materials in a High Bushfire Hazard Area or Medium Bushfire Hazard Area; or (b) a material increase in the number of people living or working (except for single dwellings on existing lots) in a High Bushfire Hazard Area. 	S14.1 No Solution is prescribed. <i>Note: Appendix 8 (Undertaking a bushfire management plan) of State Planning Policy 1/03 Guideline provides information on the preparation of a bushfire management plan.</i>
Extractive/Mineral Resource Areas	
<i>Key Resource Area</i>	

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Column 1 Specific Outcomes	Column 2 Solutions
SO15 Development is compatible with existing and future extraction, processing and transportation of a Key Resource Area to ensure the resource can be developed to its full potential.	S15.1 Development within a Key Resource Area involves — <ul style="list-style-type: none"> (a) an Extractive Industry; or (b) a Caretaker's Residence for the Extractive Industry; or (c) Agriculture; or (d) Forestry; or (e) A passive recreation activity, if— <ul style="list-style-type: none"> (i) maintaining a minimum separation distance of 200 metres from a Resource/Processing Area and does not involve blasting or crushing; or (ii) maintaining a minimum separation distance of 1000 metres from a Resource/Processing Area involving blasting or crushing; or (f) uses that operate outside the regular hours of operation of the Extractive Industry. S15.2 Development involves uses or activities that cease prior to extraction or processing of a Key Resource Area.
SO16 Development involving an Extractive Industry mitigates the adverse impacts of noise, dust, ground vibration and air blast overpressure.	S16.1 No Solution is prescribed.
SO17 Development located adjacent to a Haul Route associated with a Key Resource Area does not limit the efficient operation of the haul route.	S17.1 No Solution is prescribed.
SO18 Development located within 100 metres of a Haul Route associated with a Key Resource Area, incorporates measures to manage any detrimental safety and environmental effects arising from the use of the haul route.	S18.1 No Solution is prescribed. <i>Note: Compliance with this specific outcome would be assisted by the submission of information that demonstrates the safety issues, vibration impacts, dust impacts and noise impacts generated by product transport are adequately managed in the development.</i>
SO19 Development on a lot adjacent to the boundary of a Key	S19.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Solutions
Resource Area, does not— (a) increase the residential population of the lot; or (b) limit the ability of the resource to be fully utilised.	
SO20 Development being an Extractive Industry involving a Key Resource Area, ensures that the amenity of an existing use in the locality is protected from the adverse impacts of an extractive industry.	S20.1 No Solution is prescribed.
SO21 Development being an Extractive Industry involving a Key Resource Area, protects the visual amenity of the locality.	S21.1 Development provides a 10 metre strip of screening vegetation between the resource area and nearby incompatible uses of sufficient density and height to achieve the visual separation of the uses.
<i>Extractive/Mineral Resource</i>	
SO22 Development does not restrict the extraction, processing, or transport of a resource where it is located within— (a) 1000 metres of the boundary of an extractive industry which involves blasting or crushing; or (b) 200 metres of the boundary of an extractive industry which does not involve blasting or intrusive processing; or (c) 100 metres of a haul route between an extractive industry and a State controlled road.	S22.1 Development— (a) does not involve a Residential Use (with the exception of a Caretaker’s Residence), Business Use, Tourist Use or Community Service Use; or (b) that involves a Residential Use (with the exception of a Caretaker’s Residence), Business Use, Tourist Use or Community Service Use ensures that safety issues, vibration impacts, dust impacts and noise impacts associated with an extractive industry are managed <i>Note: Compliance with this specific outcome would be assisted by the submission of information that demonstrates the safety issues, vibration impacts, dust impacts and noise impacts generated by the extractive industry are adequately managed in the development.</i>

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Column 1 Specific Outcomes		Column 2 Solutions	
SO23	Development being an Extractive Industry ensures that the amenity of an existing use in the locality is protected from the environmental effects arising from the operation of the Extractive Industry.	S23.1	No Solution is prescribed. <i>Note: Compliance with this specific outcome would be assisted by the submission of information that demonstrates the safety issues, vibration impacts, dust impacts and noise impacts generated by the extractive industry are adequately managed.</i>
SO24	Development, being an Extractive Industry protects the visual amenity of the locality.	S24.1	Development provides a 10 metre strip of screen landscaping between the resource area and nearby incompatible uses of sufficient density and height to achieve the visual separation of these uses.
SO25	Development being an Extractive Industry provides for the progressive rehabilitation of the land disturbed by the use.	S25.1	No Solution is prescribed.
Agricultural Protection Areas			
SO26	Development, in an Agricultural Protection Area, retains good quality agricultural land and valuable rural land for rural production, unless there is an overriding community need for a non-rural use and no other suitable site for the particular use is available.	S26.1	No Solution is prescribed.
SO27	Development ensures that uses that are incompatible with rural activities in an Agricultural Protection Area, are located where they will not inhibit normal farming practices undertaken in accordance with the environmental Code of practice for agriculture and associated industry specific guidelines.	S27.1	No Solution is prescribed.
SO28	Development in an Agricultural Protection Area does not erode the economic viability of existing farming units.	S28.1	Development does not involve the reconfiguration of land into smaller allotments.
SO29	Development provides adequate separation between an Agricultural Protection Area and uses incompatible	S29.1	Development other than a house on an existing rural lot is located more than 500 metres from an Agricultural Protection Area.

Column 1 Specific Outcomes	Column 2 Solutions
<p>with agricultural uses, to ensure that—</p> <p>(a) agricultural uses can operate without undue constraint; and</p> <p>(b) development will not lead to the alienation of land for rural purposes, or diminish its agricultural productivity.</p>	<p>S29.2 Development, being a use incompatible with agricultural use, provides a Buffer area (incorporating Buffer elements) to an Agricultural Protection Area designed in accordance with section 3 (Conflict Assessment and Buffer Area Design) of <i>State Planning Policy 1/92, Planning Guideline (Separating Agricultural and Residential Land Uses)</i>, Department of Natural Resources, August 1997.</p>
View Protection Areas	
<p>SO30 Development, in a View Protection Area, maintains the current views of Mt Barney and Mt Maroon from the Mt Lindesay Highway and from the township of Beaudesert.</p>	<p>S30.1 Development does not obstruct views of Mt Barney and Mt Maroon from the Mt Lindesay Highway when viewed by persons travelling along the highway.</p> <p>S30.2 Development does not obstruct views of Mt Barney or Mt Maroon from the township of Beaudesert.</p>
<p>SO31 Development ensures that the views enjoyed by existing residents outward from Tamborine Mountain are not unduly affected by the height and bulk of new development.</p>	<p>S31.1 No Solution is prescribed.</p>
<p>SO32 Development ensures that the siting and appearance of new development in a view protection area does not detract from the natural landscape and visual significance of the locality.</p>	<p>S32.1 Development ensures that buildings do not exceed a height of 5 metres above natural ground level.</p>
Water Supply Catchment Areas and Water Supply Source and Buffer	
<p>SO33 Development, in a Water Supply Catchment Area does not adversely impact on the future use of the catchment for water supply purposes.</p>	<p>S33.1 Development in a Water Supply Catchment Area only involves—</p> <p>(a) a House on an existing rural lot; or</p> <p>(b) a Tourist Use (except Tourist Accommodation and Tourist Facilities); or</p> <p>(c) Community Service Uses; or</p> <p>(d) uses identified as consistent uses in the Future Dam Catchment Precinct.</p>
<p>SO34 Development provides that existing water supply sources at Rathdowney, Kooralbyn,</p>	<p>S34.1 Development, within 500 metres of a water supply pond or supply structure, provides that—</p>

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Column 1 Specific Outcomes	Column 2 Solutions
<p>Beauesert, Bromelton, South Maclean, Tamborine Village and Canungra are protected from the establishment and operation of a use which would compromise the efficient and proper functioning of such facilities, and which could detrimentally impact on the quality of water available at supply intake structures.</p>	<ul style="list-style-type: none"> (a) no land disturbance takes place within 100 metres of a water storage or supply structure, groundwater recharge point, or potable water supply; and (b) no buildings, structures, chemical storages, or fertiliser storages are located within 100 metres of a water storage or supply structure, groundwater recharge point, or potable water supply; and (c) no storage of chemicals occurs unless such storage areas are fully contained to prevent spillage in accordance with Environmental Protection Agency requirements; and (d) contamination of ground and surface waters from events such as onsite effluent disposal, wash water disposal, chemical use and fuel use, will not occur.
<p>SO35 Development involving the clearing of vegetation does not result in reduced water quality in a Water Supply Catchment Area or Water Supply Source and Buffer.</p>	<p>S35.1 Development, within 500 metres of a water supply pond or supply structure, provides that—</p> <ul style="list-style-type: none"> (a) no land disturbance takes place within 100 metres of a water storage or supply structure, groundwater recharge point, or potable water supply; and (b) disturbed areas are managed to limit sediment reaching nearby water bodies.
<p>SO36 Development provides for the separation of development from Watercourses, lakes, springs and future planned water bodies to preserve riparian areas and their capacity to maintain water quality by filtering sediments, nutrients and other pollutants.</p>	<p>S36.1 Development for other than urban activities is not to occur within—</p> <ul style="list-style-type: none"> (a) 100 metres of the high bank of a designated Watercourse; or (b) 400 metres of the full supply level or flood margin reserve, whichever is greater, of a water storage or supply structure or proposed water storage or supply structure; or (c) 25 metres of each bank of other Watercourses.

Column 1 Specific Outcomes	Column 2 Solutions
	<p>S36.2 Development for urban activities is not to occur within—</p> <p>(a) 100 metres of the high bank of a designated Watercourse, or the full supply level or flood margin reserve, whichever is greater, of a water storage or supply structure or proposed water storage or supply structure; or</p> <p>(b) 25 metres of each bank of other Watercourses.</p> <p>S36.3 Development provides for the management of stormwater runoff by the provision of catch drains, filter strips and retention ponds to remove silt and debris.</p> <p>S36.4 Development involving the reconfiguring of a lot provides for building envelopes which are located in accordance with the standards in S35.1.</p>
Water Cycle Investigation Area	
<p>SO37 Development within a Water Cycle Investigation Area other than for a single dwelling on a lot proceeds only where—</p> <p>(a) it can be supported by appropriate water supply and waste water infrastructure; and</p> <p>(b) not adversely impact on existing or planned water cycle infrastructure.</p>	<p>S37.1 No Solution is prescribed.</p>
Defence Establishment	
<p>SO38 Development is sited and designed to ensure that safety, security, and nuisance impacts from the defence facility are adequately managed.</p>	<p>S38.1 Development is not located within 100 metres of the boundary of a Defence Establishment unless approved in writing by the Department of Defence.</p>
Buffer Area	
<p>SO39 Development provides that adequate separation distances or screening devices are provided between an airfield and adjoining uses to ensure that safety and</p>	<p>S39.1 No Solution is prescribed.</p>

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Column 1 Specific Outcomes	Column 2 Solutions
nuisance concerns for these uses are adequately managed.	
SO40 Development provides that adequate separation distances, amenity improvement devices or a combination of same are provided between uses to ensure that the respective uses can operate in a standard manner.	S40.1 Sensitive uses are not located within a Buffer Area. S40.2 Impact generating uses are not located within a Buffer Area.

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Part 5 Cultural Heritage Overlay

Division 1 Preliminary

4.5.1 Application of Assessment Provisions

Part 5 (Cultural Heritage Overlay) applies to development affected by the Cultural Heritage Overlay shown on OV Maps 4.1A, 4.1B, 4.1C and 4.1D.

4.5.2 Structure of Assessment Provisions

Part 5 (Cultural Heritage Overlay) comprises—

- (a) the Assessment Table for the Cultural Heritage Overlay; and
- (b) the Cultural Heritage Overlay Code.

Division 2 Assessment Table for the Cultural Heritage Overlay

4.5.3 Interpretation of the Assessment Table for the Cultural Heritage Overlay

For the purposes of the Assessment Table in Division 2 (Assessment Table for the Cultural Heritage Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) a reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

4.5.4 Assessment Table for the Cultural Heritage Overlay

Table 4.5.4 (Assessment Table for the Cultural Heritage Overlay) identifies the development in column 1 which is subject to the level

of assessment in column 2¹¹⁴ in respect of the Assessment Criteria in column 3.

Table 4.5.4 Assessment Table for the Cultural Heritage Overlay

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Material Change of Use for all Defined or Undefined Uses except Road and Park.	Exempt , if not Code-assessable. Code-assessable , if involves land shown as a Cultural Heritage Feature on Overlay Map 4.1.	If Exempt —None applicable. If Code-assessable —Cultural Heritage Overlay Code (section 4.5.5).
Building Work.	Exempt , if not Code-assessable. Code-assessable , if involves land shown as a Cultural Heritage Feature on Overlay Map 4.1 and the Building Work involves a feature listed in Table 4.5.8A (Significant Cultural Heritage Features).	If Exempt —None applicable. If Code-assessable —Cultural Heritage Overlay Code (section 4.5.5).
Reconfiguring a Lot.	Exempt , if not Code-assessable. Code-assessable , if involves land shown as a Cultural Heritage Feature on Overlay Map 4.1	If Exempt —None applicable. If Code-assessable —Cultural Heritage Overlay Code (section 4.5.5).
Placing an Advertising Device not associated with a Material Change of Use.	Exempt , if not Code-assessable. Code-assessable , if involves land shown as a Cultural Heritage Feature on Overlay Map 4.1	If Exempt —None applicable. If Code-assessable —Cultural Heritage Overlay Code (section 4.5.5).

¹¹⁴ If the use is listed as another assessment level in the Assessment Table for the applicable Zone then the higher assessment level prevails.

Division 3 Cultural Heritage Overlay Code

Subdivision 1 Preliminary

4.5.5 Compliance with the Cultural Heritage Overlay Code

Development complies with the Cultural Heritage Overlay Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Cultural Heritage Overlay Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Cultural Heritage Overlay Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Cultural Heritage Overlay Code and the purpose of the Cultural Heritage Overlay Code; being the Overall Outcomes for cultural heritage features.¹¹⁵

Note: The provisions of the Cultural Heritage Overlay Code do not replace or override any responsibilities a person has with respect to the provisions of Queensland Heritage Act 1992, the Aboriginal Cultural Heritage Act 2003, the Environment Protection and Biodiversity Conservation Act 1999 or the Native Title Act 1993. Where native title has not been extinguished, native title rights and interest may exist over land in addition to any use rights granted under the Planning Scheme.

Aboriginal Cultural Heritage Act 2003

Development that is to be located on or adjacent to an item of Indigenous cultural heritage significance is managed under the provisions of the Aboriginal Cultural Heritage Act 2003.

The Aboriginal Cultural Heritage Act 2003 imposes a cultural heritage “duty of care” upon persons undertaking development activities in the State. A person who carries out an activity must take all reasonable and practical measures to ensure the activity does not harm Aboriginal cultural heritage. The onus is upon a person contemplating development to ascertain the actions necessary to satisfy the duty of care provisions of this Act. Compliance with the cultural heritage “duty of care” may be achieved if a person acts in accordance with gazetted cultural heritage “duty of care” guidelines. An assessment of a proposed activity against the duty of care guidelines will assist in determining whether or to what extent Aboriginal cultural heritage may be harmed by an activity.

A search of the Aboriginal Cultural Heritage Register and the Aboriginal Cultural Heritage Database can be undertaken to ascertain if cultural heritage information relevant to a development area exists. An applicant should contact the Cultural Heritage Unit, Department of Natural Resources and Mines or visit their website www.nrm.qld.gov.au for further information.

¹¹⁵ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Queensland Heritage Act 1992

Development affecting a property listed on the Queensland Heritage Register requires the approval of the Queensland Heritage Council under the Queensland Heritage Act 1992.

Subdivision 2 Assessment Criteria for Cultural Heritage Features

4.5.6 Purpose of the Cultural Heritage Overlay Code

The Overall Outcomes of Cultural Heritage Features are the purpose of the Cultural Heritage Overlay Code.

4.5.7 Overall Outcomes for Cultural Heritage Features

- (1) The cultural heritage values of the cultural heritage site and its setting are retained, protected or enhanced.
- (2) Development does not conflict with the intent of measures to preserve items identified under the *Queensland Heritage Act 1992*.
- (3) Uses are located, designed and managed to avoid adverse effects on the cultural heritage site.
- (4) Buildings and other structures are designed and sited to protect, preserve and be sympathetic to the cultural heritage site on or adjoining the development.
- (5) Development does not conflict with the intent, principles and management strategies of the Regional Forestry Agreement as they apply to the cultural heritage site.
- (6) The adaptive reuse of non-indigenous cultural heritage premises by compatible uses is desirable to ensure such premises are retained.
- (7) The relocation of an item of non-indigenous cultural heritage significance to an alternative location is undertaken to ensure that the values of the item is not lost through demolition; and
- (8) Development is appropriately managed to prevent damage and disturbance to the cultural heritage site during the construction and operational phases of development.

4.5.8 Specific Outcomes and Prescribed Solutions for the Cultural Heritage Overlay

Table 4.5.8 (Specific Outcomes and Prescribed Solutions for Cultural Heritage Overlay) 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 4.5.8 Specific Outcomes and Prescribed Solutions for the Cultural Heritage Overlay

Column 1 Specific Outcomes		Column 2 Solutions	
SO1	Development does not damage the cultural heritage significance of the feature listed in Table 4.5.8A (Significant Cultural Heritage Features) and provides for its future protection.	S1.1	No Solution is prescribed.
SO2	Development retains and reuses historical cultural heritage buildings and structures, and ensures the new use— (a) respects the historical integrity, setting and significance of the site; and (b) is compatible with the amenity of adjacent uses; and (c) maintains the historical streetscape values of the locality.	S2.1	No Solution is prescribed. <i>Note: The development proposal may demonstrate compliance with the specific outcome, by means of a report prepared by a suitably qualified person, showing that the heritage values of the heritage site will not be affected by the proposed development.</i>
SO3	Development involving a new use in, on or adjoining a cultural heritage site respects the cultural heritage values of the site by mitigating any adverse impacts including vibration, movement of foundations, changes in drainage flow patterns, erosion and pollution.	S3.1	No Solution is prescribed.
SO4	Development provides that natural features and values associated with the feature in Table 4.5.8A (Significant Cultural Heritage Features), particularly any significant flora, fauna, vegetation types or physical features, are conserved.	S4.1	No Solution is prescribed. <i>Note: The development proposal may demonstrate compliance with the specific outcome, by means of a report prepared by a suitably qualified person, showing that the heritage values of the site will not be affected by the proposed development.</i>
SO5	Development, involving extensions and ancillary buildings— (a) is subservient to the	S5.1	Development, as a partial solution, provides that extensions and ancillary buildings are— (a) setback more than existing

Part 5 - Cultural Heritage

Column 1 Specific Outcomes	Column 2 Solutions
<p>existing heritage features on the site; and</p> <p>(b) does not detract from the appearance or character of existing heritage features; and</p> <p>(c) is not obtrusive in the local streetscape; and</p> <p>(d) maintains the heritage streetscape pattern in terms of building siting.</p>	<p>buildings on the site; or</p> <p>(b) setback an equal or greater distance than buildings on adjoining properties; and</p> <p>(c) of a lower or equal height to buildings on adjoining properties.</p>
<p>SO6 Development does not result in the demolition or removal of a building or place of Cultural Heritage Significance unless it is demonstrated by a suitably qualified, heritage architect that—</p> <p>(a) the building or place has lost its Cultural Heritage Significance; and</p> <p>(b) does not contribute to the historical character and streetscape of a locality; and</p> <p>(c) is structurally unsound and cannot be repaired in an economical manner.</p>	<p>S6.1 Development retains the place of Cultural Heritage Significance.</p>
<p>SO7 Development on land adjoining an existing cultural heritage site—</p> <p>(a) does not detract from the heritage values or setting of the heritage site; and</p> <p>(b) does not impair or obscure views of the heritage site when viewed from the street or other public spaces; and</p> <p>(c) is of a scale, height and design compatible with the heritage site's values.</p>	<p>S7.1 No Solution is prescribed.</p>
<p>SO8 Development, being Building Work on a historical cultural heritage site, ensures that the heritage integrity of the building or structure is retained through—</p> <p>(a) respecting the original</p>	<p>S8.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Solutions
architectural style and proportions; and (b) retention or replication of the original roof form and pitch; and (c) retention or replication of the original verandah, window and door design and detailing; and (d) ensuring the works are complimentary to the scale, height and bulk of the building; and (e) using materials, finishes, textures and colours of the relevant architectural style; and (f) ensuring ancillary buildings, fencing, and landscaping are compatible with the heritage feature.	
SO9 Development ensures that Advertising Devices or interpretive signs located on a cultural heritage site— (a) are compatible with the cultural heritage significance of the place and do not detract from the heritage values of the site; and (b) do not obscure the appearance or prominence of the heritage place when viewed from a public place.	S9.1 No Solution is prescribed.

Table 4.5.8A – Significant Cultural Heritage Features

Note: This table identifies cultural heritage features recorded within the Shire that have heritage significance, and are managed through the Planning Scheme. Cultural heritage features controlled under the Aboriginal Cultural Heritage Act 2003, the Queensland Heritage Act 1992 and the Environment Protection and Biodiversity Conservation Act 1999 are not listed in this schedule.

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
A. Properties listed on the Commonwealth Register of the National Estate			

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Beaudesert (Cnr William & Brisbane Streets)	L70 WD1131	Beaudesert War Memorial	Aust Heritage Commission Register Ref: 15805
Beaudesert (Bromelton Street)	L1 RP7507	St. Mary's Catholic Church	Aust Heritage Commission Register Ref: 19124, (indicative)
Beechmont (Binna Burra Road)	L1 RP171126 L1-3 RP124596 Part Beechmont Road Reserve	Binna Burra Cultural Landscape	Aust Heritage Commission Register Ref: 101010, (indicative)
Beechmont - Back Creek River Area (Beechmont Road)	Refer AHCR listing for details	Back Creek Landscape	Aust Heritage Commission Register Ref: 14735
Beechmont (Beechmont Road)	L510, NPW569	Rosins Lookout Conservation Park	Aust Heritage Commission Register Ref: 8550, (indicative)
Canungra/Witheren (Tamborine Mountain Road & Beechmont Road)	Refer AHCR listing for details	Canungra Land Warfare Centre Training Area	Aust Heritage Commission Register Ref: 17251
Greenbank (Middle Road / Old Greenbank Road)	L1 SP128009	Greenbank Military Training Area (part)	Aust Heritage Commission Register Ref: 19567
Lamington (Binna Burra Road/Lamington Park Road)	L496 NPW225	Lamington National Park (incorporates Sarabah National Park)	Aust Heritage Commission Register Ref: 8527, 8557
Logan Village (Quinzech Creek Road)	L530 NPW687	Plunkett Conservation Park	Aust Heritage Commission Register Ref: 15794, (indicative)
Nindooinbah (Nindooinbah Connection Road)	L2 RP852669	Nindooinbah House, gardens outbuildings, and former woolshed	Aust Heritage Commission Register Ref: 18337
Rathdowney (Lower Portals Road/Waterfall Creek Road/Mt. Lindesay Hwy)	L737 NPW495	Mount Barney National Park (incorporates Mt. Maroon/Mt. May/Mt. Lindesay National Parks)	Aust Heritage Commission Register Refs: 8554, 8555, 8556, 19792 (indicative)
Rathdowney	L1139 NPW424	Mount Chinghee	Aust Heritage

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
(Running Creek Road)		National Park	Commission Register Ref: 8529 MAP110 N17 ¹¹⁶
Rathdowney (off Camp Creek Road)	L307 WD4771	Telemon Environmental Park	Aust Heritage Commission Register Ref: 8559, (indicative)
Tamborine Mountain	L441 NPW666	Tamborine Mountain National Parks (incorporates Tamborine Mountain NP, Joalah NP, McDonald Park NP, Franklin Park Macrozamia Grove, Nth Tamborine EP, Palm Grove NP, Witches Falls NP)	Aust Heritage Commission Register Refs: 8538, 8535, 8532, 8534, 8533, 8536, 8539, 8531, 8530; and 8540 & 8561, (indicative)
Tamrookum (Tamrookum Church Road)	L16 RP51854	All Saints Memorial Church	Aust Heritage Commission Register Ref: 8552
B. Properties listed on the National Trust of Queensland Register			
Beaudesert (William Street)	L1 SP142215	Old RSL building	NTQ
Beaudesert (Cnr William & Brisbane Streets)	L70 WD1131	Beaudesert War Memorial	NTQ
Mundoolun (Mundoolun Road)	L1 RP28425	St John's Church	NTQ
Nindooibah (Nindooibah Connection Road)	L2 RP852669	Nindooibah House, gardens outbuildings, and former woolshed	NTQ
North Tamborine (30 Kidd Street)	L1 RP45268	Avocado Tree	NTQ
Tamrookum (Tamrookum Church	L16 RP51854	All Saints Memorial Church	NTQ

¹¹⁶ Map references refer to the street directory "findaStreet" edition 10 published by Beaudesert Shire Council

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Road)			
C. Regional Forestry Agreement Cultural Heritage Sites			
<p><i>Note:</i> The information in this section is derived from the “Non-indigenous Cultural Heritage Places in the Forests of South East Queensland: Database of Sites”. For details on each site, contact the Regional Forest Assessment Unit, Biodiversity Planning, Environmental Protection Agency.</p>			
(Lamington National Park Border Track – 220m from Bithongabel Lookout)	L249 WD5357 L273 WD4726 L496 NPW225 Or (L10, NPW452)	Antarctic Beech Forest Oldest Antarctic Beech	DOE Ref: 11/27 DOE Ref: 11/29
O'Reilly	L496 NPW225	Green Mountains Botanical Gardens	DOE Ref: 11/22
		Lamington National Park – Green Mountains Section	DOE Ref: 11/58
Witheren locality	Refer to listing data for boundary description	<i>Upper Coomera Valley Aesthetic Precinct</i>	DOE Ref: Aesthetic 13
Beechmont (Binna Burra Road)	L1 RP171126 L496 NPW225	<u><i>Binna Burra Cultural Landscape</i></u> Mountain Lodge, Bellbird Clearing, Bellbird Lookout, Lodge cabins, Environmental playground, Sawmill shed, Christmas Camp 1933, Commemorative Hoop Pines, Groom's cabin, Flying fox, Goat Track, Environmental Study Centre, Win Bristow Garden Walk	DOE Ref: 11/56 DOE Ref: 11/47 DOE Ref: 11/47.10 DOE Ref: 11/47.1 DOE Ref: 11/47.5 DOE Ref: 11/47.9 DOE Ref: 11/47.7 DOE Ref: 11/47.8 DOE Ref: 11/47.6 DOE Ref: 11/47.3 DOE Ref: 11/47.4 DOE Ref: 11/47.2 DOE Ref: 11/48
Canungra	Refer to listing data for boundary	<i>Canungra Gorge Aesthetic Precinct</i>	DOE Ref: Aesthetic 8

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
	description		
Canungra	L2 RP172323, L117 &123 RP32081, L157 SP112525 and part of Darlington Range Road	<u>Canungra Timber Tramway Complex</u> Lahey's Tramway Tunnel Canungra Tramway	DOE Ref: 11/59 DOE Ref: 11/59.2 DOE Ref: 11/59.1 EPA Ref. 602529
Beaudesert	L4 RP826421	Enright's (formerly Lahey's) sawmill	DOE Ref: 11/54.2
Lamington National Park	L496 NPW225 (L10 NPW452) L249 WD5357 L273 WD4726 L496 NPW225 (L10 NPW452)	<u>Lamington National Park Aesthetic Precinct</u> <u>Lamington National Park Cultural Landscape</u> Lamington Walking Tracks Old Track Signage Water Sign Natural Rock Waterhole Fountain Falls Joalah Lookout Bithongabel Lookout Qld. Naturalist Club Cairn QNPWS office and information centre and barracks Gus Kouskos Memorial Forestry Camp, Green Mountains Forestry Camp, Gwongoorool Pool R.M. Collin's Memorial Birdbath R. M. Collin's Memorial Seat Kamarun Lookout / Romeo Lahey Memorial Romeo Watkins Lahey Memorial	DOE Ref: Aesthetic 24 DOE Ref: 11/57 DOE Ref: 11/50 DOE Ref: 11/44.1 DOE Ref: 11/44.2 DOE Ref: 11/44.3 DOE Ref: 11/44 DOE Ref: 11/45 DOE Ref: 11/30 DOE Ref: 11/28 DOE Ref: 11/42 DOE Ref: 11/49 DOE Ref: 11/26 DOE Ref: 11/41 DOE Ref: 11/23 DOE Ref: 11/40 DOE Ref: 11/17.1 DOE Ref: 11/19

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Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Palen locality	L737 NPW495 Refer to listing data for boundary description	<i>Mount Barney Aesthetic Precinct</i>	DOE Ref: Aesthetic 28
Palen locality	L737 NPW495 Refer to listing data for boundary description	<i>Mount Lindesay Aesthetic Precinct</i>	DOE Ref: Aesthetic 29
Palen locality	L737 NPW495 Refer to listing data for boundary description	<i>Mount Maroon Aesthetic Precinct</i>	DOE Ref: Aesthetic 30
O'Reilly (Lamington National Park Road, Green Mountains)	Refer to listing data for boundary description	<u><i>O'Reilly Cultural Landscape</i></u> The 'Heartbreaker' Track Stockyard Creek Track Duck Creek Road Luke O'Reilly's Residence O'Reilly Cattle Crush O'Reilly Dairy Pat & Luke O'Reilly's selections Pat's Cabin Uncle Pat's Log Cabin St. Joseph's Church	DOE Ref: 11/54 DOE Ref: 11/18 DOE Ref: 11/10 DOE Ref: 11/13 DOE Ref: 11/11 DOE Ref: 11/7 DOE Ref: 11/8 DOE Ref: 11/14 DOE Ref: 11/25 DOE Ref: 11/3 DOE Ref: 11/4 DOE Ref: 11/5 DOE Ref: 11/16
O'Reilly (Lamington National Park Road, Green Mountains)	Refer to listing data for boundary description	<i>Eucalyptus Quadrangulata</i> Stand Crows Ash Stump Survey Tree Tree Top Walk	DOE Ref: 11/12 DOE Ref: 11/6 DOE Ref: 11/2 DOE Ref: 11/21
O'Reilly (Lamington National Park Road)	L496 NPW225	Pat's Bluff	DOE Ref: 11/38
McPherson Range	Refer to listing data for	<i>Scenic Rim Aesthetic Precinct</i>	DOE Ref: Aesthetic 38

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
	boundary description		
Lamington National Park, Christmas Creek locality	Refer to listing data for boundary description	<u>Stinson Complex</u> Stinson Evacuation Site Stinson Wreck and Gravesite Stretcher Track Westray's Grave Lamington Exchange and Station Bernard O'Reilly Memorial	DOE Ref: 11/55 DOE Ref: 11/31 DOE Ref: 11/36 DOE Ref: 11/31.1 DOE Ref: 11/35 DOE Ref: 11/37 DOE Ref: 11/24
Witches Falls, Cedar Creek Falls, Palm Grove, Joalah National Park	Refer to listing data for boundary description	<u>Tamborine Mountain Aesthetic Precinct</u>	DOE Ref: Aesthetic 42
Cedar Creek Falls, Tamborine Mountain	Refer to listing data for boundary description	<u>Cedar Creek (Tamborine) Aesthetic Precinct</u>	DOE Ref: Aesthetic 9
Tamborine Mountain	Refer to listing data for boundary description	<u>Tamborine National Park Cultural Landscape</u> Old entry sign – Witches Falls Witches Chase Entrance Pillars Witches Falls Shelter Shed Forestry Camp – Palm Grove Jack Stevens Annexe MacDonald Sign, MacDonald park Old Walking Track Sign, Palm Grove Old Sign, Palm Grove Palm Grove Rock Wall The Beacon First Resident of Tamborine	DOE Ref: 1Q/16 DOE Ref: 1Q/10.2 DOE Ref: 1Q/10 DOE Ref: 1Q/ 10.1 DOE Ref: 1Q/5.1 DOE Ref: 1Q/7 DOE Ref: 1Q/13 DOE Ref: 1Q/3 DOE Ref: 1Q/4 DOE Ref: 1Q/4.1 DOE Ref: 1Q/9 DOE Ref: IQ/15 DOE Ref: 1Q/11 DOE Ref: 1Q/8 DOE Ref: 1Q/6

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
		Mountain Memorial Plaque – Lepidozamia Grove Hilda Curtis Memorial Harold Jenyns Lookout Franklin Park Plaque	
Binna Burra (Lamington National Park - Binna Burra Section)	L496 NPW225	Arthur Groom Memorial Bill Muller's Ashes Bert Rankin's Dairy Farm and Homestead	DOE Ref: 11/39 DOE Ref: 11/39.1 DOE Ref: 43 DOE Ref: 43.1
Cainbale (Lamington National Park Road)	L5 WD839300	Cainbale Firestone Rings	DOE Ref: 11/15
Binna Burra (Lamington National Park - Binna Burra Section)	L496 NPW225	Lightning Strike Site	DOE Ref: 11/46
Palen Creek (Mount Lindsay Hwy)	L7 RP887186	Palen Creek Prison Farm	DOE Ref: 1T/1
Palen Creek (Old Mount Lindsay Road)	L359 FTY1619	Palen Creek Prison Farm Grazing Lease	DOE Ref: 1T/5
Palen Creek (Back Creek Road)	L200 FTY1646	Palen Creek Forestry Barracks	DOE Ref: 1T/2
South Lamington (Lamington National Park – Green Mountains Section)	L496 NPW225	Rat-a-Tat Hut	DOE Ref: 11/32
D. Non-indigenous Archaeological Sites			
Kerry		Patrick Millbank's Hut Site	Smith and Hall, 1996
Christmas Creek area		Charlie Burgess' Cave	Smith and Hall, 1996
Christmas Creek area		Bill Halfmaster's Slab Hut	Smith and Hall, 1996
Kerry	Brian Wards property	Chinese Shepherd's Hut and Graves	Smith and Hall, 1996 BSC Ref:
Lamington National		Morans Falls Hut	Smith and Hall, 1996

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Park		Site	
E. Other Sites of Scientific, Geological, Historic or Scenic Value			
Barney View			
Barney View (Upper Logan Road)	L235 WD4443	Bigriggan School Monument	BSC Ref:
Barney View (Mount Barney Road)	L1 RP29835	Mount Barney (Thulimbah) School Memorial	BSC Ref:
Barney View (Mount Barney Road)	L2 RP29856	Barney View Uniting Church and Cemetery	BSC Ref:
Barney View (Barney View Road)	L2 W312297	Lutheran Church Monument	BSC Ref:
Beaudesert			
Beaudesert (Jubilee Park)	L3 RP166161	Pioneer Cottage (reconstructed)	BSC Ref:
Beaudesert (Telemon Street)		Leura Homestead	BSC Ref:
Beaudesert (7-9A Albert Street)	L138-142 RP7562 L7-9 RP88578	St. Thomas Memorial Church	BSC Ref:
Beaudesert (Bromelton Street)	L1 RP7507 L2 WD2884	St Mary's Convent School	BSC Ref:
Beaudesert (133-135 Brisbane Street)	L1 RP200004 L4 RP67655	Railway Hotel	BSC Ref:
Beaudesert (Beaudesert/Boonah Road)	L60 WD4191	Il-bogan Racecourse	BSC Ref:
Beaudesert (Cnr Albert & Jane Sts)	L1-8 & L11-20 RP7563 L21 & 28 SP121123 L4 SP121126	Beaudesert Show Ground (including Jacaranda trees)	BSC Ref:
Beechmont			
Beechmont (Beechmont Road)	L1 WD6429	Graceleigh Park Anzac Memorial	BSC Ref:
Beechmont (Beechmont Road)	L1 RP66587	Beechmont Hall	BSC Ref:
Beechmont (Beechmont Road)	L1 RP115194	2 Hoop pines marking grave site	BSC Ref:
Beechmont (Beechmont Road)	L2 RP129724	2 Hoop pines being the earliest planting (1889)	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Beechmont (Beechmont Road)	L2 RP129724	Fig Tree marking location of first white child born in Beechmont	BSC Ref:
Beechmont (Beechmont Road and Binna Burra Road)	L3 WD814531	Site of original “Bon Vue” guesthouse	BSC Ref:
Beechmont (Beechmont Road and Binna Burra Road)	L3 WD814531	Macadamia Nut tree planted by Mr George Rankin Snr	BSC Ref:
Bromelton			
Bromelton (Sandy Creek Road)	L15 W31893	Bromelton School Monument	BSC Ref:
Bromelton (Bromelton House Road)	L1 RP231648	Bromelton House	BSC Ref:
Bromelton (1812 Beaudesert – Boonah Road, near Mt Juberra)	L2 RP61994 L10 RP855423	“The Overflow”	BSC Ref:
Bromelton (Beaudesert – Boonah Road, near Mt Juberra)	Greg and Deborah Tilley’s land	“Juberra”	BSC Ref:
Canungra			
Canungra (113 Coomera Gorge Drive)	L24 RP41076	Large Fig Tree	BSC Ref:
Canungra (Cnr Kidston & King Streets)	L3 RP45627	St Margaret Mary’s Church	BSC Ref:
Canungra (Kidston Street)	L1 RP209751	St Luke’s Church	BSC Ref:
Canungra (east of Coomera River)	L12 W311096	Arrowroot Mill and fields (now Land Warfare Centre land)	BSC Ref:
Cedar Grove			
Cedar Grove (Mt Lindesay Hwy)	L2 RP25788	Broomfield Homestead	BSC Ref:
Chinghee Creek			
Chinghee Creek (Chinghee Creek)	L1 RP32595	Chinghee Creek School	BSC Ref: MAP111 D12

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Road)			
Christmas Creek			
Christmas Creek (Strong Road)		Christmas Creek School Monument (Buddai)	BSC Ref:
Christmas Creek (Rudd Lane)	L120 WD5016	Christmas Creek Tramway Monument	BSC Ref: MAP103 D8
Christmas Creek (Christmas Creek Road)	L6 RP32565	Christmas Creek Catholic Church	BSC Ref: MAP103 H13
Christmas Creek (Christmas Creek Road)		Monument to Chinese Shepherds and Aborigines	BSC Ref: MAP103 H13
Christmas Creek (Christmas Creek Road)		Shepherds Walk (from Christmas Creek Monument , over the Jinbroken Range to the Washpool on the Albert River)	BSC Ref:
Darlington			
Darlington (Kerry/Cedar Glen Roads)	L2 WD2942	Cedar Glen Homestead	BSC Ref:
Darlington (Kerry Road)	L22 W311901	Darlington Provisional School Monument	BSC Ref:
Gleneagle			
Gleneagle (Mt Lindesay Hwy)	L3 RP25759	Captain Logan Memorial	BSC Ref:
Gleneagle (Mt Lindesay Hwy)	L1 RP25760	Gleneagle School	BSC Ref:
Hillview			
Hillview (Jinbroken Road)	L4 RP42406	Hillview Tramway Station Monument	BSC Ref:
Hillview (Widgee Creek Road)		Readville School Monument	BSC Ref:
Innisplain			
Innisplain (Oak Creek Road)	Road Reserve L2 RP64493	Innisplain Tramway Station Monument	BSC Ref:
Innisplain (Innisplain Road)	L266 WD4639 (Innisplain Reserve)	Innisplain School Monument	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Jimboomba			
Jimboomba (5307 Mt Lindesay Hwy)	L52 RP887426	Jimboomba House	BSC Ref:
Jimboomba (Johanna Street)		Jimboomba Provisional School	BSC Ref:
Jimboomba (Rotary Park, Johanna Street)	L25 RP227434	Old Jimboomba Uniting Church	BSC Ref:
Jimboomba (Bushman Drive)		Teviot Junction School Site	BSC Ref:
Jimboomba (Mt Lindsay Hwy)	L2 RP25788	Broomfield Homestead	BSC Ref:
Josephville			
Josephville (Mt Lindesay Highway Road Reserve)	Adjacent to L6 RP201718	Memorial	BSC Ref:
Josephville (Mt Lindesay Highway)		Tamrookum – Josephville School	BSC Ref:
Kerry			
Kerry (Duck Creek Road)		John Horan House Monument	BSC Ref:
Kerry (Kerry Road)	L69 W311438	Kerry Church School Monument	BSC Ref:
Kerry (Kerry West Road)	L3 RP73589	Kerry (West) School	BSC Ref:
Kerry (Kerry Road)	L69 W311438	St John's Church	BSC Ref:
Knapp Creek			
Knapp Creek		Knapp Creek School Memorial	BSC Ref:
Lamington			
Lamington (Christmas Creek Road)	L1 WD5098 L1 RP32580	Lamington Uniting Church	BSC Ref:
Lamington (Christmas Creek Road)		Willowbank Provisional School Monument	BSC Ref:
Lamington (Christmas Creek Road)	L233 WD2595	Stinson Memorial Park	BSC Ref:
Lamington (Christmas Creek)		Lamington Glen Homestead	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Road)			
Maclean			
Maclean	L33 SL1043	Maclean Provisional School	BSC Ref:
Mount Barney			
Mount Barney (Upper Logan Road)	L1 RP158991	Mount Barney Homestead	BSC Ref:
John Street, Rathdowney	L1 RP150206	Captain Logan's Lookout Monument	BSC Ref:
Mt Gipps			
Mount Gipps (Mount Gipps Road)	L1 RP32582	Mount Gipps School	BSC Ref:
Mundoolun			
Mundoolun (Mundoolun Road)	L1 & 3 RP28425	Mundoolun Church and Graveyard	BSC Ref:
Munruben			
Munruben (Norris Creek)	L6 SL12409	Klumpp Family Memorial and Graves (2)	BSC Ref: 7201020
Nindooinbah			
Nindooinbah (Nindooinbah East Road)		Nindooinbah School Monument	BSC Ref:
Rathdowney			
Rathdowney (Boonah/Rathdowney Road)	L1 RP188854	Forest Home	BSC Ref:
Rathdowney (Mt Lindesay Hwy)	L2 RP99883	Commercial Bank of Australia Building	BSC Ref:
Rathdowney (Mt Lindesay Hwy/John Street)	L12 WD3440 L15&16 RP29834	Rathdowney House	BSC Ref:
Rathdowney (Mt Lindesay Hwy)	L10 RP25541	Rathdowney Hotel/Motel	BSC Ref:
Rathdowney (Running Creek Road)		Dubolla Tramway Station Monument	BSC Ref:
Rathdowney (Mt Lindesay Hwy)	L1 RP50654	St David's Church	BSC Ref:
Rathdowney (Mt Lindesay Hwy)	L1&2 RP25545	St Joseph's Church	BSC Ref:
Running Creek			
Running Creek	L22 SP130107	Border Tunnel,	Kerr, 1993

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
(Richmond Gap & Lions Road)	(Interstate Railway Line reservation)	Uniform Gauge Line	Ward & Milner, 1997
Tabooba			
Tabooba (Tamrookum Church Rd)		Tabooba Junction Station Site Memorial (Beaudesert Tramway)	BSC Ref:
Tabooba (Tramway Road)		Tabooba School Monument	BSC Ref:
Tabragalba			
Tabragalba (Tabragalba House Road)	L2 RP150433	Tabragalba House	BSC Ref:
Tamborine			
Tamborine (Mundoolun Connection road)	L1 RP141768	Tamborine House	BSC Ref:
Tamborine	L5 RP191867	Old Mundoolun Homestead	BSC Ref:
Tamborine (Cnr. Beaudesert-Beenleigh Rd and Waterford-Tamborine Rd)	L157 WD2913	St Patrick's Church	BSC Ref:
Tamborine Mountain			
Tamborine Mountain (Long Road)	L191 WD4880	Large Tallowood Stump with well-preserved kerfs.	BSC Ref: 39550000 HGP C'ttee 19/6/96.
	L7 RP183694	"Bungunyah"	BSC Ref:
Tamborine Mountain (Eagle Heights Rd)	Eagle Heights Road between Dapsang Road and Curtis Falls.	Hilda Curtis Rainforest Walk and Memorial	BSC Ref:
Tamborine Mountain (Eagle Heights Rd)	L3 SP145141	St. George's Church	BSC Ref:
Tamborine Mountain (North Street)	L1 RP77682	Zamia Theatre	BSC Ref:
Tamborine Mountain (Long Road)	L4 RP 43300	Calanthie House	BSC Ref:
Tamborine Mountain (Eagle Heights Road)	L2 SP132361	1930's Boarding House	BSC Ref:
Tamrookum			
Tamrookum	L15 & 16	Tamrookum	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
(Tamrookum Church Road)	RP51854	Memorial Church	
Undullah			
Undullah (Undullah Road)	L200 SP133189	Undullah Station Homestead	BSC Ref:
Veresdale			
Veresdale (Mt Lindesay Hwy)		Christ Church	BSC Ref:
Woodhill			
Woodhill (Mt Lindesay Hwy)	L108 CP860890	Woodhill School	BSC Ref:
Cemeteries			
Barney View			
Barney View (Mount Barney Road)	L3 RP29856 (Next to Barney View Methodist Church)	Barney View Cemetery	Private – Barney View Cemetery association Inc. 1908
Beaudesert			
Beaudesert (Tubber Street)	L8 RP842521, L66 WD2836	Beaudesert Cemetery (includes monument to Mununjali people)	BSC Ref:
Canungra			
Canungra (Beaudesert – Nerang Road)	L2 WD3851	Canungra Cemetery	BSC Ref:
Cedar Creek			
Cedar Creek (Veivers Road)	L55 WD505, L20 RP139811	Park House Cemetery	BSC Ref:
Chambers Flat			
Chambers Flat (Cnr Sungold & Chambers Flat Rds)	L460 C8192	Chambers Flat Cemetery	BSC Ref:
Christmas Creek			
Christmas Creek (Christmas Creek Road)	L6 RP32565 (Adjacent to Sacred Heart Catholic Church)	Christmas Creek Cemetery	Private (Sacred Heart Catholic Church)
Gleneagle			
Gleneagle (Mt. Lindesay Hwy)	L1 RP25808	Gleneagle Cemetery	Private (St. Marys Church)
Kerry			

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Kerry (Kerry Road)	Adjacent to St. Johns Catholic Church	Kerry Cemetery	Private (St. Johns Catholic Church)
Logan Village			
Logan Village (Cnr Pioneer Drive & Waterford-Tamborine Road)	L149 WD4846	Logan Village Cemetery	BSC Ref:
Maclean			
Maclean (Scott Lane)	L75 SL10	Maclean Cemetery	BSC Ref:
Mundoolun			
Mundoolun (Mundoolun-Jimboomba Road)	Adjacent to St John's Anglican Church, L1 & 3 RP28425	Mundoolun Cemetery (Collins Family graveyard 1901)	Private (Anglican Church)
Palen Creek			
Palen Creek (Mt. Lindesay Hwy)	Adjacent to St. James Catholic Church, L1 RP223763	Palen Creek Cemetery	Private (St. James Catholic Church)
Tamborine Mountain			
Tamborine Mountain (Main Western Road)	L201 WD845791	Tamborine Mountain Cemetery	BSC Ref:
Tamborine Village			
Tamborine Village (Plunkett Road)	L157 WD2913	Tamborine Village Cemetery	Private (St. Mary's Catholic Church)
Tamrookum			
Tamrookum (Tamrookum Road)	Adjacent to All Saints Anglican Church, L15 & 16 RP51854	Tamrookum Cemetery (Collins Family Graveyard 1915)	Private (All Saints Anglican Church)
Wonglepong			
Wonglepong (Mundoolun Connection Road)	L1 RP32078	Wonglepong Cemetery	BSC Ref:
Woodhill			
Woodhill (Hiscock Road)	L234 C892	Woodhill Cemetery	Private
Private Family Gravesites			
Barney View			
Barney View	Property owned by George Harper's sons	Brown Family Graves	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Barney View	Outside Barney View Churchyard	Hardgrave Grave (1)	BSC Ref:
Barney View	Was Alan Jurd's property	Johnson Family Graves (3)	BSC Ref:
Beechmont			
Beechmont	L1 RP115194	Lilywhite Grave	BSC Ref:
Beechmont	L507 RP142333	Sharp Family Graves	BSC Ref:
Bromelton			
Bromelton (316 Bromelton House Road)	L2 RP45732 (Old Bromelton Station)	McDonald Family Graves (3)	BSC Ref: 7200791
Bromelton (88 Bromelton House Road)	L10 SP140350	Colgan Family Graves (2)	BSC Ref: 7201070
Canungra			
Canungra (7-39 Finch Road)	L5 SP121662	Smith Family Graves (24)	BSC Ref: 7021068
Canungra	On hill in paddock near Daniels	Knight Grave	BSC Ref:
Canungra	L2 RP150198	Scarborough Grave	BSC Ref:
Cedar Creek			
Cedar Creek	"Leigh Farm" property	Curtis Family Graves (4)	BSC Ref:
Chinghee Creek			
Chinghee Creek	Chinghee Creek	Chinghee Grave (Chinese person)	BSC Ref:
Chinghee Creek	Hillier's top paddock	Hooper Grave	BSC Ref:
Chinghee Creek (Chinghee Creek Road)	L3 RP111059 "Cressdale" property	Hillier Family Graves (2)	BSC Ref:
Chinghee Creek (Chinghee Creek Road)	"Hillcrest" L2 RP111059	Whitney Grave	BSC Ref:
Cryna			
Cryna (Mt Lindesay Hwy)	L16 RP855449 "Shandon" property,	Seymour Family Graves (2)	BSC Ref:
Ferny Glen			
Ferny Glen	Joint Grave	Blackwell Family	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
(Toe Holt Road)		Graves(2) George Family Graves (2) Murray Family Graves (2) McDonald Grave McDermott Grave	
Fern Glen (Toe Holt & Upper Coomera Roads)	L2 RP131500	Hinchcliffe and Peterson Family Graves (3)	BSC Ref: 7200902
Ferny Glen (Upper Coomera Road)	L2 RP200015	Jerome Family Graves (3)	BSC Ref: 7201023
Ferny Glen (Upper Coomera Road)	L5 RP181112	Cecil Family Graves (6)	BSC Ref: 7201067
Hillview			
Hillview (Upper Christmas Creek)	"Hilton Deen" property	Bach Family Graves (2)	BSC Ref:
Hillview	"Hill's Selection" now Dudley Leech's property	Hill Family Graves (8) Oates Grave Tinker Grave	BSC Ref:
Innisplain			
Innisplain (Telemon Homestead Road)	L24 SP131764 ("Telemon" Homestead)	Collins Family Grave. Jackson Grave	BSC Ref:
Jimboomba			
Jimboomba	"The Pocket" property owned by Jack Duncan	Unknown Person's Grave	BSC Ref:
Kerry			
Kerry (Kerry West Road)	L7 RP178408	Johnston Family Graves (2)	BSC Ref: 7201069
Kerry	Now Tony White's property	Horan Grave	BSC Ref:
Kerry (Kerry Road)	Beside Albert River near Kerry Bridge	Robert Johnston Grave	BSC Ref:
Kerry (Kerry Road)	"Lynwood" Former Woods property, now owned by Paul	Woods Grave	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
	Cahill.		
Knapps Creek			
Knapps Creek	"Wellanna" property	Busch Family Grave (2)	BSC Ref:
Knapps Creek	Now Drynan's property	Roe Family Graves (3)	BSC Ref:
Knapps Creek	"Rockbrook" Former Tilley Property, now owned by Des Jackson	Tilley Grave	BSC Ref:
Lamington			
Lamington	L2 WD4278	Arthy Family Grave (1)	BSC Ref: MAP111 D15
Lamington	Former Rohan Property	Moroney Grave	BSC Ref:
Lamington	Christmas Creek Headwaters	Westray Grave	BSC Ref:
Lamington	Stinson Crash Site, Lamington National Park	Joint Grave for Passengers of 1937 Stinson Crash	BSC Ref:
Lyons			
Lyons (Undullah Road)	L1 RP83228	Harvey Family Graves (3)	BSC Ref: 7201021
Maroon			
Maroon	"Maroon" Homestead	Collins Family Grave	BSC Ref:
Maroon	"Pococks Paddock"	Doman Family Graves (2)	BSC Ref:
Mount Lindsay			
Mount Lindsay	Base of Mount Lindsay	Vidler Grave	BSC Ref:
Mundoolun			
Mundoolun	Now property of Pete Furlong	Strachan Grave	BSC Ref:
Palen Creek			
Palen Creek	Now Stan Cahill's property	Hardke Grave	BSC Ref:
Palen Creek	Was John Byrnes top farm	Kean or Keen Grave	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Rathdowney			
Rathdowney (Maroon/Rathdowney Road)	“Kalyang” property	Watson Grave	BSC Ref:
Rathdowney (Dulbolla Bridge on railway line)	L381 SP130102 (On railway land western side of line. Stone marks the grave.)	Wilson Grave	BSC Ref:
Running Creek			
Running Creek	“Araluen” former property of A. Flanagan	Unknown Person's Grave	BSC Ref:
Stockyard Creek			
Stockyard Creek		Francis Grave	BSC Ref:
Tamborine			
Tamborine	L1 & 2 SP114393	Cusack Family Grave	BSC Ref:
Tamborine	“Summer Hill” property	Cusack Family Graves (2)	BSC Ref:
Tamborine Mountain			
Tamborine Mountain	Near Tamborine Mountain Cemetery	Unknown Person's Grave	BSC Ref:
Tamrookum			
Tamrookum (Mt. Lindsay Hwy)	“Telemon Crossing” Homestead	Drynan Family Graves (2)	BSC Ref: 7201019
Tamrookum	Portion 19, Parish of Knapp (on Tamrookum Creek)	Harvey Grave	BSC Ref:
Three Mile Lane		Brook Family Grave (1)	BSC Ref:
Undullah			
Undullah	“Undullah” Homestead	Cameron Family Graves (3)	BSC Ref: 7201022 Property No: 1433401000
Veresdale			
Veresdale	Site of old Inn near Hopkins Park	Unknown Person's Graves (3)	BSC Ref:

Column 1 Location	Column 2 RPD	Column 3 Feature	Column 4 Notes/References
Widgee Creek			
Widgee Creek Road	Widgee Creek Road	Widgee Creek Road	Widgee Creek Road
Witheren			
Witheren	L172 W311973	Thomas Grave	BSC Ref:
Witheren	L3 W31573	Charlies Grave	BSC Ref:
Witheren	L2 RP85827	Lea Family Graves x 2	BSC Ref:
Wonglepong			
Wonglepong	Meadow Green Turf Farm	Caswell Grave	BSC Ref:
Wonglepong	“Coburg” property	Forrest Family Graves (2) Mahony Family Graves (2)	BSC Ref:
Wonglepong	Was Noe’s property – now George Harper’s sons property.	Noe Grave Stephan Grave	BSC Ref:
Wonglepong	Was Bill Todd’s property.	O’Brien Grave	BSC Ref:
Wonglepong		Salisbury Family Graves (2)	BSC Ref:

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Part 6 Character Places Overlay

Division 1 Preliminary

4.6.1 Application of Assessment Provisions

Part 6 (Character Places Overlay) applies to development affected by the Character Places Overlay shown on OV Map 5.1.

4.6.2 Structure of Assessment Provisions

Part 6 (Character Places Overlay) comprises—

- (a) the Assessment Table for Character Places Overlay; and
- (b) the Character Places Overlay Code.

Division 2 Assessment Table for the Character Places Overlay

4.6.3 Interpretation of Assessment Table for the Character Places Overlay

For the purposes of the Assessment Table in Division 2 (Assessment Table for the Character Places Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) a reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

4.6.4 Assessment Table for the Character Places Overlay

Table 4.6.4 (Assessment Table for the Character Places Overlay) identifies the development in column 1 which is subject to the level

of assessment in column 2¹¹⁷ in respect of the Assessment Criteria in column 3.

Table 4.6.4 Assessment Table for the Character Places Overlay

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Material Change of Use for all Defined or Undefined Uses except Road and Park.	Exempt , if not Code-assessable. Code-assessable , if the proposed development involves land in a Character Places Area on Overlay Map 5.1.	If Exempt —None applicable. If Code-assessable — Character Places Overlay Code (section 4.6.5).
Building Work.	Exempt , if not Code-assessable. Code-assessable , if for external Building Work in a Character Places Area on Overlay Map 5.1 which is not— (a) maintenance work including painting; or (b) repair work which restores a building to its previous condition prior to the occurrence of damage; or (c) replacing stumps; or (d) constructing a fence; or (e) constructing a retaining wall; or (f) constructing a swimming pool where located behind the front building alignment of the dwelling.	If Exempt —None applicable. If Code-assessable — Character Places Overlay Code (section 4.6.5).
Operational Work being the placement of an Advertising Device not associated	Exempt , if not Code-assessable. Code-assessable , if— (a) assessable development in an Assessment Table for the applicable Zone;	If Exempt —None applicable. If Code-assessable — Character Places Overlay Code (section 4.6.5). Advertising Devices Code

¹¹⁷ If the use is listed as another assessment level in the Assessment Table for the applicable Zone then the higher assessment level prevails

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
with a Material Change of Use.	and (b) located in a Character Places Area on Overlay Map 5.1.	(section 5.3.2).

Division 3 Character Places Overlay Code

Subdivision 1 Preliminary

4.6.5 Compliance with the Character Places Overlay Code

Development complies with the Character Places Overlay Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Character Places Overlay Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Character Places Overlay Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Character Places Overlay Code and the purpose of the Character Places Overlay Code being the Overall Outcomes for character places.¹¹⁸

Subdivision 2 Assessment Criteria for Character Places

4.6.6 Purpose of Character Places Overlay Code

The Overall Outcomes for character places are the purpose of the Character Places Overlay Code.

4.6.7 Overall Outcomes for Character Places

- (1) Places of cultural significance or streetscape value are conserved and are not removed or demolished.
- (2) Uses and works are sympathetic with and respectful of places of cultural significance or streetscape value.

¹¹⁸ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

- (3) New development, including additions and alterations to existing buildings, contribute in a positive way to the streetscape and heritage character of the locality.
- (4) Development respects the existing urban form and character and does not alter important elements of the historical streetscape.
- (5) Places of cultural significance or streetscape value are used for a purpose that is compatible with the cultural significance and streetscape value of the place and the local area in which they are located.

4.6.8 Specific Outcomes and Prescribed Solutions for the Character Places Overlay

Table 4.6.8 (Specific Outcomes and Prescribed Solutions for the Character Places Overlay) 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 4.6.8 Specific Outcomes and Prescribed Solutions for the Character Places Overlay

Column 1 Specific Outcomes	Column 2 Solutions
<p>SO1 Development provides that a character place is protected and is not demolished or removed unless—</p> <ul style="list-style-type: none"> (a) it is of no heritage character significance and it does not make a positive contribution to the appearance and character of the local streetscape; or (b) it is structurally unsound and is not economically repairable. 	<p>S1.1 No Solution is prescribed.</p> <p><i>Note: The development proposal may demonstrate compliance with the specific outcome, by means of a report prepared by a suitably qualified person, showing that the heritage values ascribed to the site are no longer relevant.</i></p>
<p>SO2 Development is designed to be—</p> <ul style="list-style-type: none"> (a) sympathetic with the heritage significance and visual qualities of the streetscape; and (b) subservient to existing buildings in the character places area when viewed 	<p>S2.1 Development is consistent with the design principles in Appendix 1 to this Code.</p> <p><i>Note: The development proposal may demonstrate compliance with the specific outcome, by means of a report prepared by a suitably qualified person, showing that the heritage values of the heritage site will not be affected by the proposed</i></p>

Column 1 Specific Outcomes	Column 2 Solutions
from a public place; and (c) not obtrusive in the local streetscape.	<i>development.</i>
SO3 Development provides that form, bulk, scale, roof-lines, setbacks, height, orientation, materials, articulation, fenestration, finishes and detailing is sympathetic to and respectful of— (a) the character significance of the place; and (b) the character values of the surrounding area; and (c) the contribution of the place to the local streetscape; and (d) the appearance of retained existing buildings on the site when viewed from a public place.	S3.1 Development, being a new building or an extension, addresses the street and incorporates design elements, such as verandah, that enhance the relationship between the building and the street. S3.2 Development does not have a blank wall facing the street. S3.3 Development, being an extension to an existing character building— (a) matches the spacing, proportion and arrangement of windows and doors that comprise the character fabric of the character place; and (b) ensures that the positioning of head and sill heights and window hoods and awnings is consistent. S3.4 Development provides that front stairs— (a) are retained or provided; and (b) address the street; and (c) compliment the materials and design used in similar character buildings. S3.5 Development provides that roofs are comprised of— (a) pyramid, hip and gable forms; and (b) 22° to 35° roof pitch; and (c) non-reflective corrugated iron roofing material. S3.6 Development provides that buildings do not exceed 8.5 metres in height and are consistent with the height of existing adjoining buildings. S3.7 Development maintains a ratio of built form to open space that is similar to other character places in the street. S3.8 Development is setback from the street frontage an equal or greater distance than the buildings on adjoining properties.

Part 6 - Character Places

Column 1 Specific Outcomes	Column 2 Solutions
<p>SO4 Development ensures that Building Work involving the restumping, raising, lowering, or building underneath a character place, is consistent with the form, scale, and height of adjacent character buildings.</p>	<p>S4.1 Development provides that—</p> <ul style="list-style-type: none"> (a) the character building is raised or lowered by no more than 750 millimetres; and (b) walls closing in the area underneath the character building are setback for the full depth of verandah or are setback 1 metre from the line of an upper level, exterior wall; and (c) building materials, finish and treatment are consistent; and (d) screening timber battens are used around the exterior line of the character building; and (e) timber stumps are used or retained around the exterior of pre-1946 buildings.
<p>SO5 Development provides that an outbuilding (including a garage, carport and shed) is consistent with the overall design of the associated character building particularly in terms of detailing, materials, colours and roof form, and does not dominate the streetscape.</p>	<p>S5.1 Development provides an outbuilding that—</p> <ul style="list-style-type: none"> (a) is a maximum of 3.5 metres wide; and (b) has a roof pitch which matches the character place's predominant roof pitch; and (c) has a gable or hip roof form; and (d) has a roof of corrugated metal roofing material or matches the material used on the character place; and (e) has a quad gutter profile, or a profile that matches the character place; and (f) uses materials and colours that match the dominant materials used on the character place.
<p>SO6 Development provides that signage is designed as an integral part of the character place and does not detract from the amenity of the streetscape.</p>	<p>S6.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Solutions
SO7 Development ensures that vegetation of character or cultural significance or streetscape value, is conserved and managed to maintain its cultural or aesthetic values.	S7.1 No Solution is prescribed.

APPENDIX 1: ACCEPTABLE AND UNACCEPTABLE DEVELOPMENT IN CHARACTER PLACES

1 Applicability of this Appendix

This appendix provides examples of design solutions for development that do or do not respect the character of a character place area.

2 Detached House - Sympathetic Infill Development

Example 1 features:

- Carport not dominant.
- Roof height and pitch compatible with neighbours.
- No use of replicated details.
- Front of house addresses the street.
- Traditional elements such as window hoods, verandahs and roof overhangs reinterpreted on contemporary idiom.



Example 2 features:

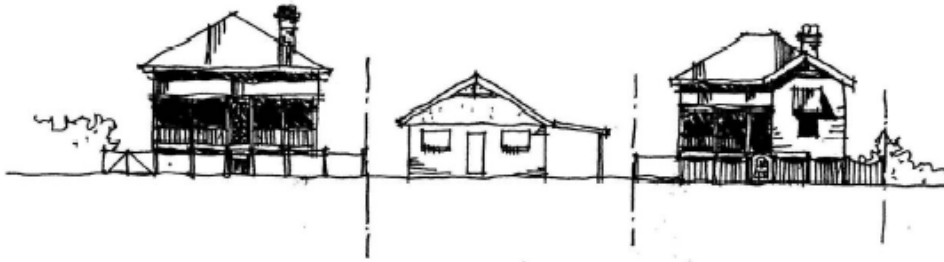
- Roof pitch and material compatible with neighbours.
- Contemporary use of materials.
- Flat roof to verandah.
- No face brick.
- Range of cladding textures and patterns.
- Car parking not prominent.
- Basic scale and massing compatible with the streetscape.



3 Detached House - Unsympathetic Infill Development

Example 3 features:

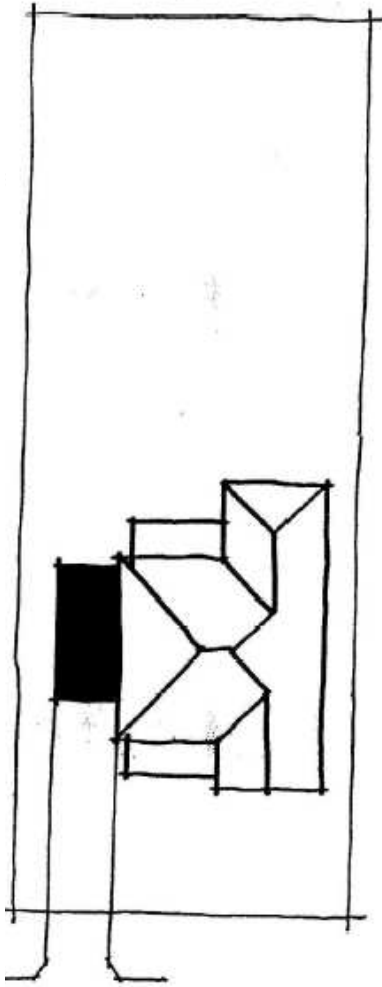
- Roof and wall height not compatible with neighbours.
- Window proportions not compatible with neighbours.
- Traditional elements such as verandahs and window hoods not incorporated.
- Carport roof form not sympathetic to neighbours.



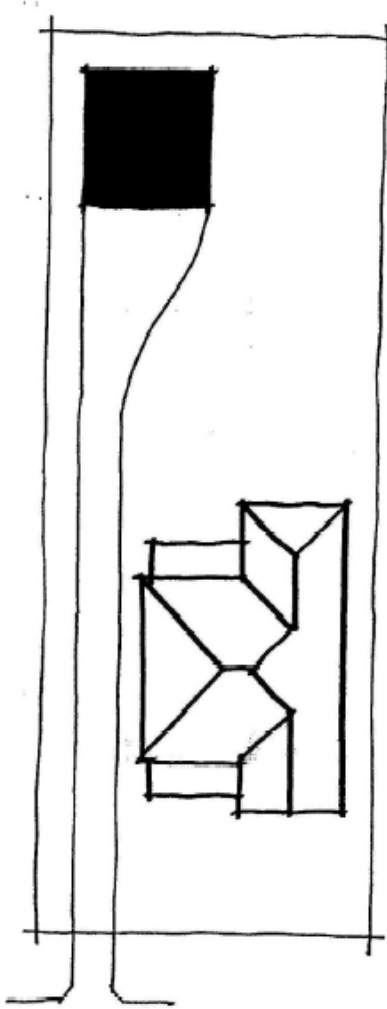
4 Siting of Ancillary Buildings – Garages and Carports



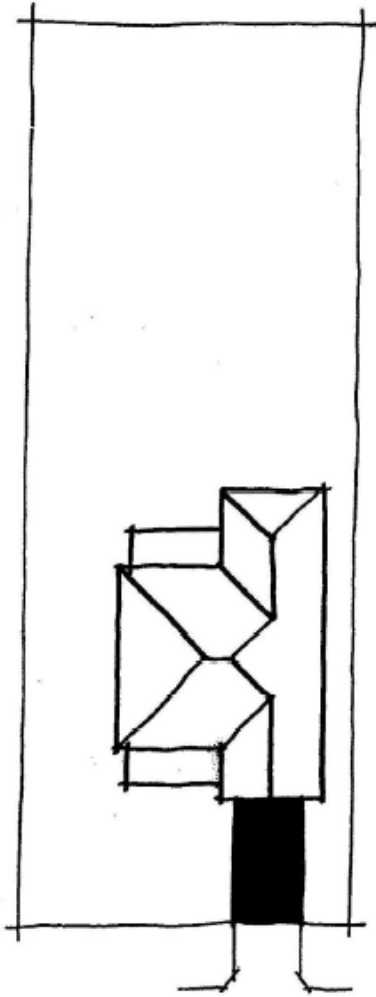
RECOMMENDED
 Detached Gable Roof
 Car accommodation behind building line



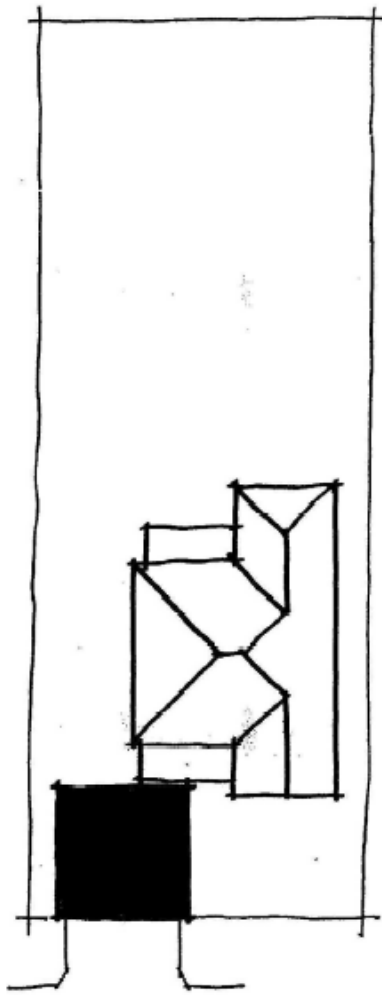
RECOMMENDED
Car accommodation behind
building line



RECOMMENDED
Car accommodation not prominent
from street



NOT RECOMMENDED
Car accommodation in front
of building line



NOT RECOMMENDED
Car accommodation in front of
building line

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Part 7 Catchment Management, Waterways and Wetlands Overlay

Division 1 Preliminary

4.7.1 Application of Assessment Provisions

Part 7 (Catchment Management, Waterways and Wetlands Overlay) applies to development affected by the Catchment Management, Waterways and Wetlands Overlay shown on OV Maps 6.1A, 6.1B, 6.1C and 6.1D.

4.7.2 Structure of Assessment Provisions

Part 7 (Catchment Management, Waterways and Wetlands Overlay) comprises—

- (a) the Assessment Table for the Catchment Management, Waterways and Wetlands Overlay; and
- (b) the Catchment Management, Waterways and Wetlands Area Overlay Code.

Division 2 Assessment Table for Catchment Management, Waterways and Wetlands Overlay

4.7.3 Interpretation of the Assessment Table for the Catchment Management Waterways and Wetlands Overlay

For the purposes of the Assessment Table in Division 2 (Assessment Table for the Catchment Management, Waterways and Wetlands Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) a reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of

the Assessment Table only refers to the first provision of the Code.

4.7.4 Assessment Table for the Catchment Management, Waterways and Wetlands Overlay

Table 4.7.4 (Assessment Table for the Catchment Management, Waterways and Wetlands Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2¹¹⁹ in respect of the Assessment Criteria in column 3.

Table 4.7.4 Assessment Table for the Catchment Management, Waterways and Wetlands Overlay

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Material Change of Use for all Defined or Undefined Uses except Road and Park.	<p>Exempt, if—</p> <p>(a) the use is located in excess of 120m from a Waterway, Wetland or Tidal Influence Area; or</p> <p>(b) the use is located within 120m of a Waterway, Wetland or Tidal Influence Area and—</p> <p>(i) is Agriculture or Animal Husbandry in the Countryside Precinct; or</p> <p>(ii) is a House, Caretakers Residence, a Home Based Business or a Mangers Workers House; or</p> <p>(iii) is located in an approved Building Envelope.</p> <p>Code-assessable, if not Exempt and located within 120 metres of a Waterway, Wetland or a Tidal Influence Area.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Catchment Management, Waterways and Wetlands Overlay Code (section 4.7.5).</p>
Operational work being for the clearing of vegetation to which the <i>Vegetation Management Act 1999</i> does not apply.	<p>Exempt, if Exempted Clearing—</p> <p>Code-assessable, if not Exempt and located within 120 metres of a Waterway, Wetland or a Tidal Influence Area.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Catchment Management, Waterways and Wetlands Overlay Code (section 4.7.5).</p>

¹¹⁹ If the use is listed as another assessment level in the Assessment Table for the applicable Zone then the higher assessment level prevails.

Column 1 Use or Use Class	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria
Operational Work being for Filling or Excavation.	Exempt , if located in excess of 120 metres from a Waterway, Wetland or a Tidal Influence Area. Code-assessable , if located within 120 metres of a Waterway, Wetland or a Tidal Influence Area.	If Exempt —None applicable. If Code-assessable — Catchment Management, Waterways and Wetlands Overlay Code (section 4.7.5).
Reconfiguring a Lot.	Exempt , if located in excess of 120 metres from a Waterway, Wetland or a Tidal Influence Area. Code-assessable , if located within 120 metres of a Waterway, Wetland or a Tidal Influence Area.	If Exempt —None applicable. If Code-assessable — Catchment Management, Waterways and Wetlands Overlay Code (section 4.7.5).

Division 3 Catchment Management, Waterways and Wetlands Overlay Code

Subdivision 1 Preliminary

4.7.5 Compliance with the Catchment Management, Waterways and Wetlands Overlay Code

Development complies with the Catchment Management, Waterways and Wetlands Overlay Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Catchment Management, Waterways and Wetlands Overlay Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Catchment Management, Waterways and Wetlands Overlay Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Catchment Management, Waterways and Wetlands Overlay Code and the purpose of the Catchment Management, Waterways and Wetlands Overlay Code being the Overall Outcomes for Catchment Management, Waterways and Wetlands.¹²⁰

¹²⁰ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

Subdivision 2 Assessment Criteria for the Catchment Management, Waterways and Wetlands Overlay

4.7.6 Purpose of the Catchment Management, Waterways and Wetlands Overlay Code

The Overall Outcomes for Catchment Management, Waterways and Wetlands are the purpose of the Catchment Management, Waterways and Wetlands Overlay Code.

4.7.7 Overall Outcomes for Catchment Management, Waterways and Wetlands

Development is to ensure—

- (a) consistency with the intent of measures to protect and manage matters of national environmental or heritage significance specified under the *Environment Protection and Biodiversity Conservation Act 1999* and the *Australian Heritage Council Act 2003*; and
- (b) where adjoining a common boundary with a Wetland of importance listed in *A Directory of Important Wetlands in Australia, published by the Australian Nature Conservation Agency, Canberra*, compatibility with the designation and management objectives specified for the Wetland; and
- (c) habitat for endangered, vulnerable or rare and other priority or regionally significant flora and fauna species is maintained, protected and rehabilitated; and
- (d) the ecological functioning and integrity of Waterways and Wetlands and their associated Nature Conservation Values are protected and enhanced; and
- (e) the water quality of Wetlands, Waterways and drinking Water Supply Catchment Areas is maintained, protected or enhanced; and
- (f) the natural hydrological regimes of Waterways and Wetlands are protected or enhanced; and
- (g) infrastructure is located so that riparian vegetation and Wetlands remain undisturbed and protected from development impacts; and
- (h) the loss or degradation of natural Wetlands is avoided and degraded or disturbed natural Wetlands are maintained and their values rehabilitated or restored; and

- (i) wetland habitats on which migratory birds or endangered, rare, vulnerable, near threatened or other locally or regionally significant wildlife depend is maintained, protected and rehabilitated; and
- (j) the quality of downstream waters including wetlands is protected from development impacts;
- (k) Catchments, Waterways and receiving waters are protected from degradation and inappropriate use; and
- (l) receiving waters are protected from poor quality stormwater and point source discharges; and
- (m) riparian vegetation and associated Nature Conservation Values is maintained, protected and rehabilitated; and
- (n) Waterways and riparian areas are protected from invasive plants;
- (o) floodplains and drainage paths and their associated Nature Conservation Values are protected and managed to retain their natural function; and
- (p) the effects of extractive industry operations on Catchments and the water quality of receiving waters is managed; and
- (q) is maximised water conservation and appropriate reuse is maximised; and
- (r) tidal areas including the Erosion Prone Area¹²¹ along the Logan River are maintained in a natural state and protected from development impacts to ensure coastal processes can continue to occur naturally without the need for future property protection works.

4.7.8 Specific Outcomes and Prescribed Solutions for the Catchment Management, Waterways and Wetlands Overlay

Table 4.7.8 (Specific Outcomes and Prescribed Solutions for the Catchment Management, Waterways and Wetlands Overlay) 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.

¹²¹ The extent and location of the Erosion Prone Area is described on the statutory Erosion Prone Area Plan – SC4071.

Table 4.7.8 Specific Outcomes and Prescribed Solutions for the Catchment Management, Waterways and Wetlands Overlay

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
Ecological Assessment and Development Design			
SO1	Development protects and enhances the ecological functioning and associated Nature Conservation Values of catchments, waterways, wetlands and adjacent areas. <i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of—</i> (a) <i>an Ecological Assessment Report, prepared by a suitable qualified person addressing the information in Planning Scheme Policy 3 – Ecological Assessment Reporting;</i> and (b) <i>a Vegetation Management Plan prepared by a suitably qualified person addressing the information in Planning Scheme Policy 4 – Vegetation Management Plan.</i>	S1.1	No Solution is prescribed.
SO2	Development provides that vehicular or pedestrian access ways that cannot avoid and must cross over or through a Waterway, Wetland, aquatic or riparian communities on the site— (a) minimise the area and form of disturbance; and (b) facilitate the unimpeded movement of water and fauna; and (c) provides compensatory habitat using locally occurring native vegetation.	S2.1	No Solution is prescribed.
SO3	Development maintains, protects and enhances the in-stream habitat for aquatic	S3.1	Development does not involve the lining or engineering of a stream channel, bed or banks, except

Column 1 Specific Outcomes	Column 2 Prescribed Solutions
flora and fauna, bank stability and channel integrity from degradation.	where essential works are required to rectify a pre-existing problem. S3.2 Development provides that in-stream habitat elements such as fallen logs, overhangs and rocks are left in place, replaced or restored. S3.3 Development provides for channel designs that simulate natural Waterway conditions with meanders, pools, riffles, and bars where practical. S3.4 Development provides that hydraulic conditions allow for the presence or establishment of a vegetated (closed canopy) waterway area to improve bank stability and in-stream ecological values.
SO4 Development incorporates best practice water quality management including water sensitive urban design to protect, maintain and enhance water quality values of Waterways and Wetlands.	S4.1 No Solution is prescribed.
SO5 Development retains or establishes a riparian Buffer to a Waterway or Wetland to maintain and enhance ecological functioning, water quality, habitat values and associated Nature Conservation Values. <i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of—</i> (a) <i>an Ecological Assessment Report, by a suitably qualified person, which identifies the values and functions of the waterway, wetland, aquatic and riparian areas and their associated Nature Conservation Values on and adjacent to the site; and demonstrating that the proposed Buffer is of a sufficient width and type to protect the identified values.</i>	S5.1 Where a vegetated Buffer is appropriate, development provides a riparian Buffer calculated in accordance with Schedule 4 (Catchment Management – riparian Buffer Zone Determination). S5.2 Development in the Tamborine Mountain Zone ensures buildings and waste water disposal areas maintain a minimum setback distance of 50 metres from - (a) Sandy Creek; (b) Guanaba Creek; and (c) Cedar Creek. S5.3 Development provides a Buffer Zone to a Waterway or Wetland is either dedicated as open space or protected through the application of a Conservation Envelope.

Part 7 - Catchment Management, Waterways & Wetlands

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
Protection of Ecologically Significant Areas			
SO6	Development protects and enhances Ecologically Significant Areas including Waterways, Wetlands, riparian and aquatic vegetation and habitat for State and regionally significant flora and fauna.	S6.1	Development provides a Buffer Zone to a Waterway, Wetland, aquatic or riparian community in accordance with Schedule 4 (Catchment Management—Riparian Buffer Zone Determination).
		S6.2	Development - <ul style="list-style-type: none"> (a) locates outside of a Buffer Zone to a Waterway, Wetland, aquatic or riparian community; and (b) does not involve the clearing or disturbance of riparian vegetation associated with a Waterway, Wetland or aquatic habitat; and (c) does not involve the clearing or disturbance of habitat for State or regionally significant flora and fauna as identified in Appendix C – Significant Flora and Fauna Species of Planning Scheme Policy 3 – Ecological Assessment Reporting; and (d) rehabilitates cleared or degraded areas of riparian vegetation to a Waterway or Wetland using locally occurring native species complementary to the values of the riparian community; and (e) provides that a Buffer Zone to a Waterway or Wetland is either dedicated as open space or protected through the application of a Conservation Envelope.
SO7	Development adjacent to or within 100 metres of a Wetland listed in the <i>Directory of Important Wetlands in Australia</i> maintains, protects or rehabilitates the Nature Conservation Values and long term hydrological and ecological functioning of the Wetland.	S7.1	Development - <ul style="list-style-type: none"> (a) does not involve the clearing, disturbance or modification to a Wetland; and (b) provides a 100 metre Buffer; and (c) locates outside the Buffer Zone to the Wetland; and (d) does not involve the clearing or disturbance of vegetation

Column 1 Specific Outcomes	Column 2 Prescribed Solutions
	<p>communities associated with a Wetland; and</p> <p>(e) rehabilitates a cleared or degraded Wetland area using locally occurring native species complementary to the Wetland community; and</p> <p>(f) provides that the Wetland and the Buffer Zone is either dedicated as open space or protected through the application of a Conservation Envelope.</p>
<p>SO8 Development avoids adverse impacts from sediment, nutrient filtration and ground water seepage to protect water quality values and the ecological and hydrological functioning of a Waterway, Wetland and riparian community.</p>	<p>S8.1 Development provides a Buffer Zone in accordance with Schedule 4 (Catchment Management—Riparian Buffer Zone Determination).</p>
Rehabilitation and Maintenance Works	
<p>SO9 Development provides that a degraded Wetland, riparian community or Waterway is rehabilitated to enhance ecological functioning and habitat values.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of an Ecological Assessment Report and a rehabilitation plan, by a suitably qualified person, addressing the information in Planning Scheme Policy 2 – the Specific Information Local Authority may Request and Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>S9.1 Development provides that the full length of a degraded, cleared or otherwise disturbed Waterway, riparian community or Wetland is rehabilitated using locally occurring native species that—</p> <p>(a) reflects the species composition of native remnant vegetation on the site and surrounds; and</p> <p>(b) consolidates existing habitats on the site; and</p> <p>(c) does not displace native flora species or degrade fauna habitat; and</p> <p>(d) does not materially alter natural water flow paths.</p>

Column 1 Specific Outcomes	Column 2 Prescribed Solutions
Water quality management	
<p>SO10 Development maintains, protects or enhances the natural hydrological regimes and water quality values of Wetlands and Waterways, including water quality, quantity and surface and groundwater conditions.</p> <p><i>Note: The demonstration of compliance with this specific outcome would be assisted by the preparation of a sediment and erosion control management plan, prepared by a suitably qualified person addressing the information in Planning Scheme Policy 2 – the Specific Information Local Authority may Request.</i></p>	<p>S10.1 Development incorporates best practice stormwater quality management including but not limited to—</p> <ul style="list-style-type: none"> (a) water sensitive urban design principles; and (b) methods to treat stormwater prior to discharging into a wetland or waterway to remove or reduce contaminants such as sediment, litter, and excess nutrients; and (c) discharging stormwater at appropriate locations on a Waterway; and (d) ensuring the velocity, quantity and quality of stormwater does not degrade the water quality and Nature Conservation Values of the Waterway or Wetland. <p>S10.2 Development does not involve the use of chemical fertilisers, herbicides, or pesticides in a Waterway, riparian area or Wetland Buffer Zone.</p> <p>S10.3 Development does not alter existing flows of surface and underground water through the construction of flow channels or the redirection or interruption of flows, including areas immediately upslope or upstream of the Wetlands.</p> <p>S10.4 Development ensures that water and water flows are retained on the original surface area wherever possible through the use of retention and detention systems that are designed to maximise ecological values.</p>

Column 1 Specific Outcomes		Column 2 Prescribed Solutions	
SO11	Development protects Wetlands and Waterways and their associated Nature Conservation Values from the adverse impacts of on-site sewage treatment systems.	S11.1	No Solution is prescribed.
Ecological Corridors			
SO12	Development maintains, protects and enhances Ecological Corridors to link Waterway, Wetland and riparian areas, to facilitate the movement of native flora and fauna along these corridors. <i>Note: The demonstration of compliance with this specific outcome would be assisted by an Ecological Assessment Report prepared by a suitably-qualified and experienced person, which identifies Ecologically Corridors linking significant Wetland, aquatic, and riparian areas on and adjacent to the site.</i>	S12.1	No Solution is prescribed.
Access			
SO13	Development provides for public access to the Waterway which is appropriately located and designed to minimise visual and ecological impacts.	S13.1	No Solution is prescribed.
Nature Conservation Areas and World Heritage Areas			
SO14	Development maintains, protects or enhances the ecological values and functions of a local nature conservation area, regional nature conservation area or World Heritage Area from stormwater or groundwater impacts.	S14.1	No Solution is prescribed.
Tidal Influence Area			
<i>Note: The lower reaches of the Logan River fall within a Tidal Influence Area.</i>			
SO15	Development in or adjoining a tidal area maintains and protects the Erosion Prone Area and its ability to function as a Buffer for physical	S15.1	Development other than tidal works is set back a minimum distance of 80 metres from the high bank of the tidal area or, is located outside of the Erosion Prone Area, whichever

Column 1 Specific Outcomes	Column 2 Prescribed Solutions
<p>coastal processes, without the need for property protection works.</p> <p><i>Note: The Tidal Influence Area is indicative only. Refer to the statutory Erosion Prone Area Plan – SC 4071 to determine the extent of the Erosion Prone Area. The Erosion Prone Area for Beaudesert Shire includes all Queensland waters to the limit of highest astronomical tide (HAT). The landward boundary of the area is defined as a line measured 40m landward of the plan position of the mean high water spring tide level (MHWST), whichever provides the greatest width.</i></p>	<p>provides the greatest distance;</p> <p>S15.2 Development in or adjoining a tidal area does not involve hard property protection works such as concrete revetments or boulder walls.</p> <p>S15.3 For existing developed areas, development is set back a distance from the tidal area equal to or greater than the building line established by existing buildings on the site.</p>
<p>SO16 Development maintains, protects and enhances the banks of natural tidal Waterways and their associated ecological and Nature Conservation Values in a natural state.</p>	<p>S16.1 No Solution is prescribed.</p>

Part 3 Work Codes

Division 1 Preliminary

5.3.1 Compliance with a Work Code

Development complies with a Work Code if in the case of—

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Work Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Work Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Work Code and the purpose of the Work Code being the Overall Outcomes for the work.¹²⁴

¹²⁴ See section 1.2.17 (Structure of the Codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

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Division 2 Advertising Devices Code

5.3.2 Purpose of the Advertising Devices Code

The Overall Outcomes for Advertising Devices are the purpose of the Advertising Devices Code.

5.3.3 Overall Outcomes for Advertising Devices

An Advertising Device is to—

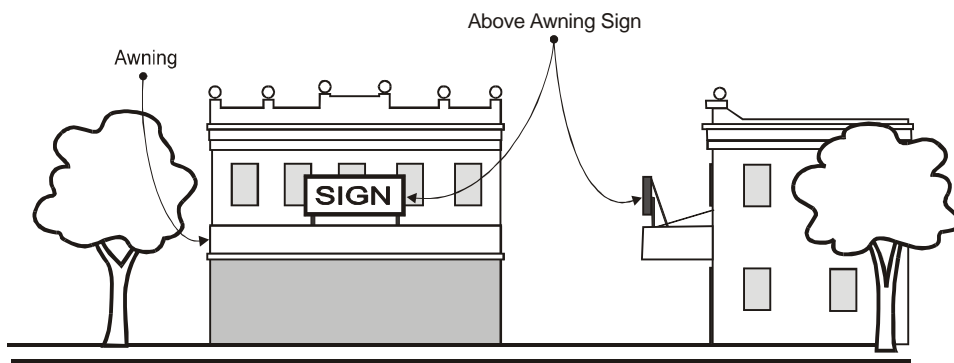
- (a) cater for the needs of business by clearly identifying goods or services which are supplied to the public; and
- (b) complement the design of a Building on which an Advertising Device is located and be consistent with the type of development in the surrounding area; and
- (c) complement the local Streetscape and present a visually attractive appearance to public areas; and
- (d) be safely secured and not pose a physical hazard, obstruction or distraction to motorists, pedestrians, cyclists or residents; and
- (e) not significantly impact on the access to views, sunlight or breezes for residents, patrons or other uses of nearby sites, or create a nuisance as a result of noise, flashing or illumination; and
- (f) reflect the character of the surrounding area, particularly where the surrounding area has a predominantly historical character or notable design theme; and
- (g) complement the scenic amenity of the Shire.

5.3.4 Definitions in Division 2 (Advertising Devices Code)

In this Division 2 (Advertising Devices Code)—

Above Awning Sign means an Advertising Device which is attached to and supported above an awning or a verandah roof (see Figure 5.3.4A (Above Awning Sign)).

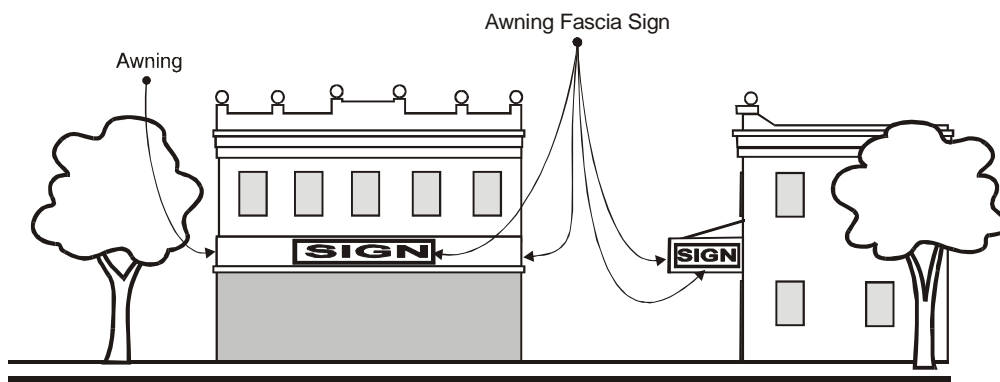
Figure 5.3.4A Above Awning Sign



animated or Flashing Sign means an Advertising Device which incorporates flashing or pulsating forms of illumination intended to draw attention to the Advertising Device.

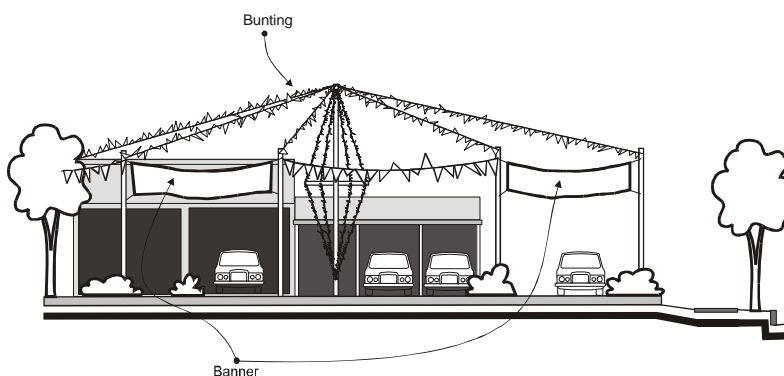
Awning Fascia Sign means an Advertising Device painted on, or fixed to, the fascia of an awning, verandah or similar structure (see Figure 5.3.4B (Awning Fascia Sign)).

Figure 5.3.4B Awning Fascia Sign



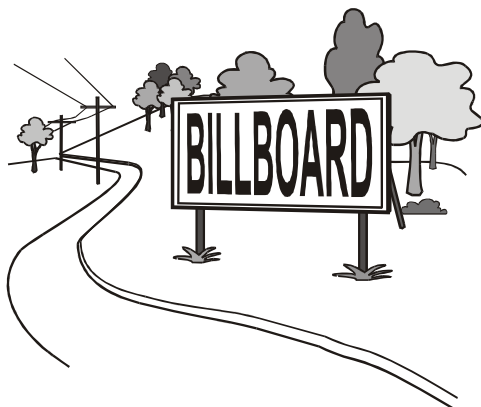
Banner Signs and Bunting means an Advertising Device comprised of a series of small flags, pennants, streamers or ribbons suspended from a rope or cable (see Figure 5.3.4C (Banner Signs and Bunting)).

Figure 5.3.4C Banner Signs and Bunting



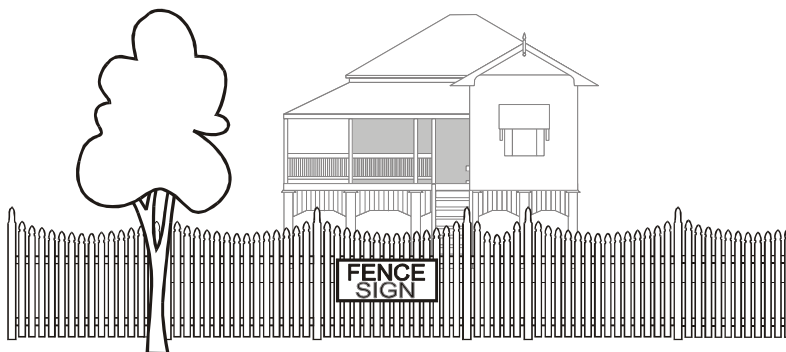
Billboard means an Advertising Device with a freestanding display surface, where the width of the Advertising Device is greater than its height, and includes the freestanding structure upon which the Advertising Device is located and any lighting equipment used to illuminate the Advertising Device (see Figure 5.3.4D (Billboard)).

Figure 5.3.4D Billboard



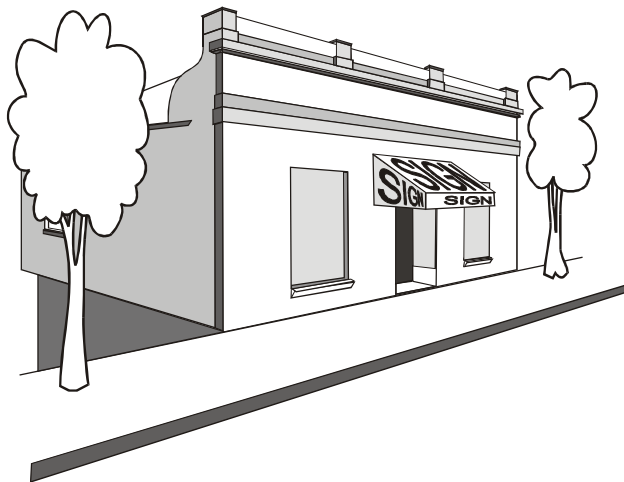
Boundary Fence Sign means an Advertising Device, which is either painted onto or incorporated into a solid boundary fence or attached to a fence along the boundary of a site (see Figure 5.3.4E (Boundary Fence Sign)).

Figure 5.3.4E Boundary Fence Sign



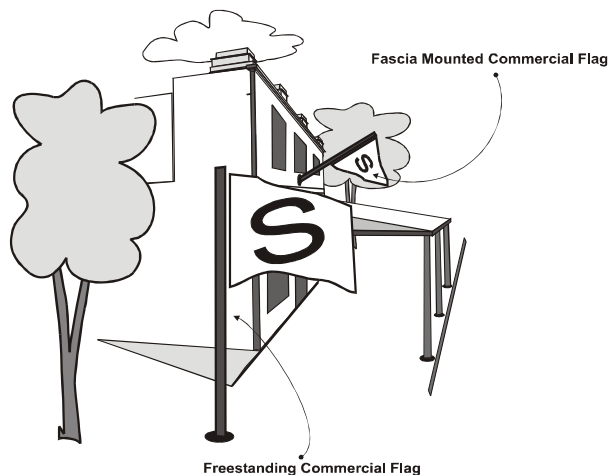
Canopy Sign means a message which is painted or otherwise fixed to a canopy, located over a window or doorway (see Figure 5.3.4F (Canopy Sign)).

Figure 5.3.4F Canopy Sign



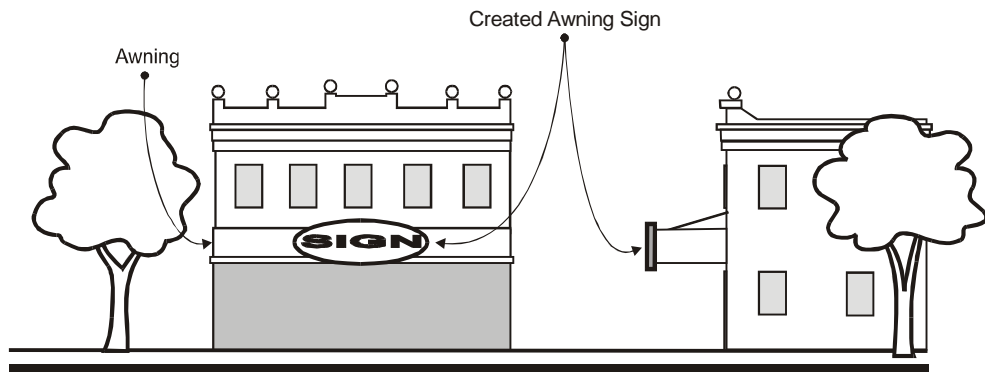
Commercial Flag Sign means a cloth or fabric Advertising Device which is hung from a pole or flagpole (see Figure 5.3.4G (Commercial Flag Sign)).

Figure 5.3.4G Commercial Flag Sign



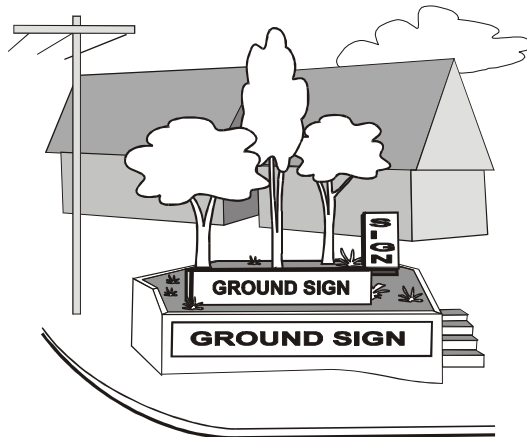
Created Fascia/Awning Sign means an Advertising Device which is attached to a Building fascia or a Building awning, which extends beyond the fascia or awning boundary to create a new fascia or awning line (see Figure 5.3.4H (Created Fascia/Awning Sign)).

Figure 5.3.4H Created Fascia/Awning Sign



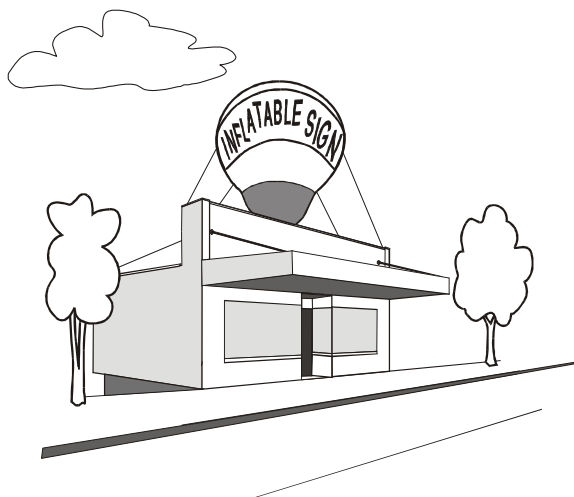
Ground Sign means an Advertising Device which sits directly on the ground without any supporting poles or framework (see Figure 5.3.4I (Ground Sign)).

Figure 5.3.4I Ground Sign



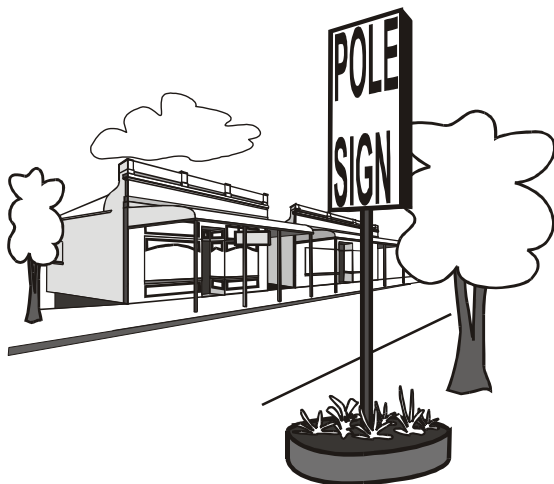
Inflatable Sign means an Advertising Device which is either inflated by air or a lighter than air substance and is attached to or located on a site or premises (see Figure 5.3.4J (Inflatable sign)).

Figure 5.3.4J Inflatable Sign



Pole Sign means a small free standing Advertising Device which is placed on 1 or more vertical supports (see Figure 5.3.4K (Pole Sign)).

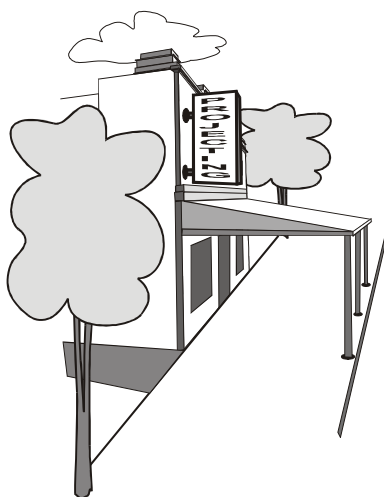
Figure 5.3.4K Pole Sign



Projected Image Sign means an illuminated message which is projected onto a display surface as a static or moving image, so as to provide visual interest.

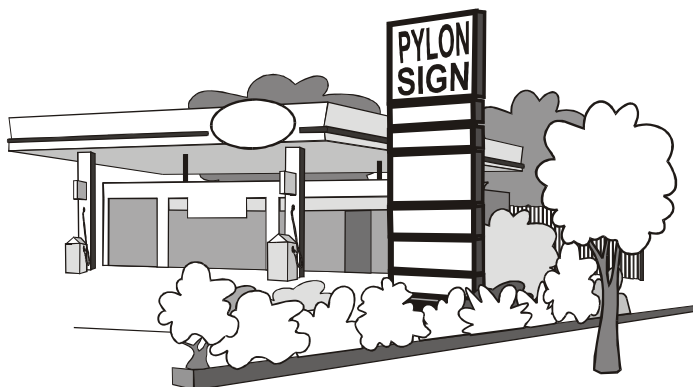
Projecting Sign means an Advertising Device which is attached to and projecting beyond 150 millimetres from a Building or wall (see Figure 5.3.4L (Projecting Sign)).

Figure 5.3.4L Projecting Sign



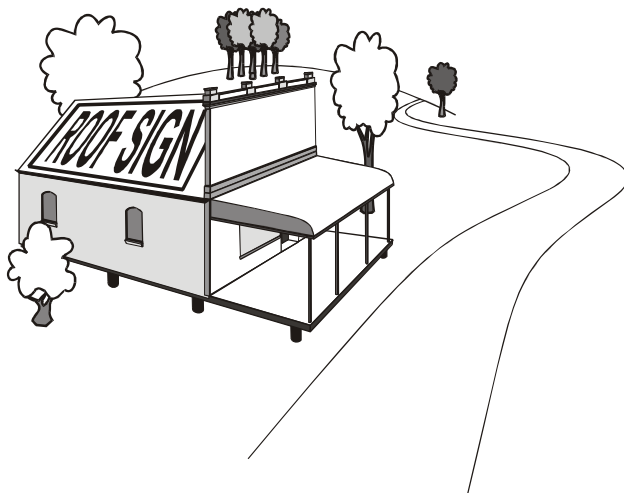
Pylon Sign means a large freestanding Advertising Device which is placed on 1 or more vertical supports and which has a face height greater than its face width (see Figure 5.3.4M (Pylon Sign)).

Figure 5.3.4M Pylon sign



Roof Sign means an Advertising Device which is painted or attached to the roof of a Building which does not extend above the highest point of the roof (see Figure 5.3.4N (Roof Sign)).

Figure 5.3.4N Roof Sign

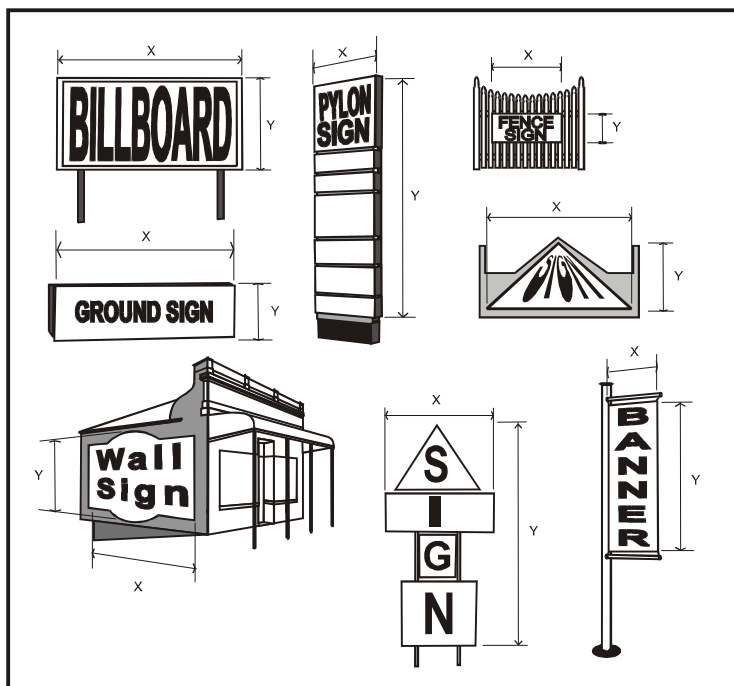


Sign Face Area means—

- (a) in the case of a purpose built Advertising Device which is freestanding, the area of the smallest rectangle that can wholly contain the Advertising Device, measured from the outside of the Advertising Device's framework including all faces of the sign; and
- (b) where an Advertising Device is painted on or otherwise affixed to a Building or other structure (e.g. where individual lettering is applied to an awning face), the area of the smallest rectangle that can wholly contain the Advertising Device, inclusive of any

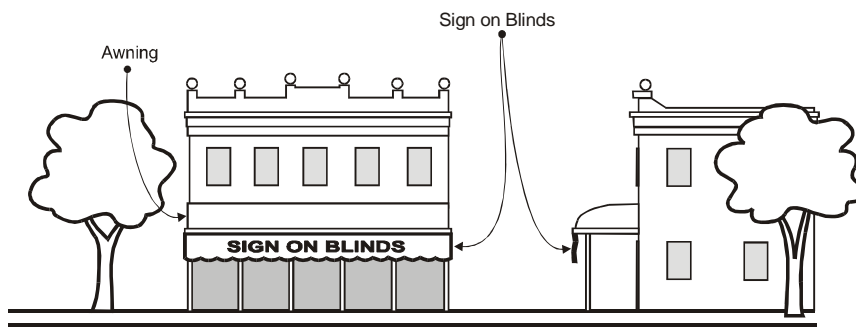
decorative lines, stripes, borders, logos, crests, company or business names or titles, architectural trims and corporate colour schemes that surround the device (see Figure 5.3.4O (Sign Face Area)).

Figure 5.3.4O Sign Face Area

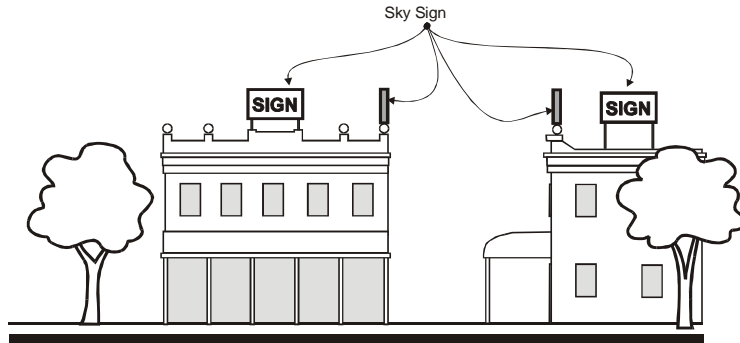


Sign on Blinds means a message which is painted or otherwise attached to solid or flexible material suspended from an awning or veranda (see Figure 5.3.4P (Sign on Blinds)).

Figure 5.3.4P Sign on Blinds



Sky Sign means an Advertising Device which is attached to the roof of a Building which extends above the highest point of the roof (see Figure 5.3.4Q (Sky Sign)).

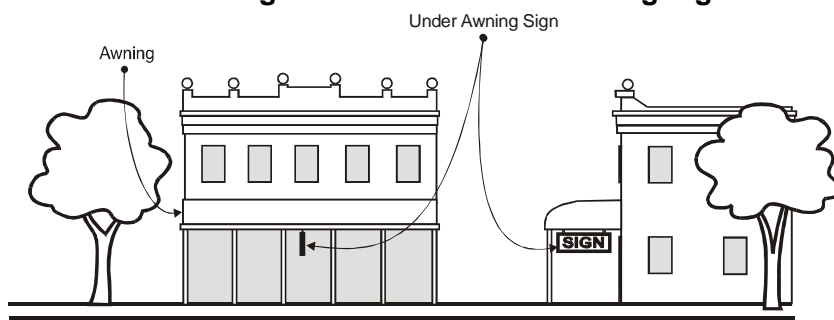
Figure 5.3.4Q Sky Sign

Temporary Advertising Device means an Advertising Device which is in place continuously for not more than 14 days in any 90 day period.

Third Party Advertising Device means an Advertising Device which—

- (a) is able to be viewed from nearby land or the exterior of a site; and
- (b) advertises a use which is not conducted from the land or goods or services which are not supplied from the land.

Under Awning Sign means a sign suspended beneath an awning or veranda or similar structure (see Figure 5.3.4R (Under Awning Sign)).

Figure 5.3.4R Under Awning Sign

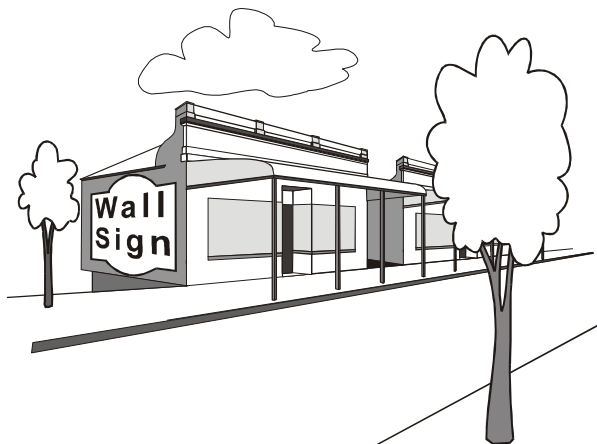
Vertical Banner Sign means an Advertising Device which is constructed of flexible material and suspended between brackets at the top and bottom of the Advertising Device face, with the brackets either secured to the face of a Building or to a freestanding pole (see Figure 5.3.4S (Vertical Banner Sign)).

Figure 5.3.4S Vertical Banner Sign



Wall Sign means an Advertising Device which is painted or attached on the wall of a Building and includes the use of corporate colours as the colour scheme for the wall where the colour scheme includes corporate logos, crests, or company or business names or titles, or any other form of Advertising Device (see Figure 5.3.4T (Wall Sign)).

Figure 5.3.4T Wall Sign



Window Sign means an Advertising Device which is used on the inside or outside of a window for the display of advertisements (see Figure 5.3.4U (Window Sign)).

Figure 5.3.4U Window Sign



5.3.5 Specific Outcomes and Prescribed Solutions for an Advertising Device

Table 5.3.5 (Specific Outcomes and Prescribed Solutions for an Advertising Device) 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 5.3.5 Specific Outcomes and Prescribed Solutions for an Advertising Device

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self- assessable Probable Solutions—if Code- assessable
Built Form and Signage Location—General	
SO1 Development provides that Advertising Devices fixed to Buildings are appropriately located, scaled and designed to enhance the appearance of the subject Building.	S1.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations).
SO2 Development provides that an Advertising Device— <ol style="list-style-type: none"> (a) does not extend beyond or obscure any part of the outline of the Building, structure or fence; and (b) does not obstruct or obscure any architectural design features, window or door frame, verandah balustrade, bargeboard, exposed decorative bracket, cornice, gable, parapet, quoin or other decorative feature; and (c) is located and designed to minimise visual clutter on the Building and the Streetscape; and complements the design of the Building and the Streetscape; and (d) presents an attractive outlook to all public places; and 	S2.1 Development provides that an Advertising Device is placed in a consistent location in accordance with Appendix 1 (Consistent and Inconsistent Sign Locations). S2.2 Development within the Gallery Walk Precinct or Curtis Falls Precinct provides that any material advertising the tourist business (including an Advertising Device on a Building or a freestanding sign) is limited to the equivalent of 1 double sided sign with a sign face area of 2m ² on each side or 1 single sided sign with a sign face area of 4m ² .

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
<p>(e) does not create a hazard or nuisance in terms of—</p> <ul style="list-style-type: none"> (i) lighting, glare or reflectivity; and (ii) clearance for pedestrians; and (iii) the movement of goods along or across a footpath or carriageway; and (iv) obstructions or distractions to road users, including providing access to loading or parking areas; and (v) obstruction of windows or doorways; and <p>(f) where located in Curtis Falls Precinct or Gallery Walk Precinct is compatible with the existing character of the surrounding area.</p>	
Total Sign Face Area	
<p>SO3 Development provides that the total sign face area per site, is complementary to the character of the surrounding area.</p>	<p>S3.1 Development in a Rural or Open Space Area has a total sign face area per site which does not exceed 5m².</p> <p>S3.2 Development in a Residential Area, has a total sign face area per site which does not exceed 1.5m², except where the site is used for an approved or lawful non-residential use in a non-residential Building, in which case the total sign face area does not exceed 5m².</p> <p>S3.3 Development in a Business and Industry Area has a total sign face area which does not exceed 10m² for every 10 metres of site frontage, or 40m² in total, whichever is the lesser area.</p> <p>S3.4 Development in a Special Area has a total sign face area which does not exceed 5m².</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
Illumination of Advertising Devices	
SO4 Development provides that the level of illumination for an Advertising Device— <ul style="list-style-type: none"> (a) is consistent with the nature of the surrounding area; and (b) does not create a nuisance to the surrounding area. 	S4.1 Development provides that the luminance level for an Advertising Device is— <ul style="list-style-type: none"> (a) 400 cd/m² in a business area; and (b) 300 cd/m² in all other areas. S4.2 Development provides that illuminated Advertising Devices are only provided for businesses that are open or operate at night.
SO5 Development provides that an Advertising Device located in a Rural, Open Space, Residential or Special Use Area is not illuminated, except where used in association with an approved or lawful non-residential use on a non-residential Building.	S5.1 No Solution is prescribed.
SO6 Development provides that all conduits, wiring, switches or other electrical apparatus are concealed from general view.	S6.1 No Solution is prescribed.
Above Awning Signs	
SO7 Development provides that an Above Awning Sign is only used for an approved or lawful non-residential use on a non-residential Building, in a non-business area.	S7.1 No Solution is prescribed.
SO8 Development in a Business Area, provides that an Above Awning Sign does not detract from the Streetscape character of the surrounding area.	S8.1 Development provides for a maximum of 1 Above Awning Sign per premises. S8.2 Development contains an Above Awning Sign which consists of a single face located perpendicular to the street. S8.3 Development contains an Above Awning Sign with a sign face area of less than 2.5m ² per face. S8.4 Development contains an Above Awning Sign which has a maximum depth of 500

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>millimetres.</p> <p>S8.5 Development contains an Above Awning Sign which—</p> <p>(a) does not project beyond the edges of the awning; and</p> <p>(b) has a minimum setback from the face of the awning of 300 millimetres.</p> <p>S8.6 Development contains an Above Awning Sign which has a minimum distance of 2.4 metres from any other above awning sign or projecting sign.</p>
Animated or Flashing Signs	
SO9 Development does not include Animated or Flashing Signs.	S9.1 No Solution is prescribed.
Awning Fascia Signs	
SO10 Development being an Awning Fascia Sign complements any existing Awning Fascia Sign on adjoining sites.	<p>S10.1 Development being an Awning Fascia Sign is contained within the outline of a fascia.</p> <p>S10.2 Development being an Awning Fascia Sign does not extend beyond 100 millimetres from the fascia line of the awning.</p>
Banner Signs and Bunting	
SO11 Development being a Banner Sign or Bunting is not displayed on a permanent basis.	S11.1 Development being a Banner Sign or bunting is not displayed for more than 14 days in any 90 day period.
Billboards	
SO12 Development being a Billboard is not erected in an area other than a business and industry area.	S12.1 No Solution is prescribed.
SO13 Development being a Billboard incorporates a landscaped area consisting of ground covers and shrubs, to reduce the visual impact of any supporting structure.	S13.1 Development being a Billboard provides for Screen Landscaping which hides the supporting structure.
SO14 Development being a Billboard is of a size and scale that does not detract from the surrounding Streetscape character.	<p>S14.1 Development being a Billboard does not exceed the lesser of—</p> <p>(a) the height of Buildings on the subject site; or</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>(b) the height of Buildings on adjoining sites where there are no Buildings on the subject site; or</p> <p>(c) 10 metres in height.</p> <p>S14.2 Development being a Billboard is located—</p> <p>(a) at the front of the property it is promoting; and</p> <p>(b) at least 800 metres from any other existing or approved Billboard.</p> <p>S14.3 Development being a Billboard provides for—</p> <p>(a) a maximum sign face area of 40m²; and</p> <p>(b) a maximum of 1 Billboard sign per site.</p>
Boundary Fence Signs	
SO15 Development being a Boundary Fence Sign is consistent with the scale and proportion of the fence on which it is erected.	S15.1 Development being a Boundary Fence Sign does not extend beyond the extremities of any boundary fence.
SO16 Development which is attached to a boundary fence, provides that the fence structure is capable of withstanding the additional weight and wind loading created by the development.	S16.1 Development is not attached to chain wire fencing or other types of see through fencing.
SO17 Development being a Boundary Fence Sign does not detract from the Streetscape character.	<p>S17.1 Development provides for a maximum of 1 Boundary Fence Sign per street frontage.</p> <p>S17.2 Development provides that supporting structures for a boundary fence sign are not visible from public land or any adjoining site.</p> <p>S17.3 Development for a Boundary Fence Sign does not exceed 1.2 metres in height.</p>
Canopy Signs	
SO18 Development being a Canopy Sign is associated with a lawful non-residential use in a non-	S18.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
residential Building.	
SO19 Development being a Canopy Sign is consistent with the scale and architectural details of the Building on which it is located.	<p>S19.1 Development being a Canopy Sign is located over a window or doorway.</p> <p>S19.2 Development being a Canopy Sign provides that supporting structures are not visible from public land or any adjoining site.</p> <p>S19.3 Development being a Canopy Sign has a minimum vertical clearance of 2.4 metres from any footpath.</p>
Created Fascia/Awning Signs	
SO20 Development being a Created Fascia/Awning Sign is associated with a lawful non-residential use in a non-residential Building.	S20.1 No Solution is prescribed.
SO21 Development being a Created Fascia/Awning Sign is located in the centre of a business premises to provide symmetry, and enhances the appearance of the Building and existing Advertising Device.	<p>S21.1 Development provides a maximum of 1 Created Fascia/Awning Sign per premises.</p> <p>S21.2 Development being a Created Fascia/Awning Sign does not extend more than 600 millimetres above or below the fascia or awning to which it is attached.</p> <p>S21.3 Development provides that the area of the Created Fascia/Awning Sign which extends beyond the awning or fascia does not exceed 10% of the area of the fascia on which the Created Fascia/Awning Sign is located.</p> <p>S21.4 Development being a Created Fascia/Awning Sign does not extend beyond the ends of the Building or the boundaries of the site.</p> <p>S21.5 Development provides that supporting structures being a Created Fascia/Awning Sign are not visible from any public</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	street or adjoining site. S21.6 Development being a Created Fascia/Awning Sign maintains a clearance of 2.4 metres from the ground.
Ground Signs	
SO22 Development being a Ground Sign complements the style and architecture of the Buildings in the surrounding area.	S22.1 No Solution is prescribed.
SO23 Development being a Ground Sign forms part of the landscape area surrounding a development and incorporates landscape elements where possible.	S23.1 No Solution is prescribed.
SO24 Development being a Ground Sign is located at the front of the property it is promoting.	S24.1 No Solution is prescribed.
Pole Signs	
SO25 Development being a Pole Sign is associated with a lawful non-residential use in a non-residential Building.	S25.1 No Solution is prescribed.
SO26 Development being a Pole Sign does not detract from the Streetscape character.	<p>S26.1 Development for a Pole Sign in a Residential Area has a maximum height of 1.8 metres, and has a maximum sign face area of 1m².</p> <p>S26.2 Development being a Pole Sign in a Rural Area, Open Space Area or Special Area, has a maximum—</p> <p>(a) height of 2.4 metres; and</p> <p>(b) sign face area of 3m²; and</p> <p>(c) of 2 faces.</p> <p>S26.3 Development being a Pole Sign in Business Area has a maximum—</p> <p>(a) height of 5 metres; and</p> <p>(b) sign face area of 3m²; and</p> <p>(c) of 2 faces.</p> <p>S26.4 Development provides for a maximum of 1 Pole Sign per site.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>S26.5 Development is located at the front of the property it is promoting.</p> <p>S26.6 Development provides that where a site contains more than 1 business, the Pole Sign allows for each business to be advertised on the same Pole Sign.</p> <p>S26.7 Development provides that a supporting pole is located clear of pedestrian pathway areas and has a maximum 2.4 metres headroom clearance where it extends above footpath areas.</p>
Projected Image Signs	
SO27 Development being a Projected Image Sign is not located in an area other than a Business and Industry Area.	S27.1 No Solution is prescribed.
SO28 Development being a Projected Image Sign in a Business and Industry Area is associated with a business that is open at night.	S28.1 No Solution is prescribed.
SO29 Development being a Projected Image Sign does not result in light being projected onto surrounding premises.	S29.1 No Solution is prescribed.
Projecting Signs	
SO30 Development being a Projecting Sign is not located in a Business and Industry Area and Projecting Signs are avoided.	S30.1 No Solution is prescribed.
SO31 Development being a Projecting Sign does not detract from the Streetscape character.	<p>S31.1 Development provides a maximum of 1 Projecting Sign per premises.</p> <p>S31.2 Development being a Projecting Sign has a maximum height of 5 metres.</p> <p>S31.3 Development being a Projecting Sign maintains a clearance of at least 2.4 metres from the ground and does not extend above the wall or structure to which it is attached.</p> <p>S31.4 Development being a</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	Projecting Sign provides that structural supports are not visible from adjoining sites or any public area.
Pylon Signs	
SO32 Development being a Pylon Sign in an area, other than a Business and Industry Area, is associated with an approved or lawful non-residential use in a non-residential Building.	S32.1 No Solution is prescribed.
SO33 Development being a Pylon Sign is located as close to the centre of the site frontage as is reasonably possible.	S33.1 Development being a Pylon Sign is located at the front of the property it is promoting. S33.2 Development being a Pylon Sign does not project beyond the boundary of a property and is located at least 3 metres from a side boundary.
SO34 Development being a Pylon Sign which is illuminated involves— (a) internal illumination; or (b) other forms of lighting where there is no adverse impact on any nearby site or public street.	S34.1 No Solution is prescribed.
SO35 Development being a Pylon Sign is located within a landscaped setback area and complements the materials and plantings within the landscaped area.	S35.1 No Solution is prescribed.
SO36 Development being a Pylon Sign does not detract from the Streetscape character.	S36.1 Development being a Pylon Sign has a maximum— (a) cumulative sign face area of 20m ² ; and (b) of 2 faces, which are perpendicular to the street frontage. S36.2 Development provides for a maximum of 1 Pylon Sign per site. S36.3 Development provides that where a site contains more than 1 business, the Pylon Sign allows for each business to be advertised on the same Pylon

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	Sign. S36.4 Development being a Pylon Sign provides that supporting structures are not visible from public streets or adjoining sites.
Signs on Blinds	
SO37 Development being a Sign on Blinds performs a primary function of providing shade and shelter for pedestrians and is not constructed purely as a supporting structure for a sign.	S37.1 Development being a Sign on Blinds has a minimum clearance of 2.4 metres between the lowest part of the blind and the footpath beneath it.
SO38 Development being a Sign on Blinds is associated with an approved or lawful non-residential use in a non-residential Building.	S38.1 No Solution is prescribed.
SO39 Development being a Sign on Blinds is limited to the extent of an existing awning, balcony or verandah.	S39.1 Development being a Sign on Blinds does not exceed 50% of the total area of the blind.
SO40 Development being a Sign on Blinds which is illuminated, does not result in light spillage onto adjoining sites and provides that lighting structures are not visually obtrusive or unsightly.	S40.1 No Solution is prescribed.
Under Awning Signs	
SO41 Development being an Under Awning Sign is associated with an approved or lawful non-residential use in a non-residential Building.	S41.1 No Solution is prescribed.
SO42 Development being an Under Awning Sign does not detract from the Streetscape character.	S42.1 Development provides for a maximum of 1 Under Awning Sign n per premises which has a frontage length less than 15 metres. S42.2 Development being an Under Awning Sign is not located closer than 1.5 metres to the end of an awning and is not located within 3 metres of another under awning sign. S42.3 Development being an Under Awning Sign provides that supporting structures are not

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>visible from public land or any adjoining site.</p> <p>S42.4 Development being an Under Awning Sign has a maximum sign face area of 1.5m² per face, with a maximum of 2 faces.</p> <p>S42.5 Development being an Under Awning Sign is perpendicular to the frontage of the site.</p> <p>S42.6 Development being an Under Awning Sign has a minimum clearance of 2.4 metres to the ground.</p> <p>S42.7 Development being an Under Awning Sign does not extend beyond the awning line.</p>
Wall Signs	
SO43 Development being a Wall Sign is integrated with the design of the Building.	S43.1 No Solution is prescribed.
SO44 Development being a Wall Sign which is illuminated, provides that lighting is contained within the site and does not cause nuisance to nearby sites or public areas.	S44.1 No Solution is prescribed.
SO45 Development being a Wall Sign is consistent with the size, scale and dimensions of the Building or structure on which it is located.	<p>S45.1 Development being a Wall Sign does not—</p> <ul style="list-style-type: none"> (a) cover more than 75% of the area of the wall on which it is located; and (b) exceed a total area of 40m²; and (c) extend beyond the outlines of the wall or above the roofline or beyond the edge of the wall boundary.
SO46 Development being a Wall Sign complements other advertising signs in the vicinity and does not visually dominate the Streetscape of the surrounding area.	S46.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
Window Signs	
SO47 Development being a Window Sign is associated with an approved or lawful non-residential use in a non-residential Building.	S47.1 Development being a Window Sign advertises a business or product sold by a business which is located in the Building.
SO48 Development being a Window Sign does not detract from the Streetscape character.	S48.1 Development being a Window Sign is located at street level. S48.2 Development being a Window Sign does not cover or obscure more than 25% of the window surface. S48.3 Development being a Window Sign which is illuminated is located behind the face of the window (i.e. internal to the Building).
Playing Field and Stadium Signage	
SO50 Development being signage for a playing field or stadium does not have an adverse impact on the visual appearance of the surrounding area.	S50.1 No Solution is prescribed.
SO51 Development being signage for a playing field or stadium faces onto the major entrance points into the venue, and not toward nearby residential premises.	S51.1 No Solution is prescribed.
SO52 Development being signage for a playing field or stadium is of a scale, size and height, which is consistent with the scale, size and seating capacity of the venue.	S52.1 No Solution is prescribed.
SO53 Development being signage for a playing field or stadium does not interfere with the view of the main playing surface from all spectator areas.	S53.1 No Solution is prescribed.

Appendix 1—Consistent and Inconsistent Sign Locations

1 Preliminary

This Appendix provides examples of development that does or does not respect the provisions of the Advertising Devices Code.

2 Consistent Sign Locations

Diagrams A to D identify consistent sign locations.

DIAGRAM A – Single Storey ‘Contemporary’ Building

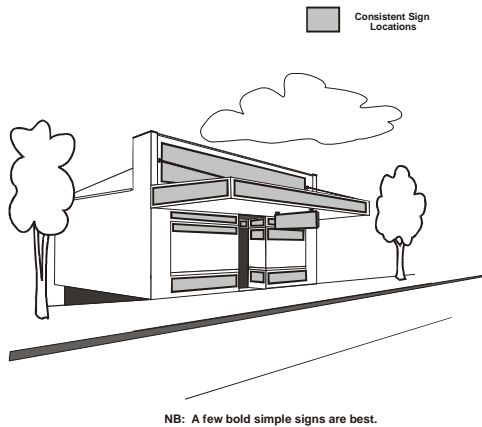


DIAGRAM B – Single Storey ‘Historic’ Building

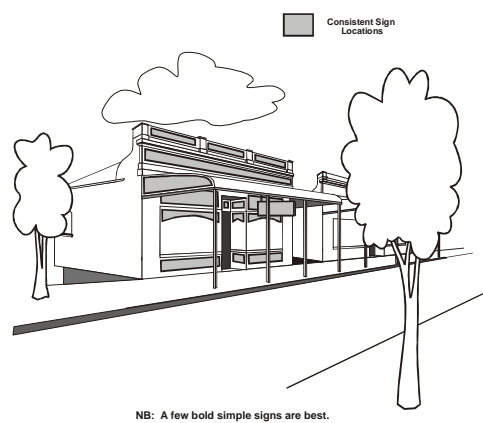


DIAGRAM C – Two Storey ‘Contemporary’ Building

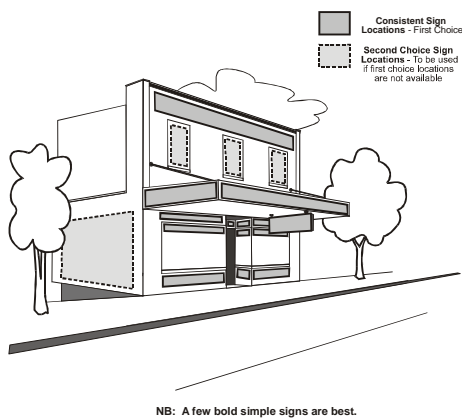


DIAGRAM D – Two Storey ‘Historic’ Building



3 Inconsistent Sign Locations

Diagrams A to B identify inconsistent sign locations.

DIAGRAM A – Two Storey ‘Historic’ Building



DIAGRAM B – Two Storey ‘Contemporary’ Building



Division 3 Construction and Infrastructure Code

5.3.6 Purpose of the Construction and Infrastructure Code

The Overall Outcomes for Construction and Infrastructure are the purpose of the Construction and Infrastructure Code.

5.3.7 Overall Outcomes for Construction and Infrastructure

Construction and Infrastructure—

- (a) is safe, does not increase hazards and provides for the safety of the community; and
- (b) is efficient in its use of resources, operation and maintenance; and
- (c) provides for the protection of the amenity of the locality; and
- (d) is well placed to ensure it is convenient for users and for maintenance; and
- (e) minimises adverse effects on the well being of the community and the environment; and
- (f) provides the infrastructure necessary to deliver a standard of service that is equitable and affordable; and
- (g) is secure from the effects of vandalism; and
- (h) provides connection to the external network; and
- (i) contributes towards the provision of collective elements of the infrastructure network; and
- (j) minimises disruption of the community during construction and maintenance; and
- (k) is located and designed to protect infrastructure from damage; and
- (l) provides for the minimum cost to the community for the life of the infrastructure by providing for a suitable design life, ease of maintenance and ease of replacement; and
- (m) provides for an aesthetic landscape by incorporating natural elements or by blending with the landscape; and
- (n) provides for the remote monitoring of infrastructure elements that require performance monitoring; and

- (o) is located on land suitable to the purpose.

5.3.8 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure for Self-assessable and Assessable Development

Table 5.3.8 (Specific Outcomes and Prescribed Solutions for Construction and Infrastructure) 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 5.3.8 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
Construction Management	
<i>Sediment Management</i>	
SO1a The design, construction and operation of uses and other development limits the exposure of the soil surface to stormwater or wind and the discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.	<p>S1.1 Development provides that the area of exposure (disturbance) is less than-</p> <p>(a) 600m² where located in the-</p> <p>(i) Residential Precinct; or</p> <p>(ii) Village Precinct; or</p> <p>(iii) Medium Density Residential Precinct; or</p> <p>(iv) Gallery Walk Precinct; or</p> <p>(v) Curtis Falls Precinct; or</p> <p>(vi) Village Residential Precinct; or</p> <p>(b) 1000m² otherwise.</p> <p>S1.2 Development provides that the area of exposure (disturbance) does not involve the removal of any native</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>plants that have a height greater than 2 metres, other than plants within the Building Envelope or, where no Building Envelope, the area approved for Building or Operational Work associated with the development.</p> <p>S1.3 Erosion and run-off of sediment from the site is controlled through-</p> <p>(a) the use of-</p> <ul style="list-style-type: none"> (i) sediment fences or similar trapping measures at stormwater discharge points; and (ii) silt sausages or silt bags across open drains; and (iii) mesh fabric on steep slopes; and (iv) turf filter strips on down slopes to act as a final filter; and (v) sediment traps and detention ponds that are designed to hold water and allow sediment to settle; and <p>(b) providing all weather vehicle access to the Lot or premises before disturbance of the site occurs; and</p> <p>(c) stockpiling of erodable materials are-</p> <ul style="list-style-type: none"> (i) contained within the Lot or premises; and (ii) protected from erosion by

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p style="text-align: right;">sediment fences; and</p> <p style="text-align: right;">(iii) covered where prone to wind erosion; and</p> <p>(d) controlling and diverting run-off around disturbed areas by using diversion drains and earth banks; and</p> <p>(e) discharging down pipes away from the Building site and onto a stabilised area within the Lot or premises, until roof run-off pipes are provided.</p>
Earthworks	
<i>Slope Stability</i>	
<p>SO2 Filling or Excavation does not result in increased instability of the subject or adjoining lands.</p>	<p>S2.1 Development provides for Filling or Excavation to only occur on slopes less than 15%.</p> <p>S2.2 Development provides that where Filling or Excavation results in an embankment that the embankment complies with Schedule 5, Division 5 of the <i>Standard Building Regulations 1993</i>.</p> <p>S2.3 Development provides that where Filling and Excavation requires a retaining wall that the retaining wall-</p> <p>(a) is designed in accordance with Section 3 of <i>Australian Standard 4678:2002 - Earth Retaining Structures</i>; and</p> <p>(b) has a design life of not less than 60 years; and</p> <p>(c) do not include timber products where located or proposed to be located on public land.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>S2.4 Development provides that all areas of fill are compacted in accordance with-</p> <p>(a) <i>Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments</i>; and</p> <p>(b) <i>Australian Standard 2870:1996 - Residential slabs and footings - construction.</i></p>
Impacts on Flood Levels	
<p>SO3 Development is sited to avoid damage to life and property from flood impacts.</p> <p><i>Note: Information on the flood level affecting a property can be obtained from Council where records are held. Records held include 1974 and 1991 flood events where mapped as Flood Hazard on the Development Constraints Overlay and in limited other locations the calculated 1% AEP flood.</i></p>	<p>S3.1 Development ensures that where a Building Envelope is provided Building Work and Operational Work occurs within the Building Envelope.</p> <p>S3.2 Development ensures that where Building Work and Operational Work occurs outside of a Building Envelope it is located clear of the DFE.</p> <p>S3.3 Development provides for Buildings to be sited having a minimum freeboard of 300 millimetres and habitable Buildings 500 millimetres above the DFE.</p> <p>S3.4 Development provides an access from the Building platform to the street frontage which is above the DFE.</p>
Proximity to Underground Services	
<p>SO4 Development is sited to not interfere with maintenance and replacement of underground services.</p>	<p>S4.1 Development ensures that where a Building Envelope is provided, development (other than for fences) is located within the Building Envelope.</p> <p>S4.2 Development ensures that where no Building Envelope is provided, development (other than for fences) is located at least 3 metres from underground services.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>S4.3 Development provides that fences located within 3 metres of underground services are-</p> <ul style="list-style-type: none"> (a) of a type involving timber or steel posts imbedded in isolated concreted piers in the ground; and (b) constructed so that posts are not located over the underground service; and (c) designed so the panels in between the posts can be easily removed. <p><i>Note: Construction of timber rails and palings, or light weight metal panels, cement sheet product with frame would comply with (c).</i></p>
Services	
<p>SO5 Development contributes toward the provision of Trunk Infrastructure.</p>	<p>S5.1 Development contributes towards the provision of Trunk Infrastructure in accordance with <i>Planning Scheme Policy 5 (Infrastructure Contributions)</i> prior to the establishment of the use.</p> <p><i>Note: Credits may apply for prior development. The existence of credits should be confirmed with Council. (E.g. for a residential Lot normally one equivalent tenement {ET} credit would exist.)</i></p>
<p>SO6 Development within a service area is connected to the service provided.</p>	<p>S6.1 Development is connected to the Lot connection point for the respective infrastructure available at the location.</p> <p><i>Note: The style of connection to water, sewer and stormwater mains (including valve sizes) is determined in the plumbing application.</i></p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
<p>SO7 Development outside an infrastructure service area provides for the management of the service within the confines of the Lot.</p>	<p>S7.1 Development provides for the treatment and disposal of wastewater within the subject Lot. <i>Note: The type, capacity and location of the wastewater system are determined through the plumbing application.</i></p> <p>S7.2 Development for a House or Caretaker's Residence is not located on a Lot with an area smaller than 2000m² where not connected to the reticulated sewerage network.</p> <p>S7.3 Development provides for the storage of sufficient water to cater for the needs of the occupiers of the Lot. <i>Note: The type, capacity and location of water storage for potable and non-potable purposes are determined through the plumbing application.</i></p>
<p>SO8 Development outside a Stormwater Service Area provides for roof water to be discharged in a manner that does not cause soil erosion.</p>	<p>S8.1 Development provides a hard surface such as concrete for roof water to discharge onto such that the hard surface covers the entire splash affected area.</p>
<p>SO9 Discharges to the Local Government sewer network shall not include trade waste which is not acceptable trade waste.</p>	<p>S9.1 Development provides for the disposal of trade waste, which is not acceptable trade waste, by other than discharge to the Local Government sewer network.</p>
Crossovers and Driveways	
<i>Safety</i>	

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
<p>SO10 Crossovers are designed and constructed to maintain the safe movement of traffic along the road and to provide for the safe movement of traffic into, and from, the Lot.</p>	<p>S10.1 Where Self-assessable, development provides that crossovers are designed and constructed in accordance with Standard Drawing 50413 in <i>Planning Scheme Policy 8 (Standard Drawings)</i>.</p> <p>S10.2 Where other than Self-assessable, development provides that crossovers are designed and constructed in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p> <p>S10.3 Development provides crossovers or driveways which are not located within 1 metre of an electricity, lighting or telephone pole.</p>
<p>SO11 Crossovers are located to ensure safe sight distances are provided and do not access roads carrying high traffic volumes.</p>	<p>S11.1 Where Self-assessable development, provides that crossovers are located-</p> <ul style="list-style-type: none"> (a) 6 metres from the kerb tangent point of a minor intersection; or (b) 20 metres from the kerb tangent point of a major intersection; or (c) 10 metres from the island nose of a median island; or (d) 3 metres from another driveway; or (e) clear of queue areas and turning lanes at traffic lights. <p>S11.2 Where other than Self-assessable development provides that driveways and crossovers are located in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self- assessable Probable Solutions—if Code- assessable
SO12 Driveways and crossovers are located to avoid flood prone areas or areas with high water flows.	<p>S12.1 Where Self-assessable, development provides that driveways and crossovers are not located below the DFE.</p> <p>S12.2 Where other than Self-assessable, development provides that driveways and crossovers are not located below the DFE unless no other location is suitable in accordance with SO11.</p> <p>S12.3 Development provides that, where located on the lower side of the road, the driveway or crossover must be designed so that stormwater at the level of the top of the kerb cannot penetrate into the Lot.</p>
SO13 Driveways and crossovers are constructed of materials that do not result in a safety hazard to pedestrians, cyclists or horse riders.	S13.1 Development provides that driveways and crossovers are paved and sealed with concrete or bitumen.
SO14 Development provides that vehicle access to the site is of a standard that is safe and convenient and provides for the level and type of traffic to be generated by activities on the site.	<p>S14.1 Development provides that the finished slope between the road and the Building location does not exceed-</p> <p>(a) 1 in 6 for residential uses; and</p> <p>(b) 1 in 10 for commercial or industrial uses.</p>
<i>Impact on Other Infrastructure</i>	
SO15 Driveways and crossovers are constructed of materials to ensure that-	S15.1 Development provides that driveways and crossovers are paved and sealed with concrete or bitumen and that there is a minimum 600 millimetres cover to underground infrastructure.
SO16 Gates are located so that a vehicle entering the property can be parked clear of the traffic lanes while the gate is	S16.1 Development provides that gates are at least setback from the roadway such that in an industrial area a B-double,

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
being opened.	or in other areas, a HRV can be parked between the edge of the pavement and the gate and provides for the gate to be opened.

5.3.9 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure for Assessable Development

Table 5.3.9 (Specific Outcomes and Prescribed Solutions for Construction and Infrastructure) identifies in—

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

Table 5.3.9 Specific Outcomes and Prescribed Solutions for Construction and Infrastructure

Column 1 Specific Outcomes	Column 2 Probable Solutions
Construction Management and Site Preparation	
<i>Environmental Management</i>	
SO1 The design, construction and operation of uses and other development limits the exposure of the soil surface to stormwater or wind.	S1.1 Development provides for the minimisation of impacts of erosion by— (a) minimising the area and duration of disturbance and exposure; and (b) retaining vegetation; and reducing the need for Excavation or fill.
SO2 The discharge of sediment laden stormwater from the Lot or premises is controlled through the implementation of erosion and sedimentation control measures.	S2.1 No Solution is prescribed. <i>Note: Refer to Sediment Management Guidelines for information regarding the design and implementation of sediment capturing measures.</i>
SO3 Development provides for the integrated management of urban stormwater.	S3.1 No Solution is prescribed. <i>Note: Compliance with this specific outcome can be demonstrated through the</i>

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	<p><i>submission of a site-based Stormwater Management Plan (SBSMP) which includes—</i></p> <ul style="list-style-type: none"> (a) <i>an underground, open drain or overland flow path network maximising the use of natural channel design and water sensitive urban design principles; and</i> (b) <i>detention or retention basins; and</i> (c) <i>retention of natural Waterway corridors; and</i> (d) <i>public safety measures; and</i> (e) <i>integration with any other stormwater management plans that may exist in the area.</i>
SO4 Development does not result in the unnecessary disturbance to vegetation.	S4.1 Development provides that Vegetation which is to be retained is clearly marked and protected from disturbance.
<i>Community Safety and Disruption</i>	
SO5 Development undertaken in areas of existing traffic flow provides for traffic to continue to be able to reach its destination without significant delay.	S5.1 Development ensures that where— <ul style="list-style-type: none"> (a) diversion of traffic around the site is available and permission for a temporary road closure is obtainable from the Police, a detour is provided via existing roads; or (b) a temporary detour can be provided this is provided within or adjoining the site; or (c) no detour is available works are managed to provide for the minimum disturbance to traffic flows.
<i>Damage to Existing Infrastructure</i>	
SO6 Development does not result in the unnecessary disturbance to existing infrastructure.	S6.1 Development is designed to maintain the location of existing infrastructure, including depth of cover to underground infrastructure.

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	<p>S6.2 Development provides that where disturbance to existing infrastructure is unavoidable-</p> <p>(a) underground infrastructure that is covered to a greater depth is provided with access for maintenance and inspection purposes; or underground infrastructure that is uncovered is relocated or otherwise protected from damage; or</p> <p>(b) above ground infrastructure is repositioned to a location that complies with the applicable standards.</p>
<i>Removal of Vegetation, Stumps and Dumped Waste</i>	
<p>SO7 Waste generated from construction activities must be disposed of in an approved manner.</p>	<p>S7.1 Development provides for vegetation clearing waste involving development sites of more than 5 hectares must be chipped or burnt in an approved pit burner.</p> <p>S7.2 Development provides for small quantities of waste to be taken to an appropriate landfill facility.</p> <p>S7.3 Development provides for contaminated waste to be disposed of in an approved manner under the <i>Environmental Protection Act 1994</i>.</p>
<p>SO8 All unconsolidated fill, builder's rubble, or other waste shall be removed from the site prior to the completion of works.</p>	<p>S8.1 No Solution is prescribed.</p>
<i>Dewatering and Compaction of Dams</i>	
<p>SO9 All dams shall be dewatered and any unconsolidated sediment or spoil compacted prior to the completion of bulk earthworks unless otherwise approved in a development approval.</p>	<p>S9.1 Development in urban areas results in the removal of all dams.</p> <p>S9.2 Development in rural or rural residential areas only retains dams where they are fully contained within one Lot.</p>
All Infrastructure	

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<i>Access for Maintenance</i>			
SO10	Infrastructure is designed to provide easy access for maintenance.	S10.1	Development provides that elements of the stormwater drainage network which require cleaning or removal of sediment build-up are located adjacent to a public road or are provided with access from a public road such that maintenance vehicles can access the element.
		S10.2	Development provides that all elements of the stormwater drainage network are provided with access to allow for maintenance such as mowing and vegetation removal.
		S10.3	easements are provided over Local Government maintained infrastructure on private property in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
		S10.4	Development ensures that Pump stations, reservoirs and the like are located adjacent to a public road or are provided with access from a public road such that maintenance vehicles can access the element.
<i>Maintenance Costs</i>			
SO11	Infrastructure is designed and constructed to minimise maintenance costs.	S11.1	No Solution is prescribed.
SO12	Trenching for underground services, particularly through rock, provides adequate room for maintenance on, removal of or the provision of connections to the service.	S12.1	Development provides that trenches for underground services are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Minimum Cover to Underground Infrastructure</i>			
SO13	Underground services shall be positioned to minimise pipe depths while providing	S13.1	Development provides that minimum pipe cover is determined in accordance with the standards in <i>Planning</i>

Column 1 Specific Outcomes		Column 2 Probable Solutions	
minimum safe cover.		<i>Scheme Policy 7 (Standards for Construction and Infrastructure).</i>	
Earthworks, Excavation and Filling			
<i>Impact on Flood Levels</i>			
SO14	Development is sited to avoid damage to life and property from flood impacts.	S14.1	Development ensures that Filling does not occur below the DFE.
		S14.2	Development, which is not clear of the DFE or access is not available which is above the DFE, ensures that—
		(a)	Buildings are only located within the area affected by the DFE if—
		(i)	they are non-habitable Buildings (eg sheds or garages); or
		(ii)	there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the development; and
		(iii)	they are located in an area where flow depths are a maximum 1.5 metres in a 1%AEP flood and the flow velocity multiplied by the depth is less than 0.6 as per QUDM table 5.08.1; and
		(b)	a trafficable access is available from the earthworks platform directly to the road network or a flood free access route is available across adjoining land to the road network; or
		(c)	where a flood free

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>access route is to be utilised, access over this route in the event of a flood must be guaranteed; and</p> <p>(d) where a trafficable access is not available from the Building site, which is clear of the DFE, then the access shall be designed so that it is only inundated up to a maximum of 0.6 metres and the flow velocity multiplied by the depth does not exceed 0.6 metres as specified in Table 5.08.1 of the Queensland Urban Drainage Manual; and</p> <p>(e) all fill required to construct the earthworks platform and access is sourced from the development site below the flood level to provide compensation for the flood storage volume occupied by the earthworks with any borrow pits created being self draining.</p>
<p>SO15 Filling or Excavation does not result in increased flood levels for upstream or downstream properties.</p>	<p>S15.1 Development does not result in the raising of flood levels on downstream properties by way of decreasing the downstream time of concentration or moving the point of discharge.</p> <p>S15.2 Development does not result in the raising of flood levels on upstream properties by way of the blockage of flow paths.</p> <p>S15.3 Development provides that flood levels are determined in accordance with the method identified in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>
<i>Erosion Control/Sediment Management</i>	
<p>SO16 Filling or Excavation does not</p>	<p>S16.1 Development provides that Filling or Excavation is not</p>

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alter the flow rate of a stream.	located within the flow path of a stream.
SO17 Filling or Excavation is designed to prevent erosion.	S17.1 In a flood liable area, development provides slope batters on earthworks which prevents flood water erosion. S17.2 Development provides surfacing to areas of fill or Excavation where located within high velocity flood areas. S17.3 Development provides slope batters on earthworks which prevent erosion by stormwater.
SO18 Filling or Excavation does not result in the excess accumulation of sediment.	S18.1 Development provides for the self cleaning of earth worked areas unless that area is specifically designed as a sediment entrapment device.
Amenity	
SO19 Earthworks are undertaken in a manner which minimises disruption to nearby sensitive places.	S19.1 No Solution is prescribed.
SO20 Earthworks are left in a visually aesthetically pleasing state.	S20.1 Development provides that earth worked areas are grassed or are landscaped to a standard commensurate with their surrounds, whichever is the greater.
Covering and Separation of Underground Services	
SO21 Filling does not result in the excessive burying of underground services.	S21.1 Development provides that the depth of underground services does not exceed the maximum depth identified for that service in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . S21.2 Development provides extended manhole and inspection pits in accordance with <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO22 Excavation does not result in reduction of coverage of underground services to an unsafe level.	S22.1 Development provides that the depth of underground services is not reduced below the minimum depth identified for that service in <i>Planning Scheme Policy 7 (Standards for Construction and</i>

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO23 Development provides that when underground services cross, they are separated to enable maintenance and to reduce the risk of failure of the other pipe should the first fail.	<p style="text-align: center;"><i>Infrastructure).</i></p> S23.1 Where they cross, water and sewer mains are vertically separated by at least 150 millimetres. S23.2 Where they cross, stormwater and other services are vertically separated by at least 300 millimetres. S23.3 Where mains of the same service type cross, but do not join, a minimum vertical separation of 150 millimetres shall be maintained.
<i>Dust management</i>	
SO24 Development is managed to not create a dust nuisance.	S24.1 Development provides for the suppression of dust. S24.2 Haul routes for bulk earthworks are located as far from residences and other sensitive receptors as practical.
SO25 Spoil piles, stockpiles and borrow pits are located to not create a nuisance.	S25.1 Development provides that spoil piles, stockpiles and borrow pits are located as far from residences and other sensitive receptors as practical. S25.2 Spoil piles, stockpiles and borrow pits required for greater than one week are covered.
Stormwater	
<i>Quantity</i>	
SO26 The stormwater network is designed to result in no net increase in water leaving the site or contributes towards a catchment wide quantity control system.	S26.1 No Solution is prescribed.
<i>Quality</i>	
SO27 The stormwater network is designed to improve stormwater quality or minimise stormwater quality deterioration.	S27.1 Development provides stormwater quality improvement devices on all car parking areas with a capacity greater than 10 vehicles. S27.2 Development provides for the control of stormwater quality through the provision of features designed to reduce contaminants such as excess

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	nutrients and petrochemicals. S27.3 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Standards of Service for Flooding</i>	
SO28 The stormwater network is designed to provide flood immunity tailored to the specific purpose the land is utilised for and in order to maintain the operational effectiveness of infrastructure during a floor event.	S28.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Design and Appearance</i>	
SO29 Development provides for stormwater infrastructure to be designed and constructed in accordance with natural channel design principles instead of a constructed floodway where there is no natural flow path.	S29.1 No Solution is prescribed.
<i>Erosion Management</i>	
SO30 The stormwater network is designed to minimise erosion.	S30.1 No Solution is prescribed.
<i>Major Drainage Flow Paths</i>	
SO31 The stormwater network is designed to not locate major overland flow paths on private property in urban areas.	S31.1 No Solution is prescribed.
SO32 The stormwater network is designed to not locate major overland flow paths in Building areas where in rural or rural residential areas.	S32.1 Development provides for flood flows to be managed such that the 1% AEP flood event does not encroach onto a Building Envelope, or where no Building Envelope has been determined, within 30 metres of a Building or Building area.
<i>Public Safety</i>	
SO33 The stormwater network is designed to preserve public safety.	S33.1 Development provides that elements of the network are designed and constructed such that they do not present a safety hazard. S33.2 Development ensures that if this is not possible, the development is to be protected

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	<p>by an appropriate barrier, fence, grate or the like.</p> <p>S33.3 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>
<i>Clogging</i>	
SO34 The stormwater network is designed to prevent clogging of the drainage network.	S34.1 No Solution is prescribed.
Sewerage	
<i>On-site Sewage Disposal</i>	
SO35 Where development is located outside a sewerage service area development is provided with on-site wastewater facilities.	<p>S35.1 Development provides for the disposal of wastewater through an on-site wastewater treatment system located on the same Lot.</p> <p>S35.2 Development provides that its scale is balanced with the capacity of the site to provide for the on-site disposal of wastewater and where development is for a House, Managers/Workers House or Caretaker's Residence the on-site disposal of wastewater is in accordance with <i>Planning Scheme Policy 9 (On-site Domestic Wastewater Management)</i>.</p>
<i>Sewage Network Standards of Service</i>	
SO36 Where development is located within a Conventional Gravity Sewer (CGS) serviced area, the sewerage network is designed to collect all household wastes and transport them by gravity sewers, pumping stations and pressure mains to a central treatment facility.	S36.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO37 Where development is located within a Common Effluent Drainage (CED) serviced area, development is provided with an all purpose septic tank and the CED network is designed to collect the septic tank wastes and transport them by	S37.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .

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gravity CED sewers, pumping stations and pressure mains to a central treatment facility.	
SO38 Components of the sewer network shall be of materials which are not subject to corrosion from exposure to sewerage.	S38.1 Development provides for components to be of materials or provided with protective coatings in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Maintenance Costs</i>	
SO39 Development is designed to provide access to all locations where blockages are likely to occur.	S39.1 Development provides maintenance structures in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO40 Development is designed to minimise the occurrence of blockages.	S40.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Amenity</i>	
SO41 Pump and lift stations are located and designed to minimise impacts on neighbours.	S41.1 No Solution is prescribed.
SO42 Gas release occurs in locations where impacts on neighbours are minimised.	S42.1 No Solution is prescribed.
<i>Security</i>	
SO43 Pump and lift stations shall be designed and located to ensure ease of access for maintenance and facility security.	S43.1 Development provides that pump and lift stations are located adjacent to a roadway.
	S43.2 Development ensures that where the station can not be located adjacent to a roadway access is provided to the station by a driveway designed to accommodate a HRV.
<i>Remote Monitoring of Infrastructure</i>	
SO44 Development provides for remote monitoring of sewerage infrastructure, including all pumps.	S44.1 Development ensures that where required, Telemetry systems are provided in accordance with <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .

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<i>Stormwater Infiltration</i>			
SO45	Development is designed to limit stormwater infiltration into the sewerage system.	S45.1	Development provides that sewer mains are located above the DFE.
		S45.2	Development provides that sewer manholes are not located in areas subject to flooding or where bolt down lids are required.
		S45.3	Development provides that pump stations are located above the DFE.
<i>Location of Infrastructure</i>			
SO46	Sewer mains and property connections shall be located to ensure that Lots can be serviced.	S46.1	Development ensures that where no Building Envelope is provided property connections are located so that the entire Lot can be serviced.
		S46.2	Development ensures that where a Building Envelope is provided property connections are located so that the entire envelope can be serviced.
		S46.3	Development ensures that property connections are positioned in accordance with <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
		S46.4	Development ensures that sewer mains are located in accordance with <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Leakage and Community Health</i>			
SO47	Development is designed to minimise the risks to community health through the leakage of raw or partially treated sewage.	S47.1	Development provides pipe work made from materials as per the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
		S47.2	Development provides for effluent spillage traps at locations where spillage is likely in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and</i>

Column 1 Specific Outcomes		Column 2 Probable Solutions	
		<i>Infrastructure).</i>	
<i>Pipe Velocity</i>			
SO48	Development provides for pipe velocities which do not result in scouring of pipes but maintains natural flushing of the pipes.	S48.1	Development provides for pipe velocities in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Property Connections to Trunk Mains and Pressure Mains</i>			
SO49	Property connections are not provided to trunk mains or pressure mains.	S49.1	Development provides for a service main to be provided adjacent to trunk mains where Lots are to be connected to the sewer network.
		S49.2	Development provides that all mains over 300 millimetres diameter are free of property connections.
		S49.3	Development provides that in a gravity sewer network that property connections are to a gravity sewer and not to a pressure main. <i>Note: In a pressurised CED system pressurised property connections can be made to the pressurised sewer network.</i>
<i>Traceability</i>			
SO50	Property connections are provided in a manner that enables the tracing of unauthorised discharges.	S50.1	Development provides that every Lot is provided with a separate connection to the sewer network.
<i>Pipe Gradients</i>			
SO51	Gravity sewers are provided with sufficient gradient to enable natural flushing of the pipe.	S51.1	Development provides for minimum pipe gradients in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Pipe Ventilation</i>			
SO52	Gravity sewers shall be designed to ensure natural ventilation.	S52.1	Development provides that sewer design provides for natural ventilation in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>

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<i>Effluent Reuse and Recycling</i>	
SO53 Effluent reuse or recycling is provided where the development is of sufficient scale to economically support the scheme or the Local Government has determined that the development site is to be part of a common reuse or recycling scheme.	S53.1 Development provides, in suitable areas, the infrastructure necessary to support a reuse or recycling scheme. S53.2 Development provides for effluent reuse or recycling where— (a) discharges from a wastewater treatment plant are able to be economically reused; or (b) wastewater quantities from the development exceed those specified in <i>Planning Scheme Policy 5 (Infrastructure Charges)</i> .
SO54 Where effluent reuse or recycling is to be used that infrastructure containing reuse or recycled water is clearly identified.	S54.1 Development provides that effluent reuse or recycling infrastructure is clearly identified as such in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Cover to Pipes</i>	
SO55 Sewers shall be positioned to not result in excessive pressures on the pipes.	S55.1 Development provides that the maximum pipe cover shall be as specified by the manufacturer and shall preferably not exceed 3 metres.
<i>Efficiency</i>	
SO56 The sewer network shall be designed to maximise the efficiency of the network considering construction cost and maintenance and operating costs.	S56.1 No Solution is prescribed.
<i>Safety</i>	
SO57 The sewer network shall be designed to minimise septicity of sewage and locations where gas build-up can occur.	S57.1 Development minimises septicity in sewers in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .

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Allotment Drainage			
SO58	In urban areas, development provides for allotment runoff to be— (a) connected to the stormwater network where the Lot drains to the road or occupiable Lot; or (b) discharged to a gravel pit where the Lot drains to a park or drainage reserve.	S58.1	Development provides for inter-Lot drainage.
SO59	In other than urban areas, roof water is discharged as sheet flow.	S59.1	No Solution is prescribed.
SO60	Roof water connections to the stormwater network shall be located to ensure that Lots can be serviced.	S60.1	Where no Building Envelope is provided roof water connections are located so that the entire Lot can be serviced.
		S60.2	Where a Building Envelope is provided roof water connections are located so that the entire envelope can be serviced.
Pavements and Road Works			
<i>Standard of Service</i>			
SO61	Pavements shall be of sufficient depth to provide a 20 year design life based on design traffic speeds and traffic capacity.	S61.1	Development provides pavements in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO62	Gradients on roadways shall provide for the road design speed and be accessible to garbage collection vehicles.	S62.1	Development provides for maximum roadway gradients in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO63	Gradients in car parking areas shall provide for the safety of vehicle users and the control of shopping trolleys.	S63.1	Development provides for maximum car parking area gradients in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO64	The vehicle, pedestrian or other traffic carrying capacity of a pavement is adequate for	S64.1	Development provides pavements in accordance with the standards in <i>Planning</i>

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the role the pavement will play in the transport network.	<i>Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Subsurface Drainage</i>	
SO65 Subsurface drainage is provided to dewater the subsoil where moisture penetration into the pavement layers is likely.	S65.1 Development provides subsoil drainage in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Pavement Drainage</i>	
SO66 Pavement drainage is provided to prevent pooling of water on a pavement in other than a major flood event.	S66.1 Development provides cross-falls, gully inlets, table drains, longitudinal gradients, stormwater drainage and flood immunity levels in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Maintenance Costs</i>	
SO67 A sealed surface is provided to pavements to minimise dust, maximise pavement longevity and minimise maintenance based on the function of the road or surfaced area.	S67.1 Development provides surfacing of pavements in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Edges and Verges</i>	
SO68 Edging is provided to sealed surfaces where traffic volumes are significant or there are significant vehicle movements from off the sealed surface onto the sealed surface to prevent erosion of the sealed surface.	S68.1 Development provides edging to sealed surfaces in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
SO69 Kerb and channel is provided within all urban areas.	S69.1 Development provides kerb and channel in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> in all land within the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Precinct; or (d) Business Precinct; or

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	(e) Mixed Use Precinct; or (f) Residential Precinct; or (g) Medium Density Residential Precinct; or (h) Village Precinct; or (i) Industry Precinct.
SO70 Kerb and channel is provided where stormwater flows in table drains will result in the erosion of the table drain.	S70.1 Development provides kerb and channel in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO71 Upright kerb is provided in all locations where Lot access is not to be provided but kerb and channel is to be provided.	S71.1 Development provides upright kerb and channel in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . S71.2 Development provides laidback kerb and channel where Lot access is to be provided in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . S71.3 Development provides upright kerb and channel in all locations where Lot access is not to be provided in urban areas.
SO72 Verges to roads are adequate to accommodate- (a) safe and efficient movement of all users, including pedestrians and cyclists; and (b) on-street parking; and (c) street tree planting; and (d) utility infrastructure, including stormwater management and run-off from road surfaces.	S72.1 Development provides verges in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Stormwater</i>	
SO73 Table drains are provided where roadside stormwater flows can be contained within the road reserve, stormwater flows are insufficient to cause	S73.1 Development provides table drains where kerb and channel is not required in accordance with the standards in <i>Planning Scheme Policy 7 (Standards</i>

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significant erosion of the table drain and a grass cover can be maintained within the table drain.	<i>for Construction and Infrastructure).</i>
S074 Cross drainage is managed so to retain the functionality of the road or paved surface.	S74.1 Development provides- (a) cross drainage to roadways and paved surfaces in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure), or</i> (b) diversion of cross drainage around the roadway or paved surface.
<i>Geometric Design</i>	
S075 Development that creates new roads and access ways or require the upgrading of an existing public road maintain or improve the safe, efficient and comfortable operation of roads having regard to- (a) the functional classification of the road from which it gains access; and (b) the location and design of access points; and (c) the potential for conflict between vehicles, pedestrians, cyclists and other road users; and (d) the number of vehicles likely to be attracted to the site; and (e) the safety and comfort of road users.	S75.1 Development provides that roads and pavements are designed with horizontal alignments, vertical alignments and queuing capacities in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i> S75.2 Development provides that sight distances are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Speed Control</i>	
S076 Development that creates new roads and access ways or requires the upgrading of an existing public road maintains or improves the safe, efficient and comfortable operation of roads having regard to the desired speed environment.	S76.1 Development provides that roads and pavements are designed with horizontal alignments, vertical alignments and speed control devices to achieve the desired speed environment in accordance with the standards in <i>Planning</i>

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	<i>Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
SO77 Development that creates new roads and access ways or requires the upgrading of an existing public road provides a surface on the pavement which allows for the efficient braking and cornering of vehicles.	S77.1 Development provides pavements with surfaces in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Intersections</i>	
SO78 Development that creates a new access point onto a new, proposed or existing road minimise conflict points when locating and designing intersections.	S78.1 Development provides intersections and access points located and of types in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
SO79 Development that creates a new access point onto a new, proposed or existing road maintains the safety of road users.	S79.1 Development provides safe intersections and access points to new, proposed or existing roads in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
SO80 Development that creates a new access point onto a new, proposed or existing road provides protection for turning traffic considering- <ul style="list-style-type: none"> (a) the functional classification of the road from which it gains access; and (b) the location and design of access points; and (c) the potential for conflict between vehicles, pedestrians, cyclists and other road users; and (d) the number of vehicles likely to be attracted to the site; and 	S80.1 Development provides for protected turning movements where safety considerations warrant in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
SO81 Development that creates a new access point onto a new, proposed or existing road provides traffic management to ensure the safe operation of	S81.1 Development provides intersections, including uncontrolled intersections, round-a-bouts, signalised intersections and grade

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the intersection.	separated intersections in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Manoeuvring Areas</i>	
SO82 Development provides for manoeuvring areas for all vehicles.	<p>S82.1 Development provides that turning areas at culs-de-sac comply with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p> <p>S82.2 Development ensures that manoeuvring areas within car parking areas comply with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p> <p>S82.3 Development ensures that manoeuvring areas are provided in developments with docking bays in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p> <p>S82.4 Development ensures that manoeuvring areas are provided within developments to allow Council's standard garbage truck to collect bins where a garbage service is to be provided in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p> <p>S82.5 Development ensures that manoeuvring areas are provided within developments to allow for private garbage collection where a garbage service is not provided in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p> <p>S82.6 Development ensures that temporary manoeuvring areas are provided in staged development in accordance</p>

Column 1 Specific Outcomes		Column 2 Probable Solutions	
		with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .	
<i>Erosion Control</i>			
SO83	Table drains are provided with surfacing which prevents erosion.	S83.1	Development provides grass or turf to the surface of all table drains.
SO84	Batters and embankments are provided with surfacing which prevents erosion.	S84.1	Development provides grass or turf to the surface all batters or embankments or provides hard surfacing which is resistant to erosion.
<i>On-street Parking</i>			
SO85	Development provides for on-street parking considering- (a) safety; and (b) the functional classification of the road; and (c) the location of any intersections or access points.	S85.1	Development provides on-street parking in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . <i>Note: The provision of on-street parking is in addition to any parking required under the Parking and Servicing Code.</i>
<i>Safety</i>			
SO86	The road network shall be designed to maximise vehicular, pedestrian, cycle and other transport network user safety.	S86.1	Development provides a transport network designed in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Efficiency</i>			
SO87	The road network shall be designed to maximise the efficiency of the network considering construction cost and maintenance and operating costs.	S87.1	No Solution is prescribed.
<i>Traffic Islands</i>			
SO88	Development provides for traffic islands and splitter islands for traffic safety.	S88.1	Development provides traffic and splitter islands where required and in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO89	Development that creates	S89.1	Development provides traffic

Column 1 Specific Outcomes		Column 2 Probable Solutions	
traffic or splitter islands provides for future upgrading of the road network.		and splitter islands that are positioned on top of the pavement.	
<i>Driveways</i>			
SO90	Development provides driveways to Building sites which are safe and do not result in a dust nuisance.	S90.1	Driveways are provided where the access is- (a) within an access easement; or (b) within an access handle for a rear allotment; or (c) the sole access between the roadway and an approved Building Envelope or, where there is no envelope, the dwelling and the access crosses a watercourse.
		S90.2	Development provides driveways that are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
Water Supply			
<i>On-site Water Supply</i>			
SO91	Where development is located outside a water service area development is provided with water storage facilities sufficient to on average over a thirty year period not require more than 100kl of water from external water sources per year.	S91.1	Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Standard of Service</i>			
SO92	Where development is located within an on-demand (OD) water service area, the water network is designed to provide for an on-demand water service to the whole development.	S92.1	Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO93	Where development is located within a mixed-demand (MD) water service area, the water network is designed to provide for an on-demand supply for one tap per Lot, plus a constant demand of 1 litre /	S93.1	Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .

Column 1 Specific Outcomes		Column 2 Probable Solutions	
minute to each Lot.			
<i>Maintenance</i>			
SO94	Development provides scour valves and air valves at all sag and high points on trunk and constant flow mains.	S94.1	Development provides scour and air valves in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO95	Development is designed and constructed so that the water network is compartmentalised for the purpose of undertaking maintenance.	S95.1	Development provides sluice valves in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Remote Monitoring</i>			
SO96	Development provides for remote monitoring of water infrastructure, including all pumps, storage volumes and water quality checking facilities.	S96.1	Development ensures that where required, telemetry systems are provided in accordance with <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Leakage</i>			
SO97	Development is designed to minimise leakage.	S97.1	No Solution is prescribed.
<i>Fire Fighting Capacity</i>			
SO98	Development not located within a water service area and located on a Lot with an area of 2000m ² or less is provided with water storage of 5000 litres for fire fighting purposes.	S98.1	No Solution is prescribed.
SO99	Development within a water service area is provided with fire hydrants on water mains \geq 100NB.	S99.1	Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Location of Infrastructure</i>			
SO100	Development within a water service area provides water infrastructure located for ease of maintenance.	S100.1	Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO101	Development provides warning tape to enable detection of pipes when excavating.	S101.1	Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction</i>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<i>and Infrastructure).</i>
<i>Property Connections</i>	
SO102 Within a water service area property connections are provided so that all the Building area is able to be serviced with water directly from the water network.	S102.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i> S102.2 Development provides Building Envelopes indicating water supply limitations where pressure is too much or insufficient to provide a standard service to the entire Lot.
<i>Community Health</i>	
SO103 Development provides for at least minimum flows in pipes to reduce the risk of water becoming stagnant or contaminated.	S103.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
SO104 Development provides release valves where the risk of stagnation or contamination is high, positioned to enable water to be released to the stormwater network.	S104.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Markings</i>	
SO105 Development within a water service area is provided with markings indicating the location of hydrants and valves.	S105.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
<i>Reservoirs</i>	
SO106 Ground level water storage shall be provided to ensure that sufficient capacity is available to provide water during any of the following- (a) a power failure; or (b) Trunk Infrastructure failure; or (c) fire fighting event; or (d) when maintenance is required on Trunk Infrastructure; or (e) the difference between peak demands and mean demands.	S106.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO107 Reservoirs are located so that water pressure within the water service area is within acceptable pressure limits.	S107.1 Development provides for reservoirs which are positioned so that— (a) all lots in the water service area are able to be serviced without the need for booster pumps; and (b) lower pressure networks are not required.
<i>Security</i>	
SO108 Pump stations and reservoirs shall be designed and located to ensure ease of access for maintenance and facility security.	S108.1 Development provides that pump stations and reservoirs are located adjacent to a roadway. S108.2 Development ensures that where the facility can not be located adjacent to a roadway access is provided to the facility by a driveway designed to accommodate a HRV.
<i>Amenity</i>	
SO109 Water supply facilities do not adversely affect the amenity of nearby residential areas.	S109.1 Development provides for water supply pumps to be noise attenuated so that the requirements of the <i>Environmental Protection Policy (Noise)</i> are met. S109.2 Development provides for Screen Landscaping to be provided around reservoirs and other water supply Buildings or structures.
<i>Trunk or Dedicated Mains</i>	
SO110 Property connections are not provided to trunk water mains or dedicated water mains.	S110.1 Development provides for a service main to be provided in addition to trunk or dedicated water mains where Lots are to be connected to the water network. S110.2 Development provides that all mains over 300 millimetres diameter are free of property connections.
Electricity and Telephone	
<i>Safety</i>	

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO111 Development is sited to minimise safety risks from and to electricity and telephone infrastructure.	<p>S111.1 Development provides landscaping that is sited and designed to not interfere with overhead electricity and telephone infrastructure.</p> <p>S111.2 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole.</p> <p>S111.3 Development provides that in all but rural developments, electricity supply and telephone are to be underground.</p>
<i>Amenity</i>	
SO112 Development provides electricity and telephone infrastructure that is designed and sited to minimise the visual impact of the infrastructure.	S112.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Maintenance Costs</i>	
SO113 Development is designed to minimise ongoing maintenance costs.	S113.1 Development provides driveway crossovers which are not located within 1 metre of an electricity, lighting or telephone pole.
SO114 Development near electricity infrastructure such as substations, overhead powerlines, power poles and transformers does not – (a) adversely affects its continued operation; and (b) future viability.	S114.1 Development is designed and constructed so as to maintain regulated separation distances from electricity infrastructure as required by the <i>Electricity Regulation 1994</i> .
<i>Location of Infrastructure</i>	
SO115 Development provides electricity and telephone infrastructure located for ease of maintenance.	S115.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO116 Development provides warning tape to enable detection of cables when excavating.	S116.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO117 Development provides electricity and telephone	S117.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Probable Solutions
infrastructure located so that planned future road, water or sewer upgrades to not result in a need to relocate electricity and telephone infrastructure.	
Landscaping and Entry Statements	
<i>Safety</i>	
SO118 Development provides that where landscaping or entry statements are provided that they are designed to ensure public safety.	S118.1 No Solution is prescribed.
<i>Damage to Other Infrastructure</i>	
SO119 Development provides that where landscaping is provided that its location, design and species selection avoids interference with other overhead or underground infrastructure.	S119.1 No Solution is prescribed.
<i>Maintenance Costs</i>	
SO120 Development provides that where landscaping is to be provided on existing or proposed public land that the landscaping is designed to minimise maintenance costs.	S120.1 No Solution is prescribed.
SO121 Development provides that where entry statements are to be provided that they are sited and designed to minimise ongoing maintenance costs to the Local Government.	<p>S121.1 Development provides that entry statements are located on private land.</p> <p>S121.2 Development provides that logos or pictures are in the form of sculptures or the like and not as pictures which would require repainting.</p> <p>S121.3 Development provides that lettering on entry statements are stamped or embossed and not attached.</p> <p>S121.4 Development provides that entry statements are constructed from materials which are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i>.</p>
External Works	
<i>Connecting the Premises to External Infrastructure Networks</i>	

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO122 Where access to the external infrastructure network is to be provided development must construct the connection of the premises to the external infrastructure network.	S122.1 No Solution is prescribed.
<i>Protecting and Maintaining the Safety and Efficiency of the Infrastructure Network</i>	
SO123 The design of the infrastructure network and any connection to the external network does not diminish the safety and efficiency of the infrastructure network.	S123.1 No Solution is prescribed.
<i>Trunk Infrastructure</i>	
SO124 Development provides Trunk Infrastructure essential for the delivery of that infrastructure to the development.	S124.1 No Solution is prescribed.
<i>Contributions to Trunk Infrastructure</i>	
SO125 Development provides for the collective provision of Trunk Infrastructure.	S125.1 Development contributes towards Trunk Infrastructure through the payment of charges in accordance with <i>Planning Scheme Policy 5 (Infrastructure Charges)</i> .
Bridges	
<i>Safety</i>	
SO126 Development provides for bridges to be safe for all users.	S126.1 No Solution is prescribed.
<i>Clogging</i>	
SO127 Development provides for bridges to be designed to minimise the accumulation of debris on the bridge or its supporting structures.	S127.1 No Solution is prescribed.
SO128 Development provides for bridges to be provided instead of culverts where there is a significant risk of clogging.	S128.1 No Solution is prescribed.
<i>Equity for Users</i>	
SO129 Development provides for bridges to equitably provide space for all likely users.	S129.1 Development provides for bridges which— (a) provide for separate pedestrian space where the road class provides for a pathway and/or

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>bikeway in the road profile in accordance with the standards in <i>Planning Scheme Policy 7</i>; and</p> <p>(b) provide the opportunity for the future addition of separate pedestrian space; and</p> <p>(c) provide for separate space for recreation trail users where on a recreation trail identified on the Infrastructure Overlay Maps; and</p> <p>(d) prevent access for vehicles where the bridge has not been designed to carry vehicles.</p>
<i>Amenity</i>	
SO130 Development provides for bridges to be designed to be visually aesthetic.	S130.1 No Solution is prescribed.
<i>Support for Other Infrastructure</i>	
SO131 Development provides, where infrastructure network designs require infrastructure to cross streams, for bridges to be designed to make provision for the carriage of- (a) water supply pipes; or (b) sewerage pipes; or (c) electricity or telephone cables.	S131.1 No Solution is prescribed.
Local Area Traffic Management Devices	
<i>Safety</i>	
SO132 Development provides for local area traffic management devices to be designed and constructed to ensure they do not become a traffic hazard.	S132.1 No Solution is prescribed.
SO133 Development provides for the use of local area traffic management devices to result in a diminished speed environment.	S133.1 Development is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO134 Development provides that	S134.1 Development provides that

Column 1 Specific Outcomes	Column 2 Probable Solutions
local area traffic management devices do not incorporate elements which would reduce visibility of hazards for traffic below that limits for the speed environment.	sight distances are in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Maintenance Costs</i>	
SO135 Development provides that local area traffic management devices are designed to be removable at low cost.	S135.1 Development provides that local area traffic management devices are designed to sit on top of the road pavement.
<i>Clarity</i>	
SO136 Development provides that where local area traffic management devices are incorporated into an area that there is a clear delineation between main traffic routes and minor local streets.	S136.1 No Solution is prescribed.
<i>Equity (Users)</i>	
SO137 Development provides that where local area traffic management devices are incorporated into an area that the design of the devices does not exclude existing or proposed users from the road environment unless this is a specific design intent.	S137.1 No Solution is prescribed.
<i>Storage of Traffic at Intersections</i>	
SO138 Development provides that where local area traffic management devices are incorporated into an area that traffic storing at an intersection does not result in a traffic hazard at the local area traffic management device.	S138.1 Development provides adequate stacking distance between the intersection and the first local area traffic management device.
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) Mt Lindesay Corridor Zone; or (b) Rural Zone, where in the—

Column 1 Specific Outcomes	Column 2 Probable Solutions
	(i) Village Precinct; or (ii) Rural Residential Precinct; or (iii) Rural Industry Precinct; or (iv)(iii) Active Recreation Precinct; or (v)(iv) Community Facilities Precinct; or (c) Kooralbyn Zone; or (d) Bromelton State Development Area Zone; or (e) Beaudesert and Canungra Townships Zone; or (f) Tamborine Mountain Zone.
SO140 Development is sited to enable access in reasonable time in the event of a flood in rural areas.	S140.1 Development ensures that access in a Precinct not mentioned in S139.1 is available to a habitable Building in a 50% AEP flood event and within 24 hours of the loss of access in a 1% AEP flood event.
Guideposts and Road Signage	
<i>Safety</i>	
SO141 Development provides guideposts and road signage that adequately warn all road users of hazards to traffic movements and delineate the course of the road.	S141.1 Development in road reserves is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . S141.2 Development in parks or on recreation, pedestrian or bicycle paths is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Standard Design</i>	
SO142 Development provides guideposts and road signage that convey the information in a manner consistent with state	S142.1 Development provides signage in accordance with Manual of Uniform Traffic Control Devices (MUTCD).

Column 1 Specific Outcomes		Column 2 Probable Solutions	
standards.			
<i>Clarity</i>			
SO143	Development provides that guideposts and road signage are located so that they are easily seen.	S143.1	No Solution is prescribed.
SO144	Development provides that existing guideposts and road signage is not obscured from view by road users.	S144.1	No Solution is prescribed.
Noise and Vibration Management			
<i>Safety</i>			
SO145	Construction activities do not affect nearby residences or other sensitive receptors due to noise or vibration.	S145.1	<p>Development provides that construction does not occur on a public holiday or outside the following hours—</p> <p>(a) where background noise levels are exceed by more than 10 dB(A) at a noise sensitive place—</p> <p>(i) Monday to Friday, 7:00am to 6:00pm; and</p> <p>(ii) Saturday, 7:00am to 1:00pm; and</p> <p>(b) where background noise levels are not exceed by more than 10 dB(A) at a noise sensitive place—</p> <p>(i) Monday to Friday, 6:00am to 7:00am and 6:00pm to 10:00pm; and</p> <p>(ii) Saturday, 6:00am to 7:00am and 1:00pm to 10:00pm; and</p> <p>(c) where noise is inaudible at a noise sensitive place—</p> <p>(i) Monday to Friday, 10:00pm to 6:00am; and</p> <p>(ii) Saturday, 10:00pm to midnight; and</p> <p>(iii) all day Sunday.</p>
		S145.2	Development does not cause vibration which causes damage to nearby structures either

Column 1 Specific Outcomes		Column 2 Probable Solutions	
		directly through vibration transmission or indirectly by causing the settlement of foundations.	
Street Furniture			
<i>Safety</i>			
SO146	Development provides for street furniture to be designed and constructed to ensure they do not become a traffic hazard.	S146.1	No Solution is prescribed.
SO147	Development provides for street furniture to be designed and constructed to be safe for users and passing pedestrians.	S147.1	No Solution is prescribed.
<i>Standard Design</i>			
SO148	Development provides for street furniture to be designed to a consistent theme used in the locality.	S148.1	No Solution is prescribed.
<i>Amenity</i>			
SO149	Development provides for street furniture to be designed to provide an aesthetic street scape and incorporate landscaped elements.	S149.1	No Solution is prescribed.
<i>Functionality of Road Verge</i>			
SO150	Development provides for street furniture to be designed, located and constructed to that pedestrian and bicycle movement is not impeded.	S150.1	No Solution is prescribed.
SO151	Development provides for street furniture to be designed, located and constructed to ensure they do not impede the maintenance of services located within the road verge.	S151.1	Development provides that street furniture is designed to be removable.
Line Marking, Including Crossings			
<i>Safety</i>			
SO152	Development provides that line marking, including crossings, is designed and applied to ensure the safe movement of traffic.	S152.1	Development provides that line marking is undertaken in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
SO153	Development provides that line marking is designed and	S153.1	Development provides that line marking is undertaken in

Column 1 Specific Outcomes	Column 2 Probable Solutions
applied to clearly identify traffic lanes and their purpose and vehicle parking spaces.	accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
Parks	
<i>Standards of Service</i>	
SO154 Development provides local recreation space for residents or contributes towards the provision of local recreation space.	S154.1 Development provides local recreation space in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> . S154.2 Development contributes towards the provision of local recreation space where such space can not be provided within the development in accordance with <i>Planning Scheme Policy 5 (Infrastructure Contributions)</i> .
SO155 Development contributes towards the collective provision of district and regional recreation space.	S155.1 Development contributes towards the provision of district and regional recreation space in accordance with <i>Planning Scheme Policy 5 (Infrastructure Contributions)</i> .
<i>Safety</i>	
SO156 Where development provides recreation space that the design of the space and any furniture or recreation equipment or facilities are safe for all users.	S156.1 Development provides that the design of recreation space conforms to the principles of crime prevention through environmental design (CEPTD). S156.2 Development provides that all furniture or recreation equipment is in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure)</i> .
<i>Amenity</i>	
SO157 Development provides that recreation space is designed to provide a pleasant recreation setting.	S157.1 No Solution is prescribed.
<i>Land Suitability</i>	
SO158 Development provides that recreation space provided is suitable for the purpose.	S158.1 Development provides local recreation space in accordance with the standards in <i>Planning</i>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<i>Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
Locational Equity	
SO159 Development provides that recreation space provided is located to be accessible to users.	S159.1 Development provides local recreation space in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>
Lighting	
SO160 Lighting infrastructure- (a) is consistent with the expected capacity of the use or other development; and (b) upgrades existing networks where current capacity is insufficient for the needs of the use or other development; and (c) is in keeping with the character of the location.	S160.1 In urban areas development that creates new public or private roads, pedestrian and cycle paths, or public open space provides street and path lighting in accordance with <i>AS 1158 – Road Lighting.</i> S160.2 In non-urban areas development that creates new public or private roads provides street lighting in accordance with <i>AS 1158 – Road Lighting.</i>
Recreation Trails	
SO161 Development provides that recreation trails are provided where identified in the Infrastructure Overlay to a safe standard.	S161.1 Development provides recreation trails in accordance with the standards in <i>Planning Scheme Policy 7 (Standards for Construction and Infrastructure).</i>

Division 4 Landscape Code

5.3.10 Purpose of the Landscape Code

The Overall Outcomes for landscaping are the purpose of the Landscape Code.

5.3.11 Overall Outcomes for Landscaping

Landscaping is to—

- (a) be sensitive to site attributes such as the Streetscape character, natural landforms and landscape settings, existing vegetation, views, land capability, and the availability of water and drainage; and
- (b) complement the nature and scale of the use or other development; and
- (c) maintain the local identity of different parts of the Shire; and
- (d) ensure significant on-site native plants are retained, protected and integrated into landscape design.

5.3.12 Specific Outcomes and Prescribed Solutions for Landscaping

Table 5.3.12 (Specific Outcomes and Prescribed Solutions for Landscaping) 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 5.3.12 Specific Outcomes and Prescribed Solutions for Landscaping

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
Landscaping	
SO1 Development provides landscaping that makes a positive contribution to environmental values.	S1.1 Development ensures that landscaping— (a) reflects the specific character of the locality by using planting on-site that is similar to existing plantings except where

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>plantings include an invasive weed species; and</p> <p>(b) is comprised of native species; and</p> <p>(c) incorporates tree species in private or communal Open Space Areas; and</p> <p>(d) incorporates shade trees in turfed areas greater than 20m²; and</p> <p>(e) incorporates planted landscaping over a minimum of half the landscape area.</p>
<p>SO2 Development ensures that landscaping incorporates significant existing vegetation where possible.</p>	<p>S2.1 Development ensures the retention of existing trees.</p> <p>S2.2 Development ensures that established significant vegetation that is removed or damaged is replaced with mature vegetation.</p> <p>S2.3 Development ensures that new Buildings, car parks and driveways are located so as to enable the retention and long term performance of significant on-site vegetation.</p>
<p>SO3 Development ensures that landscaping design promotes safety and casual surveillance.</p>	<p>S3.1 Development ensures that trees with a minimum 1.8 metres of clear trunk are located near pathways, entries, parking areas, street corners, street lighting and driveways.</p> <p>S3.2 Development provides that landscaping allows adequate visibility for casual surveillance of public and semi-public places including entrances to and exits from sites and Buildings.</p> <p>S3.3 Development provides that plantings do not obscure doors and windows overlooking public and communal spaces and isolated areas.</p>
<p>SO4 Development ensures that the location and type of planting does not have an adverse effect on Building foundations</p>	<p>S4.1 Development is to ensure that planting is not undertaken within a public utility easement or within 3 metres of overhead or</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
or electricity infrastructure such as overhead and underground utility services.	<p>underground utility services.</p> <p>S4.2 Development is to ensure that plant species will not damage Building foundations or overhead and underground utility services.</p> <p>S4.3 Development provides that vegetation used in landscaping adjacent to substations, or adjacent to an electricity easement uses species which will be less than 4 metres in height at maturity, and will not encroach within 3 metres of a substation boundary.</p>
SO5 Development ensures that landscaping design promotes the efficient use of water so as to minimise the demand for potable water and site runoff.	<p>S5.1 Development provides that landscaping—</p> <p>(a) maximises water infiltration on site through—</p> <p>(i) draining hard surfaced areas towards permeable surfaces; and</p> <p>(ii) incorporating turf and garden beds; and</p> <p>(iii) maximising the extent of permeable surfaces; and</p> <p>(b) incorporates locally occurring native plant species with long life expectancy and minimal litter drop, pruning, watering and fertilising requirements, where the site is not readily accessible or on-site maintenance is limited.</p>
SO6 Development ensures that all paved areas and turf and mulched garden beds incorporate measures that facilitate adequate drainage	<p>S6.1 Development provides that where landscaping incorporates paved areas and turf and mulched garden beds that such areas —</p> <p>(a) are adequately drained through the provision and treatment of swales, spoon drains, field gullies, sub-surface drainage and</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p>stormwater connections; and</p> <p>(b) do not restrict overland flow paths.</p>
<p>SO7 Development provides landscaping which enhances the appearance of the premises and makes a positive contribution to the Streetscape.</p>	<p>S7.1 Development in an industrial area ensures that landscaping comprises 10% of the site.</p> <p>S7.2 Development is to provide a mixture of trees and shrubs which have—</p> <p>(a) a minimum height when planted of—</p> <p>(i) 750 millimetres for trees; and</p> <p>(ii) 500 millimetres for shrubs; and</p> <p>(b) a minimum mature height of—</p> <p>(i) 4 metres for trees; and</p> <p>(ii) 1 metre for shrubs.</p> <p>S7.3 Development provides that trees and shrubs are planted at a minimum density of 1 tree or shrub per 16m² of landscaped area.</p>
<p>SO8 Development provides landscaping which—</p> <p>(a) screens visually intrusive Buildings, structures, open space storage areas and the like from public places, residences and other sensitive development; and</p> <p>(b) maintains privacy between adjoining residences.</p>	<p>S8.1 Development provides for a landscaped strip of not less than 3 metres in width, unless a greater width is specified in a Use Code.</p> <p>S8.2 Development provides that—</p> <p>(a) evenly spaced spreading trees and shrubs are provided in all landscape areas; and</p> <p>(b) landscaped areas along the frontage of the site include large trees that together, can achieve a canopy spread over a minimum of 50% of the site frontage within 10 years of planting; and</p> <p>(c) at least 4 trees with a</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions—if Self-assessable Probable Solutions—if Code-assessable
	<p style="text-align: right;">mature height of at least 4 metres are provided for every 20 metres of site frontage.</p> <p>S8.3 Development involves a mixture of trees and shrubs which have—</p> <p>(a) a minimum height when planted of—</p> <p style="padding-left: 20px;">(i) 750 millimetres for trees; and</p> <p style="padding-left: 20px;">(ii) 500 millimetres for shrubs; and</p> <p>(b) a minimum mature height of—</p> <p style="padding-left: 20px;">(i) 4 metres for trees; and</p> <p style="padding-left: 20px;">(ii) 1 metre for shrubs.</p>
<p>S09 Development provides that landscaping along the boundary between developments visually screens incompatible activities and serves to enhance the visual appearance of the development.</p>	<p>S9.1 No Solution is prescribed.</p>

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Division 5 Parking and Servicing Code

5.3.13 Purpose of the Parking and Servicing Code

The Overall Outcomes for Parking and Servicing are the purpose of the Parking and Servicing Code.

5.3.14 Overall Outcomes for Parking and Servicing

Parking and Servicing is to—

- (a) ensure that development provides for vehicle access and parking which—
 - (i) is adequate to meet the demand likely to be generated by the development; and
 - (ii) protects the amenity of nearby uses; and
 - (iii) provides a safe environment for both pedestrians and vehicles; and
 - (iv) achieves a high standard of urban design; and
 - (v) maintains or improves the function and safety of the transport network external to the site; and
 - (vi) allows for integration with public transport facilities; and
- (b) provide adequate parking and access for bicycles and motorcycles; and
- (c) provide safe access for pedestrians within parking and set down areas; and
- (d) provide adequate access and parking for emergency and other essential service vehicles.

5.3.15 Acceptable Solutions for Parking and Servicing for Self-Assessable Development

Table 5.3.15 (Acceptable Solutions for Parking and Servicing for Self-assessable Development) identifies in column 1, the Acceptable Solutions in respect of which Self-assessable development is to be assessed. The Acceptable Solutions comprise the Code for Self-assessable development for the Parking and Servicing Code.

Table 5.3.15 Acceptable Solutions for Parking and Servicing for Self-assessable Development

Column 1 Acceptable Solutions	
Parking Provision Rates	
S1.1	Development provides for on-site vehicle parking spaces in accordance with Table 5.3.15A (Car and Service Vehicle Parking).
S1.2	Development provides that all off-street parking areas are constructed and available for use before the use commences.
Vehicle access	
S2.1	Development provides that the minimum access driveway dimensions for a heavy vehicle complies with Table 3.1, section 3 of <i>AS 2890.2 – 1989</i> .
S2.2	Development provides that the minimum access driveway width for a car is 3 metres.
Car park design	
S3.1	Development provides that each car space has a minimum width of 2.4 metres and a minimum length of 5.4 metres.
S3.2	Development provides that the minimum width of a car park access aisle is 6.2 metres.
S3.3	Development provides that the minimum carriageway for heavy vehicle access is 4.5 metres for one-way operation and 6.5 metres for two-way operation.
S3.4	Development provides a parking bay for each heavy vehicle with the minimum dimensions specified below— <ul style="list-style-type: none"> (a) articulated vehicle—minimum width of 3.5 metres and a minimum length of 17.5 metres; and (b) heavy rigid vehicle—minimum width of 3.5 metres and a minimum length of 11 metres; and (c) small rigid vehicle—minimum width of 3.5 metres and a minimum length of 6.7 metres.
S3.5	Development provides that all vehicles can manoeuvre within the site to be able to leave the site in a forward direction.

Table 5.3.15A Car and Service Vehicle Parking

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
Aged Persons Accommodation	1 space per 2 fulltime staff members; and 1 space per 5 nursing home beds; and 1 space per 4 hostel type units; and 1 space per self contained unit; and visitor parking at 50% of the resident parking requirement.	1 SRV space; and 1 ambulance space; and 1 bus space.	Consideration is to be given to providing for persons with disabilities or walking frames who require wider car parking spaces. Bicycle parking facilities are desirable.
Agriculture	Nil	Nil	—
Animal Husbandry	1 space per 2 employees; and 1 space per 5 animal enclosures.	Nil	—
Aquaculture	1 space per 2 employees; and 1 visitors space.	1 SRV space.	—
Bed and Breakfast	1 space per bedroom utilised for bed and breakfast purposes.	Nil	—
Camping Ground	1 space per resident manager; and 1 space per camp site; and 1 space per 10 sites for visitor parking.	1 SRV space.	Where the camping grounds incorporates public use areas, additional car parking spaces will be required to accommodate the parking demand generated by such areas.
Caravan / Relocatable Home Park	1 space per resident manager; and 1 space per fulltime staff member; and 1 space per site; and 1 visitor space per 10 sites (or part thereof); plus 1 vehicle washing	1 HRV space.	1 space is provided on each permanent occupancy or short term occupancy site.

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	space per 50 sites (or part thereof). Minimum of 4 visitor spaces.		
Caretaker's Residence	1 space.	Nil	—
Cattery	1 space per 2 employees; and 1 space per cat for catteries used for the boarding of cats.	Nil	—
Child Care Facility	1 space per employee; and plus 1 space per 8 children	Nil	In addition, pick up and set down spaces should be provided on the site adjacent to the main entrance to the premises.
Commercial Activity	<u>Medical centre</u> 4 spaces per medical practitioner; and 1 space per 2 administrative and support staff. <u>Veterinary surgery</u> 4 spaces per veterinary consulting room. <u>Other uses under this definition</u> 1 space per 30m ² total leasable area.	1 SRV space.	An ambulance bay may be required depending on size of medical centre. Bicycle parking facilities are desirable.
Commercial Ground Water Extraction	1 space per employee.	Nil	—
Community Care Centre	1 space per 2 employees.	1 SRV space. Ambulance and bus spaces as determined by the Local Government.	Special attention should be given to the provision of wider car spaces for persons who are disabled or use walking frames.
Convenience	1 space per 5m ² of customer floor space up	1 SRV space.	Parking provision may be reduced if the

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
Restaurant	to 300m ² , thereafter 1 space per 20m ² ; and 1 space per 2 fulltime staff members.		facility is incorporated in a shopping centre. If including a drive-through serving facility, separate queuing is to be provided for 12 vehicles at the drive-through servery. Bicycle parking facilities are desirable.
Community Uses	<u>Community centre/senior citizens centre/youth centre/neighbourhood centre</u> 1 space per 10m ² . <u>Community hall/meeting rooms</u> 1 space per 5m ² . <u>Cultural centre</u> 1 space per 30m ² ; and 1 space per 2 staff members. <u>Art gallery/library/museum</u> 1 space per 50m ² gross floor area of display area; and 1 space per 2 staff members.	1 HRV space.	Special attention should be given to the provision of wider car spaces for persons who are disabled or use walking frames. Provision is to be made for the parking of buses.
Corrective Institution	1 space per employee; and 1 visitors space per 20 inmates.	1 SRV space.	—
Cottage Tourist Facility	1 space per 15m ² of Building floor area; and 1 space per 4 seats of outdoor seating. In any case a minimum of 8 spaces where light	Nil	—

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	refreshment are served and 6 spaces where refreshments are not served.		
Coursing or Trialling Track	As determined by the Local Government.	As determined by the Local Government.	—
Educational Establishment	<u>Primary and High schools</u> 1 space per teacher; and 1 space per 2 other employees; and 1 space per 10 students in Year 12; and 1 visitors space per 100 students. <u>Other facilities</u> As determined by the Local Government.	1 SRV space; and 1 bus parking space per 120 students; and bicycle parking at the rate of 1 space per 25 students in year 3 and over; and space for student drop-off and collection.	
Equestrian Activities	1 space per 2 employees; or Where the use involves a sporting field, the rate required for Outdoor Sport, Recreation and Entertainment.	Nil	—
Extractive Industry	1 space per 2 employees.	Nil	—
Feedlot Farming	1 space per 2 employees.	Nil	—
Food Establishment/ Reception Centre	<u>Restaurant</u> 1 space per 15m ² of gross floor area. <u>Café</u> 1 space per 10m ² of	1 SRV space.	Parking provision may be reduced if the facility is incorporated in a shopping centre. If including a drive-through serving facility,

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	<p>customer floor space up to 400m², thereafter 1 space per 20m²; and plus 1 space per 2 fulltime staff members.</p> <p><u>Bakery/hot bread shop</u></p> <p>1 space per 10m² of customer floor space; and</p> <p>1 space per 2 fulltime staff members.</p> <p><u>Other uses under this definition</u></p> <p>1 space per 15m² of gross floor area.</p>		<p>separate queuing is to be provided for 12 vehicles at the drive-through servery.</p> <p>Bicycle parking facilities are desirable.</p>
Forestry	As determined by the Local Government.	As determined by the Local Government.	
Funeral Premises	<p>1 space per employee; and</p> <p>1 space per 5 funeral chapel / crematorium seats.</p>	<p>1 SRV space; and</p> <p>1 space for each hearse.</p>	—
General Store	<p>1 space per 20m² of gross floor area; or</p> <p>3 spaces whichever is the greater.</p>	1 SRV space.	Bicycle parking facilities are desirable.
Home Based Business	<p>A maximum of 1 car parking space is provided where a floor area of not more than 25m² is utilised.</p> <p>Where a floor area of more than 25m² but less than 50m² is utilised, 1 car parking space is provided where an employee, other than a resident of the dwelling, is engaged.</p> <p>Where a floor area of 50m² or more is utilised,</p>	A maximum of 2 HRV space.	This space is in addition to the parking requirement for the dwelling, and may be provided on the driveway.

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
House	1 space; or 2 spaces where including a secondary dwelling; or 2 spaces and 1 visitor space where including a secondary dwelling and located in a Residential or Medium Density Residential Precinct.	Nil	—
Indoor Sports, Recreation and Entertainment	<p><u>General requirement</u> 1 space per 10m²; or 0.75 space per participant.</p> <p><u>Amusement arcade and gaming machines</u> 1 space per 5m² of total leasable area.</p> <p><u>Bowling centre</u> 4 spaces per lane.</p> <p><u>Cabaret</u> 1 space per 5m²; and 1 space per 2 staff members.</p> <p><u>Club</u> 1 space per 30m²; and 1 space for each director and staff member.</p> <p><u>Concert hall/dance hall</u> 1 space per 5 seats.</p> <p><u>Gymnasium</u> 1 space per 10m² of total leasable area.</p>	<p>As determined by the Local Government unless specified below.</p> <p>1 SRV space.</p> <p>1 SRV space.</p> <p>1 SRV space.</p> <p>Bus and taxi pick up and set down areas, and service vehicle spaces for loading and unloading.</p> <p>1 SRV space.</p>	<p>Bicycle parking facilities are desirable as appropriate.</p> <p>Provision is also made for bus and taxi pick-up and set down as determined by the Local Government.</p>

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	<p><u>Indoor cricket</u> 15 spaces per court.</p> <p><u>Skating rinks and tracks</u> 1 space per 20m² of total leasable area plus a set down and pick up area</p> <p><u>Tennis/squash/badminton courts</u> 4 spaces per court.</p> <p><u>Theatre/cinema</u> 1 space per 5 seats; and 1 space per 2 staff members.</p> <p><u>Volleyball/netball/basketball courts</u> 12 spaces per court.</p>	<p>1 SRV space.</p> <p>1 SRV space.</p> <p>Bus and taxi pick up and set down areas, and service vehicle spaces for loading and unloading.</p> <p>1 SRV space.</p>	
Industry — General	<p>1 space per 50m² of total leasable area; or 30 spaces per hectare of site area; or 0.75 space per employee; whichever is the greatest.</p>	<p>1 SRV space; and HRV and AV spaces as determined by the Local Government.</p>	—
Industry—High Impact	<p>1 space per 50m² of total leasable area; or 30 spaces per hectare of site area; or 0.75 space per employee, whichever is the greatest.</p>	<p>1 SRV space; and HRV and AV spaces as determined by the Local Government.</p>	—
Industry—Low Impact/Service	<p>1 space per 50m² of total leasable area; or 30 spaces per hectare of site area; or</p>	<p>1 SRV space.</p>	—

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	0.75 space per employee, whichever is the greatest.		
Intensive Agriculture	1 space per 2 employees.	1 SRV space.	—
Intensive Animal Husbandry	1 space per 2 employees.	As determined by the Local Government.	—
Kennel	1 space per 2 employees; and 1 space per dog for kennels used for the boarding of dogs.	Nil	—
Managers/ Workers House	1 space.	Nil	—
Market	1 space per 20m ² of gross floor area.	As determined by the Local Government.	—
Medium Density Residential Use	<p><u>General requirement</u></p> <p>1 covered space per unit; and</p> <p>1 visitor space per 2 units (or part thereof); and</p> <p>1 washing bay for 10 units or more.</p> <p>Not less than 50% of visitor car parking spaces are sited between the Building and the street frontage, or on the main approach side of the street.</p> <p><u>Student accommodation</u></p> <p>0.5 spaces per dwelling or rented bedroom; and</p> <p>0.5 bicycle spaces per dwelling or rented bedroom.</p> <p><u>Boarding house</u></p>	1 SRV space where more than 10 units.	Student accommodation provision only applies where student accommodation is located in close proximity to good public transport services. Standard medium density rates apply otherwise.

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	0.25 spaces per rented room or unit; and 0.5 bicycle spaces per rented room or unit.		
Motel	1 space per unit; and 1 space per resident manager; and 1 space per fulltime staff member; and 1 space per 15m ² of total leasable area of any restaurant component.	1 SRV space.	—
Outdoor Sports, Recreation and Entertainment	<u>Court games</u> 6 spaces per court. <u>Golf course</u> 4 spaces per hole; and 1 space per 10m ² of bar, lounge and other entertainment areas. <u>Lawn bowls</u> 30 spaces per green. <u>Swimming pool</u> 15 spaces; and 1 space per 100m ² of usable area. <u>Football field</u> 50 spaces per field. <u>Equestrian and coursing sports</u> 1 space per 5 persons able to be seated; and 1 space per 5m ² of other spectator areas. <u>Other Outdoor Sports</u> As a minimum requirement, 1 space per 5 spectator seats;	1 SRV space. 1 HRV space. 1 SRV space. 1 SRV space. Provision to be made for trailer/horse float parking. As determined by the Local	Bicycle parking facilities are desirable.

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	and 1 space per 5m ² of other spectator area.	Government.	
Passenger Terminal	As determined by the Local Government. Car parking areas are situated at the front of, or on the approach side of the site.	As determined by the Local Government.	Bicycle parking facilities are desirable.
Piggery	1 space per 2 employees.	As determined by the Local Government.	—
Poultry Farm	1 space per 2 employees.	As determined by the Local Government.	—
Private Airstrip	As determined by the Local Government.	As determined by the Local Government.	—
Produce Store	1 space per 50m ² of gross floor area. Car parking areas are situated at the front of, or on the approach side of the site.	1 SRV space. 1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the Building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.	—
Public Worship	1 space per 10m ² of gross floor area.	2 SRV spaces. An on-site pickup and set-down area to be provided adjacent to main entry of the facility.	Bicycle parking facilities are desirable. Where a hall or other Buildings are provided in association with the place of worship, additional parking is to be provided having regard to the uses

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
			proposed.
Retail Plant Nursery	<p><u>Nursery component</u></p> <p>1 space per 100m² of display area with a minimum of 6 spaces; and</p> <p>1 space per 20m² of indoor retail use area.</p> <p><u>Landscaping materials component</u></p> <p>1 space per 500m² of site area with a minimum of 5 spaces.</p> <p>Car parking areas are situated at the front of, or on the approach side of the site.</p>	<p>1 SRV space.</p> <p>1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the Building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.</p>	<p>If the use incorporates a café or restaurant, additional parking is to be provided at the rates for such uses.</p> <p>Provision is made for parking spaces and loading areas for larger vehicles, and cars with trailers.</p>
Retail Showroom	<p>1 space per 40m² of total leasable area.</p> <p>Car parking areas are situated at the front of, or on the approach side of the site.</p>	<p>1 HRV space where the gross floor area is less than 1,000m².</p> <p>1 AV space where the gross floor area is between 1,000m² and 2,000m².</p> <p>As determined by the Local Government where the gross floor area is greater than 2,000m².</p> <p>1 customer loading area, suitable for at least 1 car towing a trailer is to be located within 20 metres of the Building entrance. This could be in the form of a</p>	

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
		dedicated loading dock or drive-through loading or unloading area.	
Roadside Stall	1 customer space per 20m ² total leasable area.	Nil.	—
Service Station	1 space per 2 fulltime employees; and 6 spaces per workshop service bay; and 1 space per 20m ² of retail space; and queuing space for a minimum of 3 cars from the end of each petrol pump lane.	1 AV space suitable for the parking of petrol tankers; and 1 SRV space.	Tandem car parking may be acceptable for serviced, repaired or staff vehicles. Where a carwash is ancillary to the service station, separate queuing space should be provided for 5 cars at the entrance of the car wash.
Shop	1 space per 16m ² of TLA for the first 10,000m ² . 1 space per 18m ² of TLA where the TLA is > 10,000m ² but < 20,000m ² . 1 space per 23m ² of TLA where the TLA is 20,000m ² or more.	1 SRV space where the gross floor area is less than 500m ² . 1 SRV space and 1 HRV space where the gross floor area is 500m ² or more but less than 2,000m ² . As determined by the Local Government where the gross floor area is 2,000m ² or more.	—
Shopping Centre	1 space per 16m ² of TLA for the first 10,000m ² . 1 space per 18m ² of TLA where the TLA is > 10,000m ² but < 20,000m ² .	1 SRV space where the gross floor area is less than 500m ² . 1 SRV space and 1 HRV space where the gross floor area is 500m ² or more	Where the shops comprise a single integrated complex in excess of 4,000m ² gross floor area, provision is to be made for— (a) on-site bus and taxi parking; and

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
	1 space per 23m ² of TLA where the TLA is 20,000m ² or more.	but less than 2,000m ² . As determined by the Local Government where the gross floor area is 2,000m ² or more.	(b) bicycle parking.
Telecommunications Facilities	As determined by the Local Government.	As determined by the Local Government.	—
Temporary Estate Sales Office	3 spaces.	Nil.	All spaces to be provided at the 1 location in the curtilage of the sales office.
Tourist Business	1 space per 15m ² of gross floor area.	1 SRV space.	Bicycle parking facilities are desirable.
Tourist Cabins	1 space per unit; plus 1 space per 2 employees.	1 SRV space	Bicycle parking facilities are desirable.
Tourist Facility	As determined by the Local Government.	1 SRV space.	Parking to be provided based on the type of use, activities provided, and the likely level of patronage. Bicycle parking facilities are desirable.
Transport Terminal	1 space per driver operating from the site; and 1 space per employee working on the site; and 2 visitor spaces.	As determined by the Local Government.	Bicycle parking facilities are desirable.
Truck Depot	1 car parking space per heavy vehicle space; and 1 space per 2 non-driver employees.	Nil where Self-assessable. Otherwise as determined by the Local Government.	—
Utility—Local	1 space.	As determined by the Local	—

Column 1 Use	Column 2 Self-assessable and Assessable Development. Solution for Car Parking Spaces	Column 3 Self-assessable and Assessable Development. Solution for Service Vehicle Parking Spaces ¹	Column 4 Requirements for Assessable Development
		Government.	
Utility—Major	As determined by the Local Government.	As determined by the Local Government.	—
Veterinary Surgery / Hospital	1 space per 30m ² of total leasable area.	1 SRV space.	—
Warehouse/ Storage Facility	1 space per 2 employees; or 1 space per 100m ² of total leasable area; whichever is the greatest.	1 AV space.	—
Winery/Distillery	1 space per staff member.	1 SRV space.	If open to the public, additional parking is to be provided as per the relevant use space – eg. shop or restaurant, bus parking and manoeuvring.

¹ Terms and Abbreviations

AV means articulated vehicle (for vehicle dimensions and manoeuvring requirements refer Australian Standard AS2890.2).

GFA means gross floor area.

HRV means heavy rigid vehicle (for vehicle dimensions and manoeuvring requirements refer Australian Standard AS2890.2).

SRV means small rigid vehicle (for vehicle dimensions and manoeuvring requirements refer Australian Standard AS2890.2).

Service bay means a loading/unloading bay.

TLA means total leasable area.

Note:

- (1) *Parking provision for proposals that incorporate more than one use is calculated on each use within the development. Where it is demonstrated that vehicle parking will be used to access a variety of uses within a development, the total vehicle provision may be reduced.*
- (2) *Where the number of parking spaces calculated is not a whole number, then the number of spaces to be provided is to be the whole number next above the calculated number.*

- (3) Where an existing Building, occupied by an existing use, is extended, or the area of land occupied by an existing use is increased, the provision levels apply only to the extension of the Building, or to the use of the additional land.
- (4) Where an existing Building or land is occupied by a new use (not being an existing use), and the parking demand of the new use is greater than the existing use, the parking solution is the difference between the parking demand for the new use less the parking demand for the existing use. Where the new use is a Self-assessable use and there is insufficient room for additional car parking spaces on-site, the existing level of car parking provision is deemed sufficient to satisfy the parking requirements.
- (5) For uses requiring less than 10 car parking spaces, the provision levels are in addition to any disabled parking requirements stipulated in the Building Code of Australia.
- (6) Where proposed uses operate outside normal business hours and a reduction in vehicle parking requirements is proposed, the following matters are addressed:
- the nature and extent of proposed development on the site;
 - the nature and extent of surrounding development; and
 - the location and use of existing vehicle parking facilities in the area.
- (7) Where the required amount of off street car and service vehicle parking cannot be provided the Local Government may accept a monetary contribution in lieu of parking at the rate set in a Planning Scheme policy.

5.3.16 Specific Outcomes and Prescribed Solutions for Parking and Servicing for Code and Impact-assessable Development

Table 5.3.16 (Specific Outcomes and Prescribed Solutions for Parking and Servicing, for Code and Impact-assessable Development) identifies in—

- column 1, the Specific Outcomes in respect of which Code-assessable and Impact-assessable development is to be assessed; and
- column 2, the Probable Solutions in respect of which Code-assessable and Impact-assessable development is to be assessed.

Table 5.3.16 Specific Outcomes and Prescribed Solutions for Parking and Servicing for Code and Impact-assessable Development

Column 1 Specific Outcomes	Column 2 Probable Solutions
Parking Provision Rates	
SO1 Development provides for sufficient vehicle parking on-site to meet the demand likely to be generated by the development having regard to—	S1.1 Development provides for on-site vehicle parking spaces in accordance with Table 5.3.15A (Car and Service Vehicle Parking).
(a) any existing parking facilities on the site and the premises they service; and	S1.2 Development provides that all off-street parking areas are constructed and available for use before the use commences.
(b) the feasibility of physically	

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>providing parking on-site; and</p> <p>(c) the hours of operation of the proposed use and the opportunity for sharing parking spaces with other uses; and</p> <p>(d) the availability of public parking in the surrounding area; and</p> <p>(e) the content of any Planning Scheme policy or infrastructure Charges Plan dealing with monetary contributions in lieu of providing on-site parking; and</p> <p>(f) existing and future traffic conditions in the surrounding area.</p>	
Vehicle Access	
<p>SO2 Development provides that vehicle access arrangements are appropriate for the—</p> <p>(a) capacity of the parking area; and</p> <p>(b) volume, frequency, and type of vehicle usage; and</p> <p>(c) function and configuration of the access road; and</p> <p>(d) ensuring the safety of drivers and pedestrians; and</p> <p>(e) free influx of traffic into parking areas; and</p> <p>(f) unimpeded access for emergency and essential service vehicles; and</p> <p>(g) prevention of adverse effects on traffic movements on streets external to the site.</p>	<p>S2.1 Development provides vehicle accesses and queuing areas that comply with AS2890.</p> <p>S2.2 Development provides that no parking or turning movements or intersection aisles are provided in vehicle queuing areas.</p> <p>S2.3 Development provides that where access driveways are to cater for a high volume and turnover of vehicles, accesses are located—</p> <p>(a) off side roads rather than main thoroughfares; and</p> <p>(b) away from areas of high pedestrian traffic; and</p> <p>(c) so that right turning traffic movements do not obstruct through traffic; and</p> <p>(d) so that the access does not conflict with the operation of bus stops, taxi ranks, and pedestrian crossings.</p>
<p>SO3 Development provides that vehicle accesses have minimal adverse effects on the—</p>	<p>S3.1 Development provides that the maximum number of driveways accessing a Lot or premises is</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<ul style="list-style-type: none"> (a) safety and efficiency of the access road; and (b) integrity of infrastructure within the road reserve; and (c) amenity of premises in the surrounding area. 	<p>one, unless it can be demonstrated that multiple driveways will improve ingress/egress, internal traffic operation and pedestrian safety without comprising the safety and efficiency of the access road.</p>
Car Park Design	
<p>SO4 Development provides that the siting of a parking area has regard to—</p> <ul style="list-style-type: none"> (a) the type of road frontage; and (b) the safety and convenience of ingress and egress points; and (c) the effect of vehicle parking on adjacent uses; and (d) minimisation of vehicle and pedestrian conflicts; and (e) potential for site landscaping; and (f) issues relating to public safety and security; and (g) linkages between car parks on adjacent properties; and (h) co-location and multi-use opportunities for shared parking arrangements. 	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development provides that the parking spaces are—</p> <ul style="list-style-type: none"> (a) useable by the occupants and visitors including disabled persons; and (b) easily accessible from the Building; and (c) located to encourage off-street parking; and (d) located and designed to maintain or improve the character of the surrounding area; and (e) located within the development site. 	<p>S5.1 Development provides that—</p> <ul style="list-style-type: none"> (a) entry and exit points to the car park are clearly signposted; and (b) all parking spaces are freely available for use by a development's staff and visitors during the business hours of the use; and (c) visitor and customer car spaces are located in the most accessible position to the main entrance of the Building; and (d) above ground or multi-

Column 1 Specific Outcomes	Column 2 Probable Solutions								
	<p>level parking areas are designed, articulated and use finishes of a quality equal to or better than adjoining development; and</p> <p>(e) 60% of the car parks for non-residential development are easily visible from the street.</p>								
<p>SO6 Development provides that the parking area has—</p> <p>(a) clearly marked parking spaces of adequate dimensions; and</p> <p>(b) adequate manoeuvring area for parking spaces; and</p> <p>(c) a clear, safe, and effective circulation system; and</p> <p>(d) sufficient queuing area for vehicles entering or leaving the site.</p>	<p>S6.1 Development provides that the vehicle parking area is designed in accordance with <i>AS2890.1 – Parking Facilities – Off-Street Car Parking</i>, except that small car parking is—</p> <p>(a) limited to a maximum of 10% of the total spaces provided; and</p> <p>(b) physically separated from standard sized spaces; and</p> <p>(c) signposted as small car parking.</p> <p>S6.2 Development provides that the layout of the parking area assists in controlling traffic circulation and parking movements, and in limiting vehicle speeds.</p> <p>S6.3 Development provides that no parking or turning movements or intersection aisles are located in a queuing area.</p> <p>S6.4 Development provides queuing spaces in accordance with the table below—</p> <table border="1" data-bbox="874 1599 1350 1843"> <thead> <tr> <th data-bbox="880 1608 1126 1671">Static capacity of car park</th> <th data-bbox="1131 1608 1343 1671">Queue spaces</th> </tr> </thead> <tbody> <tr> <td data-bbox="880 1677 1126 1720">1 to 60 spaces</td> <td data-bbox="1131 1677 1343 1720">2</td> </tr> <tr> <td data-bbox="880 1727 1126 1769">61 to 100 spaces</td> <td data-bbox="1131 1727 1343 1769">3</td> </tr> <tr> <td data-bbox="880 1776 1126 1839">Greater than 100 spaces</td> <td data-bbox="1131 1776 1343 1839">As per table 3.3, AS 2890.1</td> </tr> </tbody> </table> <p>S6.5 Development which is located on a minor road, provides one queuing space with a minimum length of 6 metres measured from the property boundary.</p>	Static capacity of car park	Queue spaces	1 to 60 spaces	2	61 to 100 spaces	3	Greater than 100 spaces	As per table 3.3, AS 2890.1
Static capacity of car park	Queue spaces								
1 to 60 spaces	2								
61 to 100 spaces	3								
Greater than 100 spaces	As per table 3.3, AS 2890.1								
SO7 Development provides that	S7.1 Development does not have an								

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>vehicle parking does not have an adverse effect on the natural environment.</p>	<p>adverse effect on existing street trees.</p> <p>S7.2 Development provides that where any part of a parking area is designated and used as a vehicle cleaning or washing area that contaminants are not released into the environment.</p> <p>S7.3 Development ensures that a parking area with a capacity in excess of 100 vehicles is designed with an appropriately located, gross pollutant trap.</p>
<p>SO8 Development provides that the parking area minimises the effects of heat radiation, glare, dust, and noise on the amenity of the surrounding area.</p>	<p>S8.1 Development provides for Screen Landscaping and Aesthetic Landscaping throughout the parking area.</p> <p>S8.2 Development provides that parking spaces are sealed.</p> <p>S8.3 Development provides for a solid 1.8 metre fence or wall along rear and side boundaries of the parking area where the parking area adjoins a residential or other noise-sensitive use.</p> <p>S8.4 Development provides for shade structures in a parking area with a capacity in excess of 100 vehicles.</p>
<p>SO9 Development provides for safe and segregated pedestrian paths within the parking area that provide access to the use.</p>	<p>S9.1 No Solution is prescribed.</p>
Pick Up and Set Down Areas	
<p>SO10 Development provides for a bus pick up and set down area in a safe and adequate manner where the development involves—</p> <ul style="list-style-type: none"> (a) a Passenger Terminal; or (b) a Community Facilities; or (c) an Educational Establishment; or (d) a Hospital; or (e) a major recreational facility; or (f) an institution; or 	<p>S10.1 Development provides a bus pick up and set down area that allows—</p> <ul style="list-style-type: none"> (a) a bus to manoeuvre in accordance with <i>Austrroads Standards</i> for a long rigid bus; and (b) passengers to safely board and alight from the bus; and (c) buses to avoid obstructing access for circulating traffic within the site or on the street.

Column 1 Specific Outcomes	Column 2 Probable Solutions
<ul style="list-style-type: none"> (g) a Motel or Hotel with more than 20 units or rooms; or (h) a major Aged Person Accommodation; or (i) a Shopping Centre with a gross floor area in excess of 5,000m². 	
<p>SO11 Development provides for car pick up and set down areas in a safe and adequate manner where the development involves—</p> <ul style="list-style-type: none"> (a) a Passenger Terminal; or (b) a Cemetery or Crematorium; or (c) a Child Care Facility; or (d) a Community Facilities; or (e) an Educational Establishment; or (f) a Hospital; or (g) a major recreational facility; or (h) an institution; or (i) a licensed club; or (j) a place of Public Worship; or (k) a Shopping Centre with a gross floor area in excess of 5,000m². 	<p>S11.1 Development provides for a car pick up and set down area within the site that allows—</p> <ul style="list-style-type: none"> (a) several cars at one time to manoeuvre in accordance with <i>Austroads Standards</i>; and (b) passengers to safely board and alight from the vehicle; and (c) cars to avoid obstructing access for circulating traffic within the site.
Service Vehicle Provision	
<p>SO12 Development provides for the loading, unloading, manoeuvring, and access by service vehicles on-site in a manner that—</p> <ul style="list-style-type: none"> (a) is sufficient for the service vehicles to gain ready access to loading or unloading facilities associated with the uses on site; and (b) is safe and efficient; and (c) does not impede vehicular and pedestrian circulation within or external to the site; and 	<p>S12.1 Development provides for service parking in accordance with Table 5.3.15A (Car and Service Vehicle Parking).</p> <p>S12.2 Development provides for service bays and access driveways in accordance with the provisions of <i>AS2890.2 – 1989 – Off Street Parking – Commercial Vehicle Facilities</i>.</p> <p>S12.3 Development provides that service vehicles can enter and exit the site in a forward direction.</p> <p>S12.4 Development provides that service vehicle loading and</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
(d) does not detract from the amenity of the locality and in particular adjoining properties.	unloading areas are screened from view from adjacent incompatible uses.
SO13 Development provides that refuse trucks are able to readily access on-site refuse storage facilities.	<p>S13.1 Development provides for access and manoeuvring areas for an on-site refuse storage facility to enable access by a refuse collection vehicle in accordance with <i>Austroads Standards Australia, HB72 Design Vehicles and Turning Path Templates</i>.</p> <p>S13.2 Development provides that extra pavement depth is provided on the route the refuse truck will take through the car park.</p>
Parking for People with Disabilities	
SO14 Development provides that vehicle parking for people with disabilities is provided in sufficient numbers and is well located, and has appropriate dimensions to meet user needs.	<p>S14.1 Development provides that vehicle parking for people with disabilities is located in close proximity to main Building entries or uses.</p> <p>S14.2 Development provides parking spaces for people with disabilities at the rates specified in <i>Appendix C of AS 2890.1, Part 1: Off Street Car Parking</i>.</p> <p>S14.3 Development provides that parking spaces for people with disabilities are designed in accordance with <i>Appendix C of AS 2890.1, Part 1: Off Street Car Parking</i>.</p> <p>S14.4 Development provides that pathways and ramps link disabled car spaces with the entrances to Buildings or uses, in accordance with <i>AS1428.1: Design for Access and Mobility</i>.</p> <p>S14.5 Development provides for readily visible signs at the entrance to the car park and within the car park to indicate the location of disabled parking and disabled access ways to destinations within the site.</p>
Parking for Motorcycles	
SO15 Development provides parking for motorcycles in a manner to	S15.1 Development provides parking spaces for motorcycles in

Column 1 Specific Outcomes	Column 2 Probable Solutions
meet user needs.	accordance with <i>Section 2.4.7 of AS 2890.1, Part 1.</i>
Parking for Bicycles	
<p>SO16 Development provides for bicycle parking in an adequate manner to meet user needs where the development involves—</p> <ul style="list-style-type: none"> (a) a Community Facilities; or (b) a sport, leisure or entertainment centre; or (c) a library or other public Building; or (d) an Educational establishment; or (e) a Hospital or medical centre; or (f) a transit centre; or (g) a major park or recreation area; or (h) a Shopping Centre. 	<p>S16.1 Development provides for bicycle parking in accordance with <i>AS2890.3, Part 3: Bicycle Parking Facilities.</i></p> <p>S16.2 Development provides for long term bicycle parking space together with the following end-of-trip facilities—</p> <ul style="list-style-type: none"> (a) 1 locker per 2 bicycle parking spaces; and (b) 1 shower cubicle and change room per 10 bicycle parking spaces. <p>S16.3 Development provides that short-term, bicycle parking areas are located within 15 metres of the main entry to the Building or facility they serve.</p>
Lighting	
<p>SO17 Development provides for lighting to increase safety and security in and around parking areas.</p>	<p>S17.1 Development provides for security lighting in accordance with <i>AS 4282 – 1997 – The Control of Obtrusive Effects of Outdoor Lighting.</i></p> <p>S17.2 Development provides that night lighting is controlled by photoelectric cells rather than time switches.</p> <p>S17.3 Development provides that areas not intended for night use are closed off from public access.</p> <p>S17.4 Development provides that—</p> <ul style="list-style-type: none"> (a) light spillage onto adjoining land and roadways is avoided; and (b) illumination levels outside the boundary of the site do not exceed 8 lux when measured 1.5 metres outside the boundary of the site at any level upwards from the ground. <p>S17.5 Development provides that</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>lighting is appropriately placed to avoid shadows and glare which might put pedestrians or vehicles at risk (i.e. lighting sources are shielded at eye level).</p> <p>S17.6 Development provides that lighting within parking structures complies with <i>AS 1680 – Interior Lighting</i>.</p>
<p>SO18 Development provides that outdoor public spaces and car parking areas, which are used after dark, are appropriately and consistently lit to reduce the contrast between shadows and illuminated areas.</p>	<p>S18.1 Development provides that areas intended for night-time use (such as principal pedestrian and bicycle movement routes, car park walkways, public spaces, etc) are lit in accordance with <i>AS 1158 – Public Lighting Code</i>.</p> <p>S18.2 Development provides that areas that are heavily used by pedestrians, including main entries, walkways, and toilets are well lit with the power of 50-110 lux.</p>
Public Safety	
<p>SO19 Development enhances the public safety of a parking area by ensuring that a parking area—</p> <ul style="list-style-type: none"> (a) optimises informal surveillance and controls inappropriate access; and (b) is well-lit to enable surveillance of all of the parking area and accessways; and (c) is well-signed and provided with emergency facilities; and (d) incorporates features which control vehicle speeds. 	<p>S19.1 Development provides that a tree or shrub which is planted in or adjacent to a parking area—</p> <ul style="list-style-type: none"> (a) has a clean trunk for a minimum height of 2 metres; or (b) is low-growing to a maximum height of 1.2 metres. <p>S19.2 Development provides that a parking area—</p> <ul style="list-style-type: none"> (a) is located where it can be monitored by passers-by and occupants of the development; and (b) with more than 100 spaces, has an attendant to provide surveillance and manage emergencies. <p>S19.3 Development provides that a parking area is well lit, with vandal-proof lighting, to enable visibility of all parts of the parking area.</p> <p>S19.4 Development provides that a</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>parking area does not contain concealment areas.</p> <p>S19.5 Development provides that a parking area is provided with signage identifying exits, destinations, and the location of emergency facilities such as fire extinguishers, telephones, or emergency buttons.</p> <p>S19.6 Development provides for the installation of speed humps in accordance with <i>Australian Standard AS 2890.1</i> and in a manner that reduces vehicle speeds, avoids damage to vehicles, and enables the bumps to be easily seen by both drivers and pedestrians.</p>
Parking Structures	
<p>SO20 Development provides that parking structures have adequate clearance from walls, columns, roofs, and other obstructions, to facilitate ease and safety of use.</p>	<p>S20.1 Development provides that parking structures comply with <i>AS 2890.1 Part 1: Off Street Car Parking</i>.</p> <p>S20.2 Development does not incorporate tandem or stacked parking.</p>
<p>SO21 Development provides that parking structures are designed to minimise the visual impact of the structure on the Streetscape and adjacent uses.</p>	<p>S21.1 Development provides that—</p> <ul style="list-style-type: none"> (a) parking structures complement the visual amenity of the Streetscape in terms of Building bulk, height, materials, colours, and façade articulation, and (b) where structures adjoin residential uses the shadows cast by the structure, and the nature of the facade does not detrimentally impact on the residential use. <p>S21.2 Development provides that parking structures are an integral part of the Building they serve.</p> <p>S21.3 Development provides that a free-standing, parking area Building is compatible with other nearby Buildings.</p> <p>S21.4 Development provides that</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	where a parking area façade fronts directly on to a commercial or retail street, the street level incorporates retail or commercial uses in a manner that contributes to a pedestrian environment.
Parcel Pick Up and Trolley Bay Areas	
SO22 Development provides that parcel pick up areas— <ul style="list-style-type: none"> (a) do not interrupt the flow of vehicles in circulation driveways; and (b) enable pedestrians to move freely and safely around vehicles in the pick up area without being put at risk by traffic. 	S22.1 No Solution is prescribed.
SO23 Development provides for trolley bays in parking areas associated with retail development to enable the orderly storage of shopping trolleys.	S23.1 Development provides trolley bays in accordance with AS 2890.1 Part 1 – Off Street Car Parking.
Signage	
SO24 Development provides for signage within parking areas to— <ul style="list-style-type: none"> (a) direct and inform drivers entering and circulating within parking areas about vehicle entry points, exits, and the location of parking for disabled persons; and (b) warn against hazards to safety or potential damage to vehicles; and (c) identify rows of parking to enable users to locate their vehicles; and (d) direct users to lifts, stairs, amenities, exits and other destinations; and (e) inform users about security measures. 	S24.1 Development provides for signage in accordance with AS 2890.1 Part 1: Off Street Car Parking and AS 1742: Code of Uniform Traffic Control Devices. S24.2 Development provides that all traffic signage and traffic control measures comply with a Local Government approved layout plan for the parking area. S24.3 Development provides that signage intended for night use is illuminated. S24.4 Development provides that parking spaces are clearly marked and their location clearly signed to identify parking for site occupants, visitors, disabled persons, motorcyclists and cyclists.
Landscaping	
SO25 Development provides for landscaping in parking areas	S25.1 Development provides for landscaping throughout parking

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>to—</p> <ul style="list-style-type: none"> (a) enhance the amenity of the site; and (b) reduce the heat reflection, glare and the harsh visual effect of large expanses of concrete or asphalt; and (c) provide shade for vehicles and pedestrian walkways; and (d) separate and define different use areas in the parking area; and (e) reduce light spill-over; and (f) separate incompatible uses. 	<p>areas, which—</p> <ul style="list-style-type: none"> (a) incorporates shade trees at the rate of one shade tree for every fourth car space; and (b) provides a minimum 1.2 metres square planting area for each shade tree; and (c) incorporates ground covers around the base of each shade tree; and (d) uses shade tree species that are robust, provide an appropriate canopy, and do not create a nuisance from fruit or sap. <p>S25.2 Development provides a landscaped strip 3 metres in width along all street frontages to the parking area, and a 2 metre strip is provided along all boundaries with residential or other sensitive uses.</p> <p>S25.3 Development protects landscaping areas from vehicular traffic by barrier kerb, bollards, or similar devices.</p>
<p>SO26 Development provides that landscaping is maintained on a regular basis to ensure the continued growth and survival of the vegetation.</p>	<p>S26.1 Development provides that landscaping is designed and constructed for minimum maintenance, and is maintained at the property owner's expense.</p>
Drainage	
<p>SO27 Development provides that all stormwater drainage from sealed or paved areas is—</p> <ul style="list-style-type: none"> (a) collected within the site and piped to a nominated legal point of discharge; and (b) designed to accommodate a 1 in 2 year return interval; and (c) provided with a gross pollutant trap. 	<p>S27.1 Development provides that all stormwater drainage is in accordance with the <i>Institute of Engineers, Australia, 1999: "Australian Rainfall and Runoff: A Guide to Flood Estimation"</i> for a two year return period.</p> <p>S27.2 Development provides that where an internal driveway drains towards the street, a grated catch drain of appropriate size is installed immediately inside the property boundary.</p>
Parking Area Usage	

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO28 Development provides that all parking areas are operated solely for the use of the tenants, customers and staff of the development.	S28.1 Development provides that the parking area is to be used solely by the users of the development site on which it is located and no parking spaces are to be leased or sold to other persons.

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.¹²⁵

Division 2 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) ensure that the uses intended for the created Lots are compatible with existing or proposed development on adjacent land; and
- (d) minimise the adverse effects from natural or other hazards including flooding, bushfire, slope instability, contaminated sites and sites producing significant levels of emissions; and
- (e) 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

¹²⁵ See section 1.2.17 (Structure of the codes) and Part 3 (Development in Zones) in Chapter 1 (Preliminary).

- (f) provide for the efficient use of land resources and the protection of natural resources and values; and
- (g) create an effective and efficient road hierarchy and network that addresses connectivity, functionality, safety and serviceability; and
- (h) provide for the convenient and safe movement of people by motor vehicle, walking, cycling and public transport; and
- (i) provide accessible and useable parks and open space networks in accordance with the recreational needs and scenic values of the community; and
- (j) create an effective and efficient recreation trail hierarchy and recreational trail network which addresses connectivity, functionality, safety and serviceability; and
- (k) provide for the establishment, protection and enhancement of Waterway, flora and fauna corridors; and
- (l) use obsolete portions of road dedications for other compatible purposes; and
- (m) 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 <i>Standard Building Regulation 1993</i>; and 	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Probable Solutions
<ul style="list-style-type: none"> (b) does not detrimentally impact on service infrastructure; and (c) is consistent with any existing approvals attaching to the land. 	
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 <i>Planning Scheme Policy 7</i> .

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 contravening the Planning Scheme or <i>Standard Building Regulation 1993</i>; and (b) does not detrimentally impact on service infrastructure; and (c) is consistent with any existing approvals attaching to the land. 	S1.1 Development which involves the realignment of a boundary— <ul style="list-style-type: none"> (a) does not require any adjustment to infrastructure or services unless the applicant meets the full cost of such adjustments; and (b) does not contravene any valid development approval applying to the site; and (c) results in existing Buildings and structures complying with the setback requirements of the Planning Scheme or

Column 1 Specific Outcomes		Column 2 Probable Solutions	
			the <i>Standard Building Regulation 1993</i> ; and (d) provide for the on-site disposal of wastewater to be contained within the subject Lot
SO2	Development which involves the realignment of a boundary— (a) results in Lots that are generally consistent with the requirements for Lots within the Precinct the land is contained within; and (b) are substantially of a shape and orientation that is suitable for the use of the Lots; and (c) provides for all activities associated with the use on the Lot to be located wholly within the Lot; and (d) provides for all Lots to have a frontage to a road reserve and have a legal, practical access to a constructed road.	S2.1	Development provides that Lot dimensions, shape and areas are in accordance with the standards in Table 5.4.6A.
SO3	Development, which involves the realignment of a boundary, does not provide for the area of the newly created Lots to be less than 90% of the area of any Lots being replaced.	S3.1	No Solution is prescribed.
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 Specific Outcomes	Column 2 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; and (d) wastewater disposal area in non-reticulated areas; and (e) the maintenance of landscape character; and (f) recreation areas. <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 other than where the allotments are required to facilitate the removal of a Poultry Farm.	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 Additional allotments in the Rural Residential Precinct are created where for the removal of a Poultry Farm, provided that	S4.1 Development provides in the former Mt Lindesay/North Beaudesert Study Area of the South East Queensland Regional

Column 1 Specific Outcomes	Column 2 Probable Solutions
such allotments do not give rise to a land use conflict with adjoining allotments and adequate infrastructure to service the allotments is provided.	<p>Plan for the creation of additional Lots in accordance with Section 5 (Residential Strategy) of the Strategic Plan (1996) in the Town Planning Scheme for the whole of the Shire of Beaudesert (1985) as in force at the commencement of this document except that the allocated density may be upgraded by one category subject to the availability of suitable infrastructure where the development involves the removal of a poultry farm.</p> <p>S4.2 Development involving the removal of Poultry Farm complies with the requirement in Table 5.4.6C.¹²⁶</p>
SO5 Further division of land in the Emerging Community, and Future Investigation and Major Industry Precincts is not envisaged at this time.	<p>S5.1 Development ensures that additional titles are not created within the—</p> <p>(a) Emerging Community Precinct; or</p> <p>(b) Future Investigation Precinct; or</p> <p>(c) Major Industry Precinct.</p>
SO6 Further division of land in the Future Dam Catchment Precinct is restricted in order to protect the land for Water Supply purposes	S6.1 Development ensures that additional titles are not created within the Future Dam Catchment Precinct.
SO7 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.	S7.1 Development ensures that additional titles are not created within the Escarpment Protection Precinct.
SO8 Further division of land in the— (a) Residential Precinct; or	S7.1 Development ensures that additional titles are not created within the—

¹²⁶ Provisions relating to the subdivision of sites involving a Poultry Farm expire on 1 March, 2008 in accordance with the Regulatory Provisions of the South East Queensland Regional Plan which provide for the subdivision of land in the Regional Landscape and Rural Production Area where within the former Mt Lindesay/North Beaudesert Study Area of the South East Queensland Regional Plan where consistent with a Planning Scheme enforce over the land until this date.

Column 1 Specific Outcomes	Column 2 Probable Solutions
(b) Cottage Tourist Facility Precinct; or (c) Village Residential Precinct; or (d) Botanic Gardens Precinct; at Mt Tamborine is not envisaged as supporting infrastructural services cannot be provided.	(a) Residential Precinct; or (b) Cottage Tourist Precinct; or (c) Village Residential Precinct; or (d) Botanic Gardens Precinct
Subdivision Design	
SO9 Development provides the surrounding area with— (a) a strong identity having regard to site characteristics, landmarks, views and places of environmental and cultural heritage significance; and (b) a legible street system and open space network.	S9.1 No Solution is prescribed.
SO10 Development provides for the protection of property in areas liable to flood inundation.	S10.1 Development provides— (a) a Building platform located above the DFE; and (b) an additional area above the DFE of sufficient size for the treatment and disposal of effluent on site; and (c) access which is above the DFE.
SO11 Development for commercial or industrial purposes provides that the Lot layout will not reduce the amenity of adjacent and nearby areas.	S11.1 Development for an industrial or commercial purpose is not accessed through a residential area.
Open Space	
SO12 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	S12.1 Development provides that 10% of the area of the land to be subdivided is dedicated to the Local Government for open space purposes.

Column 1 Specific Outcomes	Column 2 Probable Solutions
development.	
SO13 Development provides for 'Best Practice Standards' for the design of Open Space.	<p>S13.1 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 landmarks and natural features including cultural heritage sites, remnant vegetation, creek lines and ridgelines; and (f) protect areas of significant ecological or landscape value; and (g) have vehicle access from a local street.
SO14 Development provides that an area of public open space has a size and shape and the physical attributes suitable for the intended use.	<p>S14.1 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>S14.2 Development provides that an area of public open space is free of rubbish, weeds, noxious plants, and dangerous trees; and</p> <p>S14.3 Development provides that public open space is drained to a lawful discharge point and is protected from erosion and environmental degradation.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
SO15 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.	S15.1 No Solution is prescribed.
SO16 Development protects environmentally sensitive features and habitats and avoids natural hazards.	<p>S16.1 Development</p> <ul style="list-style-type: none"> (a) conserves significant vegetation, wildlife corridors, riparian corridors and habitat areas; and (b) avoids penetrating and fragmenting tracts of remnant vegetation; and (c) incorporates natural and cultural features; and (d) minimises land degradation; and (e) avoids steep and unstable land, land below the 1% AEP flood level and land subject to severe bushfire risk; and (f) avoids the extensive use of cut and fill; and (g) avoids disturbing natural drainage paths where possible; and (h) allows for aquatic fauna movement beneath roads where Waterways are crossed. <p><i>Note: The design of Waterways 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	
SO17 Development provides for a pedestrian and cycle system that—	S17.1 Development for a business or residential purpose provides for pedestrian pathways and bikeways which—
<ul style="list-style-type: none"> (a) is safe, efficient, and convenient; and (b) links residential areas, local schools, recreational and 	<ul style="list-style-type: none"> (a) include features that encourage walking and cycling and which are specifically tailored for the needs of likely users; and

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>community facilities and commercial areas.</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 <i>Austrroads Standards Parts 13</i> (pedestrians) and <i>Part 14</i> (bicycles); and (i) comply with <i>Queensland Streets</i> and crime prevention through environmental design principles.
<p>SO18 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 types and volumes; and (c) provide a safe and easily maintained surface; and (d) provide appropriate widths, grades and sight distances to cater for 	<p>S18.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
expected volume of users.	
Amenity	
SO19 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.	S19.1 Development provides an acoustic barrier which meets the requirements of <i>Environmental Protection (Noise) Policy 1997</i> . S19.2 Development provides a buffer landscaped area in the Building setback area.
SO20 Development complies with the acoustic quality objectives of the <i>Environmental Protection (Noise) Policy 1997</i> .	S20.1 No Solution is prescribed.
Road Network	
SO21 Development ensures a road system that has a clear hierarchy and conforms with the overall Local Government system.	S21.1 No Solution is prescribed.
SO22 Development ensures that the road network— (a) maximises movement efficiency; and (b) preserves the amenity of residential areas; and (c) conforms with the principles of the Local Government's road design requirements.	S22.1 Development— (a) does not provide a direct residential street link between a residential area and an adjacent industrial or commercial area; and (b) provides a pedestrian pathway connection between a residential area and an adjacent industrial or commercial area. S22.2 Development provides that the internal road system does not provide convenient shortcuts to external traffic. S22.3 Development for medium density residential purposes provides internal road networks that connect to adjacent development and form an appropriate component of the functional road hierarchy.
SO23 Development ensures that the street layout has regard to— (a) purpose; and (b) convenience; and (c) traffic volumes; and	S23.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Probable Solutions
(d) vehicle speeds; and (e) safety; and (f) amenity.	
SO24 Development ensures that Intersections are spaced to allow safe and convenient vehicle movement and pedestrian crossing points.	S24.1 No Solution is prescribed.
SO25 Development ensures for the safe and convenient vehicular movement of— (a) emergency and service vehicles; and (b) residents between their homes and higher order roads; and (c) heavy vehicles in commercial and industrial areas.	S25.1 No Solution is prescribed.
SO26 Development ensures that Public Transport— (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 as safe and convenient bus stops and interchange facilities in appropriate locations.	S26.1 No Solution is prescribed.
SO27 Development provides a road layout that allows for the efficient and unimpeded movement of buses along a bus route.	S27.1 Development provides that the road layout along a bus route complies with the following— (a) minimum turning radii for a bus as specified in <i>Austroroads Standards</i> ; and (b) a maximum pavement cross-fall of 3% and maximum gradient of 6% for roundabouts.
SO28 Development of the street system takes account of natural drainage and open space systems.	S28.1 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

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>natural state for any purpose.</p> <p>S28.2 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>
<p>SO29 Development minimises the use of hatchet Lots; and</p>	<p>S29.1 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>S29.2 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 have sufficient space to manoeuvre and to enter and leave the Lot in a forward direction.
Energy Efficiency	
<p>SO30 Development provides for Best Practice Standards with respect to energy efficient Urban Design Principles.</p>	<p>S30.1 Development provides that Lots are orientated to—</p> <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)	
<p>SO31 Development ensures that retaining walls and batters are designed, constructed, and landscaped to—</p> <ul style="list-style-type: none"> (a) minimise the height of 	<p>S31.1 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</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
<p>retaining walls and batter faces; and</p> <p>(b) minimise the visual impact on the landscape, public place or adjoining property; and</p> <p>(c) ensure the stability, structural soundness, and longevity of the retaining walls and batters to protect the property and ensure the safety of people.</p>	<p>depth of 750 millimetres.</p> <p>S31.2 Development provides that fill embankments are no steeper than 4 horizontal to 1 vertical.</p> <p><i>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.</i></p>
<p>SO32 Development ensures that batter slopes and retaining walls are located within private property.</p>	<p>S32.1 Development provides that batters slopes and retaining walls are not located within existing or proposed road reserves or other public purpose land.</p>
Streetscape	
<p>SO33 Development provides for Best Practice Standards with respect to Streetscape design.</p>	<p>S33.1 Development provides that Streetscape design—</p> <p>(a) creates an attractive, urban 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>S33.2 Development provides that the Streetscape design incorporates trees which—</p> <p>(a) enhance the aesthetics of</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions
	<p>the locality; and</p> <ul style="list-style-type: none"> (b) do not pose a threat to public safety; and (c) provide shade in summer; and (d) complement any existing street trees; and (e) minimise any potential damage to infrastructure in, or adjacent to, the street; and (f) are generally, locally appropriate, native species; and (g) are not environmental weeds. <p>S33.3 Development provides that street 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>S33.4 Development provides that street trees comply with <i>Planning Scheme Policy 6</i> and where located under powerlines are only those identified as suitable for planting under powerlines.</p>
Building and Conservation Envelopes	
<p>SO34 Development ensures that a Building Envelope is provided when part of an allotment is constrained in some manner.</p>	<p>S34.1 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.

Column 1 Specific Outcomes	Column 2 Probable Solutions
	S34.2 Development provides a Building Envelope on every Lot not dedicated to the State, in accordance with <i>Planning Scheme Policy 1 (Building and Conservation Envelopes)</i> .
SO35 Development ensures that Ecologically Significant Areas contained within a Lot are protected.	<p>S35.1 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 <i>Nature Conservation Act 1992</i>; and (b) areas where vegetation is to be protected or rehabilitated as a buffer. <p>S35.2 Development provides a Conservation Envelope on every Lot not dedicated to the State, in accordance with <i>Planning Scheme Policy 1 (Building and Conservation Envelopes)</i>.</p>
Sites for Infrastructure	
SO36 Development ensures the provision of sites for non-trunk infrastructure.	<p>S36.1 Development provides sites where necessary that are suitable for non-trunk infrastructure such as—</p> <ul style="list-style-type: none"> (a) local electricity transformers; and (b) sewerage pump stations; and (c) reservoirs for localised pressure Zones; and (d) signal control boxes.

Table 5.4.6A Building Area Dimensions

Precinct	Building Area Dimensions
Residential Precinct.	15 metres x 25 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, 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.

Part 4 - Reconfiguring a Lot

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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	
MT LINDESAY CORRIDOR 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.
Park Living	4000m ²	50m	10m	-----	4:1	10m	150m	4000m ²	An average Lot size of 5000m ² is maintained within a development.
Town Centre Core Frame Mixed Use Minor Convenience 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.
Rural Residential Emerging Community Future Investigation Countryside	-----	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created.

Part 4 - Reconfiguring a Lot

Part 4 - Reconfiguring a Lot

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.
Countryside Equestrian	100ha	-----	-----	-----	-----	-----	-----	-----	
Future Dam Catchment									Additional Lots are not created.
KOORALBYN ZONE:									
Industry	1000m ²	20m	10m	-----	Min depth 30m	-----	-----	-----	

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	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.
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 <u>STATE DEVELOPMENT AREA</u> ZONE:									
Major Industry Community Facilities	<u>4000m²</u>	<u>30m</u>	<u>10m</u>	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Landfill <u>Rail Dependent Industry</u>	----- <u>1ha with an average size of 4ha</u>	-----	-----	-----	-----	-----	-----	-----	Additional Lots are not created unless in accordance with a development approval for a Material Change of Use that has not lapsed.

Part 4 - Reconfiguring a Lot

Part 4 - Reconfiguring a Lot

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 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 Passive Recreation	-----	-----	-----	-----	-----	-----	-----	-----	Lot size and dimensions are appropriate to accommodate the proposed use and in consideration of the values and constraints affecting the land.
Bromelton Countryside	100ha	-----	-----	-----	-----	-----	-----	-----	
BEAUDESERT AND CANUNGRA TOWNSHIPS 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.
Medium Density Residential	1000m ²	18m	-----	-----	-----	-----	-----	-----	

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	
Town Centre Core Frame Minor Convenience Centre 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:									
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	-----	-----	-----	-----	-----	-----	-----	-----	Additional lots are not created unless in accordance with a development approval for a

Part 4 - Reconfiguring a Lot

Part 4 - Reconfiguring a Lot

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	
Village Residential Botanic Gardens									Material Change of Use that has not lapsed.
Park Living	2ha	70m	-----	-----	-----	-----	-----	-----	
Rural Character	4ha	70m	-----	-----	-----	-----	-----	-----	
Countryside Escarpment Protection	100ha	-----	-----	-----	-----	-----	-----	-----	

Table 5.4.6C

Development Density	Minimum Frontage	Minimum Depth	Minimum Area	Average Area	Maximum Area
Rural Residential A	70m	-----	1.2ha	2ha	3.9ha
Rural Residential B	45m	60m	8,000m ²	1ha	1.5ha
Park Residential	36m	50m	4,000m ²	5,000m ²	9,000m ²

Schedules

Schedule 1 Dictionary

Schedule 2 Land Identified for
Community Facilities

Schedule 3 Exempt Advertising Devices

Schedule 4 Catchment Management - Riparian
Buffer Zone Determination

Schedule 5 Planning Scheme Maps

Schedule 6 Development Areas

Deleted: Major

Schedule 1 Dictionary

Part 1 Defined Uses

1.1 Defined Uses

This section defines the purposes for which a Material Change of Use is carried out.

Aged Persons Accommodation means any premises used or intended to be used for the accommodation and care of aged and retired people, where the accommodation provided comprises either self-contained dwelling units or serviced units or both. Aged persons accommodation may also include personal care accommodation in the form of a hostel, nursing home or convalescent home.

This term includes but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, and residential accommodation for management and staff. This term also includes a retirement village under the *Retirement Villages Act 1999*.

Note: The term does not include a Community Care Centre, Hospital as defined herein.

Agriculture means the growing of crops, flowers, fruit, vegetables, or any plants or trees which—

- (a) are not produced within a building or roofed structure;
- (b) do not use artificial light to promote plant growth; and
- (c) do not involve hydroponic methods.

The term includes—

- (a) the storage, processing or packing of produce grown on the same land and the preparation of such produce for consignment to market or sale elsewhere; and
- (b) the clearing of non-significant vegetation, the installation and use of any dam, bore, pump, tank, channel, pipe or other measure for the supply and use of water for irrigation and drainage works and any other minor physical improvements required to facilitate agricultural activity; and
- (c) any extractive industry carried on in conjunction with agriculture where no material is sold or removed from the site; and
- (d) the on-site storage of hay, stock fodder and farm machinery including vehicles, tools, harness-ware or other materials where incidental to or associated with agriculture; and
- (e) the growing of grapes and processing of grapes but not the sale of wines direct to the public; and

- (f) the display and retail sale of products, including potted plants, grown or produced on the same site where undertaken from a roadside stall with a footprint area of 5m² or less; and
- (g) the removal of limited dam spoil to facilitate minor dam construction or repair works.

Note: The term does not include Commercial Ground Water Extraction, Forestry, Intensive Agriculture, Retail Plant Nursery or the growing of any declared plant or environmental weed species.

Animal Husbandry means the keeping, depasturing, stabling or breeding of any farm animal.

The term includes—

- (a) the clearing of non-significant vegetation, the installation and use of any dam, bore, pump, tank, channel, pipe or other measure for the supply and use of water, and any extractive industry carried on in conjunction with animal husbandry where no material is sold or removed from the site; and
- (b) the on-site storage of hay, stock fodder, farm machinery including vehicles, tools, harness-ware or other materials and the keeping of farm work dogs where incidental to or associated with animal husbandry.

The term excludes the keeping of animals that are normally contained in pens or enclosures and are primarily sustained on prepared food distinct from grazing and the like.

Note: The term does not include a Coursing or Trialling Track, the keeping of Domestic Animals, Equestrian Activities, Feedlot Farming, a Kennel, a Piggery, a Poultry Farm or a Veterinary Surgery/Hospital as defined herein.

Aquaculture means the commercial production of fish, crustaceans or the like where the combined area of any proposed on-site ponds, tanks and production facilities is greater than 200m².

Note: The term does not include Animal Husbandry as defined herein.

Bed and Breakfast means a house which is used or intended to be used to also provide overnight short term accommodation within the house, for up to 6 tourists or members of the travelling public.

Note: The term does not include a Food Establishment, a Hotel/Club, a Motel, a Medium Density Residential Use or Tourist Cabins as defined herein.

Camping Ground means any property used or intended for use for short-duration holiday or recreational purposes that involves primarily the setting up and use of tents, campers and or recreational vehicles for temporary visitor accommodation and includes any land together with any associated amenity building or facilities erected thereon.

Note: The term does not include a Caravan/Relocatable Home Park or Tourist Cabins as defined herein.

Caravan/Relocatable Home Park means any property used for the parking or siting of 2 or more caravans or relocatable homes for the purpose of providing accommodation, including the use of ancillary areas and cabins for short-term accommodation where such areas and cabins are ancillary to the provision of caravan or relocatable home accommodation.

The term includes tourist caravan parks, any manager's office and residence, any amenity buildings and minor recreation and entertainment facilities or kiosk that caters exclusively for the occupants of the park.

Note: The term does not include a Camping Ground, Secondary Dwelling or Tourist Cabins as defined herein.

Caretaker's Residence means premises used as a residence by a person having the care of industry, business, community, religious or sporting facilities on the same parcel of land, but applies only to situations where the Caretaker's Residence will be the only house on the site.

The term includes the ancillary use, of an area not exceeding 100m², within the curtilage of the subject property for the interest or enjoyment of the caretaker.

Note: The term does not include a House, as defined herein.

Cattery means any premises used or intended for use for the keeping, breeding or boarding of more than 4 cats.

For the purpose of this definition, the number of cats shall include—

- (a) a cat which is over the age of 6 months.

Note: The term does not include the keeping of 4 or less cats on-site. Such cats are considered domestic animals and shall not be included for the purpose of calculating the number of cattery cats being kept on-site.

Cemetery means the use of premises for the burial of deceased persons or animals. The term includes—

- (a) a graveyard, columbarium and burial ground; or
- (b) any ancillary facilities such as a funeral chapel.

Child Care Facility means any premises used or intended for use for the education, recreation, minding or care of more than seven children.

The term includes a kindergarten, crèche or after-school care.

Commercial Activity means an office, bank, professional services office, medical centre, library, museum or similar office based activity.

Note: The term does not include a Shop or Veterinary Surgery/Hospital or any other business or commercial purpose elsewhere defined.

Commercial Ground Water Extraction means the extraction of ground water resources and the removal of that resource from a property for the purpose of sale.

The term includes the treatment and storage of extracted groundwater resources.

Community Care Centre means the use of premises or the establishment on a property of any one or more of the following purposes, provided it is intended to accommodate or service more than 5 persons (inclusive of carers at any one time)—

- (a) an orphanage; or
- (b) a children's home; or
- (c) a day-care centre, respite centre, hospice or other social support centre for elderly persons, physically or intellectually handicapped persons or persons recovering from or receiving care during the course of a psychiatric or other serious illness; or
- (d) a drug or alcohol rehabilitation centre; or
- (e) a half way house; or
- (f) a convent or monastery not associated with a school; or
- (g) accommodation for disadvantaged persons residing under a common discipline or requiring care or support other than full time medical treatment.
- (h) A community outreach services base or community training centre.

Note: The term also includes periodic markets, fetes and the like as ancillary uses but does not include a Corrective Institution as defined herein.

Convenience Restaurant means premises used for the preparation of takeaway meals and foods for sale to the public as a franchised business, where provision is made for high customer turnover. Substantial facilities are available for eating on the premises and drive-through facilities are provided.

Note: The term does not include a Food Establishment/Reception Centre as defined herein.

Corrective Institution means any premises used or intended to be used to hold, confine and reform persons committed to it by the courts or legislation, such as a prison, remand centre or other form of detention facility.

Note: The term does not include a facility solely providing for psychiatric in/outpatient care.

Cottage Tourist Facility means premises used for the display and sale of arts, crafts, gifts, plants, souvenirs or the like or the serving of light refreshments, where the business is operated by the person living within the premises on the same parcel of land.

Note: The term does not include a Home Based Business, a Shop, a Tourist Business or a Tourist Facility as defined herein.

Coursing or Trialling Track means the use or development of on-site facilities for the exclusive purpose of training, trialling or racing dogs that are not kennelled on the property.

Note: The term does not include a Kennel or Equestrian Activities as defined herein.

Educational Establishment means any premises used or intended for use for any of the following purposes, whether or not residential accommodation or other ancillary uses are also provided—

- (a) academy; or
- (b) agricultural college; or
- (c) college; or
- (d) institute or technical college; or
- (e) lecture hall; or
- (f) school including after school care or a child care centre where conducted on the same site; or
- (g) university.

The term also includes periodic markets, fetes and the like as ancillary uses.

Equestrian Activities means—

- (a) the keeping or breeding of 1 or more horses, where an enclosure of less than 40m²⁸⁰ per horse is provided; or
- (b) the on site training or exercising of 1 or more horses on a clearly delineated track or arena or within any other purpose-built training or exercise facility.
- (c) the provision of sports fields or areas (indoor or outdoor) for equine based recreational or sporting pursuits.

Note: The term does not include Animal Husbandry, Indoor Sport Recreation and Entertainment, Outdoor Sport Recreation and Entertainment as defined herein.

Extractive Industry means the undertaking of dredging, excavating, quarrying or sluicing activity and any other mode of obtaining extractive materials, which is carried out within or on the land, including removal of same from a site, whether or not conducted on a commercial basis.

The term includes, as ancillary uses the storage, loading and cartage of extracted substances that are washed screened, crushed or have undergone other treatment processes or any work, administration or accounting in connection with such activity.

Note: The term does not include—

⁸⁰ Where an enclosure larger than 40m² is provided, or where no enclosure is provided at all, the keeping or breeding of horses is considered to fall under the animal husbandry definition.

- (a) excavating solely to erect a building or structure on the land excavated, or solely to change the level of the ground in connection with the erection of a building or structure on the land extracted, or the removal of materials from the site in connection with such Excavation; or
- (b) any activity that relates solely to a regulated substance (as defined herein); or
- (c) the import of additional extractive materials to the site for the purpose of blending with extractive materials obtained from the site; or
- (d) the removal of materials authorised by the Local Government Act 1993, or mining within the meaning of the Mineral Resources Act 1989.

Feedlot Farming means the keeping of cattle for the purpose of beef production in pens or yards and the feeding of such cattle with prepared or manufactured stockfeed at levels greater than necessary for survival.

Note: The term does not include Animal Husbandry, as defined herein or the practice of supplementary feeding or the temporary holding of cattle for periods of less than 30 days.

Food Establishment/Reception Centre means premises used for the preparation and sale of food or refreshments, including a café, restaurant, or takeaway food premises whether or not including entertainment as an ancillary activity.

The term includes kerb side (footpath) dining facilities and function/reception facilities where not including accommodation facilities.

Note: The term does not include a Convenience Restaurant, a Cottage Tourist Facility, a Hotel/Club or Indoor Sport Recreation and Entertainment as defined herein.

Forestry means the establishment, silviculture management, harvesting or initial on-site processing and removal of either native or exotic tree species for the primary purpose of producing and extracting fibre or non-fibre products and services.

The term includes the management, harvesting and primary processing of trees grown upon a property to produce products such as pulp, piles, poles, posts, sawlogs, seed, leaf or bark and includes the ancillary storage of milled or processed timber. The term also includes limited impact secondary processing such as portable sawmilling and kiln drying.

Note: The term does not include activities such as chemical treatment or oil extraction techniques that have the potential to cause high impact environment effects.

Funeral Premises means premises used or intended to be used for the storage and preparation of bodies for burial or cremation, and includes the arrangement for and conduct of funerals, memorial services and the like.

Note: The term does not include on-site burial or cremation.

General Store means any premises, not exceeding 200m² in gross floor area, that is attached to a house and is used or intended for use for the sale of a wide range of foodstuffs and other goods to members of the general public.

Home Based Business means a business, other than a hobby that is an ordinary incident of residential living, carried out by a resident from their principal place of

residence, in conjunction with the residential activity, which does not occupy a use area exceeding a total of 100m² excluding on site parking.

There are 3 different categories of Home Based Business. They are—

Category 1—Non-industrial based, where there are no non-residential employees.

Category 2—Non-industrial based, where there is 1 non-residential employee.

Category 3—May involve activities of an industrial nature and no more than 2 non-residential employees.

Hospital means any premises used or intended to be used for the provision of public or private health care services, including preventative care, diagnosis, medical and surgical treatment and rehabilitative care and includes accommodation and counselling, to persons admitted as in-patients or day-patients.

The term may also include, when carried out on the same site, the residential use of the premises by persons employed at the hospital or facilities and services for the convenience of patients or visitors.

Note: The term does not include Aged Persons Accommodation, Commercial Premises or a Community Care Centre as defined herein.

Hotel/Club means any premises used predominantly for the sale of liquor that is primarily consumed on-site. The term may also include—

- (a) dining and entertainment facilities and the ancillary preparation of food for consumption on-site; and
- (b) an ancillary bottle shop or similar for the sale of liquor for consumption off-site; and
- (c) short-term accommodation.

House means a dwelling unit, used for residential purposes, including the use of the premises for either long or short term accommodation. The term also includes the following—

- (a) not more than 1 secondary dwelling; and
- (b) the care of up to 7 non-resident children on the site; and
- (c) the cultivation of any plant for the interest or enjoyment of the residents therein; and
- (d) the keeping of domestic animals that are incidental to the house; and
- (e) the parking of 1 heavy vehicle on an allotment less than 2 hectares in size, or 2 heavy vehicles on an allotment equal to or greater than 2 hectares in size.

Indoor Sports, Recreation and Entertainment means any leisure, recreation, sporting or entertainment activity, including training and instruction in such activities

carried out wholly or principally indoors. The term includes indoor sports centres, gyms, theatres, cinemas, amusement centres, meeting rooms or halls and the like.

Note: The term does not include Equestrian Activities, a Hotel/Club, a Clubhouse or Ancillary Building used in association with Outdoor Sport Recreation and Entertainment, or a Public Park as defined herein.

Industry – General means any other industry that is not separately defined herein.

Industry – High Impact means the use of premises or land for the purpose of carrying out any industry or industrial activity that has the potential to cause significant off-site environmental effects.

The term includes any industry or industrial activity that—

- (a) is likely to present a significant hazard to the general public or the occupiers of sites other than the subject site; or
- (b) involves any activity or the manufacture of any product by the following means—
 - (i) bottling or canning food or beverages; and
 - (ii) chemical treatment of timber; and
 - (iii) cleaning using a stream of abrasives; and
 - (iv) concrete batching in works having a design production capacity of more than 100 tonnes per annum; and
 - (v) crushing sugar cane or manufacturing sugar or sugar cane products; and
 - (vi) incinerating wastes; and
 - (vii) manufacturing of concrete, clay or ceramic products; and
 - (viii) manufacturing cement; and
 - (ix) manufacturing glass or glass fibre in works with a design production capacity of more than 200 tonnes per annum; and
 - (x) manufacturing or retreading tyre; and
 - (xi) manufacturing or storing chemicals, gases or dangerous goods; and
 - (xii) manufacturing paint in works with a design capacity of 10,000 litres per annum; and
 - (xiii) manufacturing plastic or plastic products in a facility having a design production capacity of 1 tonne per annum; and

- (xiv) manufacturing pulp or paper; and
- (xv) manufacturing soil conditioners; and
- (xvi) manufacturing textiles; and
- (xvii) manufacturing tobacco or tobacco products; and
- (xviii) power station—generating power by consuming fuel of any type at a rated capacity of 10 MW electrical or more; and
- (xix) processing or extracting substances from animal waste or by-products or tanning or curing animal skins or hides; and
- (xx) processing or producing mineral concentrates; and
- (xxi) processing seafood in works having a design production capacity of more than 100 tonnes per annum; and
- (xxii) producing castings, or smelting or processing ores or ore concentrates; and
- (xxiii) producing coke or hydrocarbon gas; and
- (xxiv) manufacturing, recycling or reprocessing batteries, chemicals, oils, regulated wastes or tyres; and
- (xxv) refining or processing fuel gas, crude oil shale oil or vegetable oil; and
- (xxvi) slaughtering animals for producing meat or meat products; and
- (xxvii) spray painting (other than spray painting motor vehicles), powder coating, enamelling, electroplating, anodising or galvanising in works having an annual production throughput of more than 2,000 tonnes of metal products; and
- (xxviii) storage or handling of crude oil or petroleum products with a combined storage-design capacity of 10,000 litres or more.

Industry – Low Impact/Service means the use of any premises or land for the purpose of carrying out any industry or industrial activity that has the potential to cause limited off-site environmental effects.

The term includes any industry or industrial activity that—

- (a) involves the following—
 - (i) animal husbandry and agricultural equipment and supplies manufacturing; and
 - (ii) arts and crafts manufacturing; and

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- (iii) building products manufacturing; and
- (iv) business records destruction service; and
- (v) cabinet, shop fitting and related products manufacturing; and
- (vi) clay products processing and manufacturing; and
- (vii) clothing and accessories manufacturing; and
- (viii) display and exhibition equipment and supplies manufacturing; and
- (ix) dry cleaner or laundry; and
- (x) electronic and electrical equipment and components manufacturing; and
- (xi) electroplating and related services; and
- (xii) Engineering Works and related services; and
- (xiii) extruded aluminium and metal manufacturing; and
- (xiv) fabric or textile and fabric or textile goods and related products manufacturing; and
- (xv) feather or down processing; and
- (xvi) food products (other than small goods, seafood, pet foods) processing and manufacturing; and
- (xvii) furniture manufacturing; and
- (xviii) glass processing and products manufacturing (excluding glass works); and
- (xix) jewellery, watch or clock manufacturing; and
- (xx) leather goods manufacturing; and
- (xxi) locksmith; and
- (xxii) medical aids and equipment and associated products manufacturing; and
- (xxiii) metal products processing and manufacturing; and
- (xxiv) metal (sheet, wrought, extruded) fabrication; and
- (xxv) motor vehicle modification and related services; and
- (xxvi) motor car and truck testing station; and

- (xxvii) musical and associated instrument (manufacturing) ; and
 - (xxviii) office supplies manufacturing; and
 - (xxix) optical equipment manufacturing and related services; and
 - (xxx) paper processing or recycling; and
 - (xxxi) paper products manufacturing; and
 - (xxxii) photocopying (digital and analogue) and plan printing and related services; and
 - (xxxiii) photographic processing and photographic supplies manufacturing; and
 - (xxxiv) plastic products manufacturing; and
 - (xxxv) printing; and
 - (xxxvi) rubber products processing and manufacturing; and
 - (xxxvii) scientific and related equipment manufacturing; and
 - (xxxviii) sign manufacturing; and
 - (xxxix) sports and recreation equipment manufacturing; and
 - (xl) stonemason or stonework manufacturing; and
 - (xli) studio – modeller and sculptor, sound engineer; and
 - (xlii) taxidermist; and
 - (xliii) timber products manufacturing; and
 - (xliv) tyre recapping and retreading; or
- (b) principally involves servicing, repair or restoration, a depot or hire services, a laboratory, packing and packaging, assembly of components, cleaning services and which—
- (i) is conducted in a building or other structure with a gross floor area not exceeding 2500m²; and
 - (ii) all environmental effects, including noise, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil can reasonably be expected to be contained on site; and
 - (iii) the activity does not adversely affect the amenity of the locality.

The term includes—

- (a) the storage of goods used in connection with or resulting from any industry–low impact/service operations; and
- (b) the provision of amenities for those engaged in such operations; and
- (c) the wholesale or retail sale of goods resulting from such operations where the gross floor area of the retail component does not exceed 200m²; and
- (d) the parking of heavy vehicles where ancillary to on-site operations; and
- (e) any ancillary administration or accounting offices in connection with such operations; and
- (f) a shed, where erected on land approved for any residential or rural residential activity prior to the erection of a house.

Intensive Agriculture means the growing of plants or plant material within a building or structure (or outdoors, if under artificial light), mushroom farming (including on-site composting), turf farming or hydroponic farming. The term also includes—

- (a) a wholesale plant nursery; and
- (b) the display and retail sale of products grown or produced on the same site where undertaken from a roadside stall with a footprint area of 5m² or less.

Note: The term does not otherwise include the sale of products direct to the public and does not include Agriculture as defined herein.

Intensive Animal Husbandry means any premises used or intended for use for the keeping of any animal, other than cattle, horses, dogs, pigs, poultry, fish or crustaceans, birds or native animals kept under a QPWS rescue permit or demonstrator’s licence, where such animals are normally contained in pens or enclosures and are primarily sustained on prepared food distinct from grazing or the like.

Note: The term does not include animal husbandry, aquaculture, equestrian activities, feedlot farming, a kennel, a piggery or a poultry farm as defined herein or the practice of supplementary feeding or the temporary holding of animals for periods of less than 30 days.

Kennel means any premises used or intended for use for the keeping, breeding or boarding of more than 4 dogs.

For the purpose of this definition, the number of dogs shall include—

- (a) greyhound dogs over the age of 6 months; and
- (b) a dog other than a greyhound dog which is over the age of 3 months.

Note: The term does not include the keeping of four or less dogs on-site. Such dogs are considered domestic animals and shall not be included for the purpose of calculating the number of kennel dogs being kept on-site.

Landfill Activities means the on-site disposal, management and/or recycling of refuse and other waste material and ancillary activities undertaken as a normal part of sanitary landfill activities.

Managers/Workers House means any dwelling as generally defined herein, but used or intended for use for permanent accommodation of a manager or farm worker employed on a full-time basis in connection with a bona fide existing rural use already lawfully established on a site included in the Countryside Precinct, where such dwelling is in addition to a house as herein defined on the site.

Market means premises, generally outdoors, used or intended to be used to sell goods including foodstuffs from booths. The term generally applies to retail arts and crafts markets, flea markets and the like, whether or not the use is conducted on a temporary or regular basis.

Note: The term does not include a Cottage Tourist Facility, a Food Establishment/Reception Centre, a Retail Plant Nursery, Shop, or Tourist Business as defined herein.

Medium Density Residential means any premises comprising an integrated development of more than 2 dwelling units such as townhouses, apartment buildings or the like.

Note: The term does not include a Caretaker's Residence, a Motel or Tourist Cabins as defined herein.

Motel means premises used or intended to be used to provide short term or temporary accommodation in serviced rooms where provision is made for parking guests' vehicles convenient to the rooms.

The term includes an ancillary restaurant, reception/administration facilities, and a manager's/caretaker's residence.

Note: The term does not include a Hotel/Club or Tourist Cabins as defined herein.

Outdoor Sports, Recreation and Entertainment means any recreation, sporting or entertainment activity, (including training and instruction in such activities), carried out wholly or principally outdoors.

The term includes, but is not limited to, uses such as showgrounds, outdoor public swimming pools, drive-in theatres, race tracks, golf courses and driving ranges, polo fields, outdoor courts and sports grounds and the like.

The term also includes the provision of meeting rooms/club house, storage sheds, and short stay use-related accommodation and meal facilities, kiosks and other ancillary and incidental facilities.

Note: The term does not include Equestrian Activities, a Food Establishment/Reception Centre, or a Public Park as defined herein.

Passenger Terminal means any premises used or intended for use as a road transport passenger terminal and shall include minor ancillary facilities provided on-site principally for passenger comfort and convenience such as ticketing booths, kiosks and restrooms.

Note: The term does not include a bus set down area for fewer than 4 buses.

Piggery means any premises used or intended for use for the keeping, depasturing, feeding or watering of more than 2 pigs.

Note: The keeping of 1 pig is considered animal husbandry.

Poultry Farm means any premises used or intended for the keeping of more than 100 domestic fowl, geese, turkeys, ducks or quail, whether or not for commercial production, in the form of a broiler farm, layer farm, hatchery or fertile egg farm.

Note: The term does not include a poultry abattoir/processing facility.

Private Airstrip means any privately owned land used for the landing and takeoff of Aircraft, and any ancillary facilities at these premises for the housing, servicing and maintenance of same Aircraft, and for passengers or goods carried by the Aircraft using the airstrip.

It should be noted that the landing, takeoff or movement of an Aircraft is considered:

- (a) a use incidental to or necessarily associated with a private airstrip as defined herein; and
- (b) not a use incidental to or necessarily associated with any purpose (other than a private airstrip) for which any building or other structure may be erected or used or for which land may be used as defined herein.

Produce Store means any premises used for the sale of all forms of animal fodder, live poultry, chemicals and fertilisers used in primary production, seeds, bulk veterinary supplies, farm clothing, saddlery, other stock and pet supplies, small scale farm and garden equipment and the like.

Note: The term does not include a Retail Showroom, Plant Nursery or a Shop as defined herein.

Public Park means the use of land for passive recreational purposes and informal active recreational activities where the public may enter without payment, including skate board and bicycle riding facilities.

Note: The term does not include formal sports fields normally associated with Outdoor Sports, Recreation and Entertainment as defined herein.

Public Worship means any premises used or intended for use primarily for the public religious activities of a religious organisation, community or association. The term includes meeting rooms, halls (whether for use by the religious group or for hire to the public) and ancillary activities such as charitable stalls and the like.

Retail Plant Nursery means any premises used or intended for use for the purpose of displaying for sale to the public, plants, cut flowers, fertilisers, pots, potting mixes, garden sheds, ornaments and furniture, horticultural chemicals, landscaping supplies (including but not limited to sand, soil and screening) and the like.

Retail Showroom means any premises used or intended for use for the purpose of display (whether indoors or outdoors), sale or hire of predominantly bulky goods such as building and construction materials, floor and wall coverings, white goods, curtains, electrical appliances, bulky stationery supplies, furniture, light fixtures, machinery and motor vehicles and parts, outdoor recreation supplies, garden furniture, plumbing supplies and the like where the display, sale or hire of such goods occupies at least 70% of the gross floor area.

The term also includes the following, where undertaken as ancillary uses—

- (a) an office for the administration of the use; and
- (b) the repair of the above mentioned goods; and
- (c) the parking of heavy vehicles where ancillary to on-site operations.

Note: The term does not include a Retail Plant Nursery, Service Station, or Shop as defined herein. The term also excludes a hardware store with a GFA over 500m², retail warehouse or factory outlet, unless for the sale of bulky goods.

Road has the meaning in the *Transport Infrastructure Act 1994*.

Roadside Stall means any premises used for the temporary roadside display and retail sale of primary industry products, including potted plants, vegetables and fruit from any structure, cart or the like with a footprint up to a maximum of 25m² in area.

Service Station means any premises used for the refuelling of motor vehicles and the retail sale of motor spirits, including lubricants, and petroleum products, where occurring within the same hours of operation.

The term also includes the sale of spare parts, tyres, motor vehicle accessories and convenience goods including food not prepared (other than reheated) or consumed on the premises, and the carrying out of running repairs of a minor nature that do not immobilise a vehicle for more than 4 hours.

Note: The term does not include a Convenience Restaurant or Shop as defined herein.

Shop means the use of premises for the display, offering for sale or sale by retail of goods or the provision of personal services to the public. The use also includes the following ancillary activities when associated directly with the primary 'Shop' function—

- (a) the reception or return of goods; and
- (b) the incidental storage of goods on the premises; and
- (c) ancillary administration and accounting activities; and
- (d) the parking of service vehicles where ancillary to on-site operations; and

Specific examples include, but are not limited to a discount variety shop, mens and womens clothing shop, bookshop, chemist, supermarket, video hire outlet and coin operated laundromat and the like.

Note: The term does not include a Retail Plant Nursery, Service Station, or Retail Showroom as defined herein.

Shopping Centre means the use of premises for 2 or more shops which form a single integrated complex and which function as an integrated unit. The term includes the use of such premises for any one or more of the following—

- (a) Commercial Activity; and

- (b) Convenience Restaurant; and
- (c) Food Establishment/Reception Centre; and
- (d) Shop.

Note: The term does not include a complex comprised of only Convenience Restaurants and/or Food Establishments/Reception Centres as defined herein.

Telecommunications Facilities means any equipment or structure used by a holder of a carrier's licence under the *Telecommunications Act 1997* or other communications facility that uses electromagnetic energy.

Note: The term does not include low impact facilities as defined in the Telecommunications (Low Impact Facilities) Determination 1997.

Temporary Activity means the use of premises or land for the undertaking of any short-term activity not requiring or involving Operational Work or Building Work.

Any Temporary Activity must—

- (a) not have a significant adverse effect on the amenity of the surrounding area; and
- (b) if a use specified in Table 1.1B (Temporary Activity), comply with the requirements specified within that table.

Table 1.1B Temporary Activity

Column 1 Use	Column 2 Limitation on the scope of the activity	Column 3 Maximum period of the activity
Animal Husbandry	If located in the Tamborine Mountain Zone. Otherwise.	1 day per week. 12 days per calendar year.
Camping Ground	If: (a) located in the Rural Zone; and (b) for no more than 7 camp sites or 20 persons; and (c) camp sites are set back at least 100 metres from a watercourse or property boundary and 200 metres from any house not on the subject site.	20 days per calendar year.
Equestrian Activity	If located in the Rural Zone.	2 days per calendar year.
Truck Depot	If: (a) on an allotment of 1 hectare or more; and	12 days per calendar year.

Column 1 Use	Column 2 Limitation on the scope of the activity	Column 3 Maximum period of the activity
	(b) for a maximum of 10 heavy vehicles.	
Home Based Business	If the outcomes of the Home Based Business Code are achieved.	4 days per calendar year.
Market		2 days per calendar year.
Outdoor Sports, Recreation and Entertainment	If all required car parking is provided on site.	2 days per calendar year.
Private Airstrip	If all required car parking is provided on site.	2 days per calendar year.
Shop	If: (a) in the form of an itinerant vendor; and (b) from premises already lawfully operating as a shop, hotel/club or service station; or (c) from a community hall.	1 day per week.

Temporary Estate Sales Office means any premises, including a caravan or relocatable home structure, used or intended for use, for the promotion and/or sale of vacant allotments within a estate, where such premises are located within the estate which is proposed to be promoted or sold.

The term includes a display home.

Note: The term does not include a Commercial Activity as defined herein.

Tourist Business means any premises used primarily for the display and sale of speciality goods to tourists. This term includes but is not limited to—

- (a) the crafting or creation of these goods on the same site as they are displayed or sold; and
- (b) the supply of refreshments as a subordinate function.

Note: The term does not include a Food Establishment/Reception Centre, Cottage Tourist Facility, Tourist Cabins or a Tourist Facility as defined herein.

Tourist Cabins means any premises used, or intended to be used, for accommodating persons away from their normal place of residence in self-contained cabins.

The term may include the provision of limited leisure facilities, meals and services for guests as ancillary activities.

Note: The term does not include a Motel as defined herein.

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Tourist Facility means any premises used or intended for use for the recreation, attraction or entertainment of tourists. The term includes a food establishment where operated in conjunction with and ancillary to the tourist facility.

Transport Terminal means any premises used or intended to be used for the purpose of a road transport goods terminal, a rail goods terminal, an airline goods terminal, or a terminal for water-borne goods.

The term includes a repository for the temporary storage of goods before re-shipment, the garaging and minor servicing and repair of fleet vehicles, rail engines and rolling stock, aircraft and ancillary office and administrative functions.

Truck Depot means the use of premises for the purpose of parking or servicing or both of 2 or more heavy vehicles.

The term includes (when carried out on the same site), the use of any ancillary office in connection with the premises and the use of facilities.

Note: The term does not include the parking of heavy vehicles that are ancillary to a house.

Utility – Local means premises, reserves and easements used, other than for a major utility, for any of the public utility undertakings of the government entity or other agency or organisation providing community infrastructure.

The term includes—

- (a) the conveyance of water, sewerage and stormwater drainage; and
- (b) the reticulation of electricity or gas; and
- (c) the collection of garbage; and
- (d) the provision and maintenance of roads, directional signs and traffic control devices and activities ancillary to and associated with the provision of transport infrastructure; and
- (e) public transport facilities (including railways and associated stations, minor works depots and signalling equipment) other than depots, offices or Passenger Terminals; and
- (f) the provision and maintenance of premises and facilities for public spaces and for conservation purposes.

Utility – Major means premises used for any public utility installation or undertaking of a government entity or other agency or organisation providing community infrastructure.

The term includes the following—

- (a) the bulk distribution or bulk storage of electricity or gas; and
- (b) the storage or treatment of water, sewage or municipal waste including stormwater detention and retention basins and artificial wetlands; and

- (c) State or commonwealth purposes not within any other separately Defined Term.

Veterinary Surgery/Hospital means any premises used or intended for use primarily for either short-term or the longer-term treatment of sick or injured animals where such animals may be accommodated overnight (surgery) or for longer periods (hospital).

Warehouse/Storage Facility means the use of premises for the storage of goods, merchandise or materials in a building or buildings not associated with another use on the premises. The term includes a self-storage facility.

Winery/Distillery means the use of land for the manufacturing and sale of wines or spirits whether or not such wines or spirits are produced from fruit grown on the same site. The term includes the holding of wine tasting and site tours and may include the provision of light refreshments as an ancillary activity.

Note: The term does not include a Food Establishment/Reception Centre or Tourist Facility as defined herein.

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Part 2 Defined Use Classes and Use Categories

1.2 Defined Use Classes and Use Categories

- (1) The Planning Scheme categorises Defined Uses into Use Classes and Use Categories which are specified in—
 - (a) Figure 2.1A (Rural Use); and
 - (b) Figure 2.1B (Residential Use); and
 - (c) Figure 2.1C (Industrial Use); and
 - (d) Figure 2.1D (Business Use); and
 - (e) Figure 2.1E (Tourist Use); and
 - (f) Figure 2.1F (Community Services).

- (2) For the purposes of the Planning Scheme—
 - (a) a use class includes the use categories; and
 - (b) the use category includes the Defined Uses; and
 - (c) a defined use includes the identified examples if the activity complies with all the relevant qualifications specified in respect of that activity in the definition of the defined use.

Figure 1.2A Rural Use

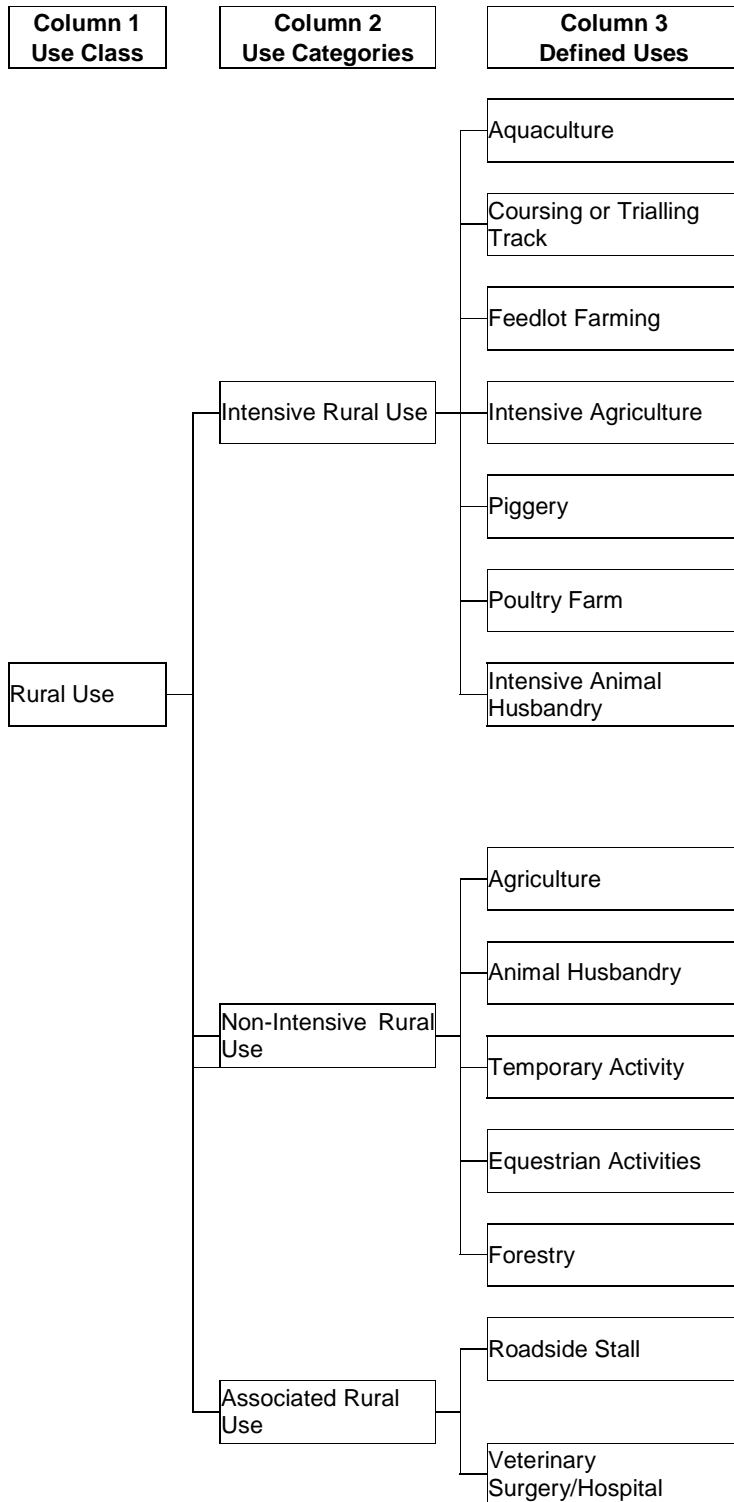
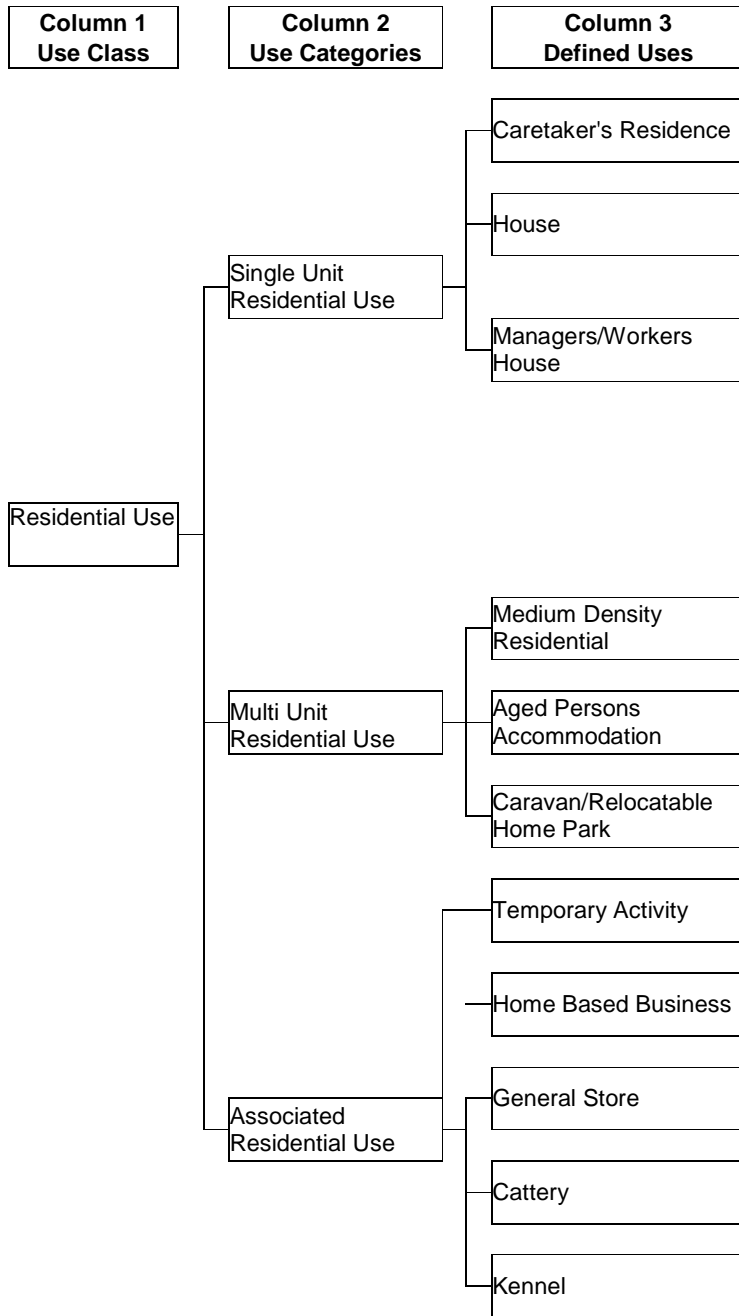


Figure 1.2B Residential Use



Schedule 1 - Part 2 - Defined Use Classes and Use Categories

Figure 1.2C Industrial Use

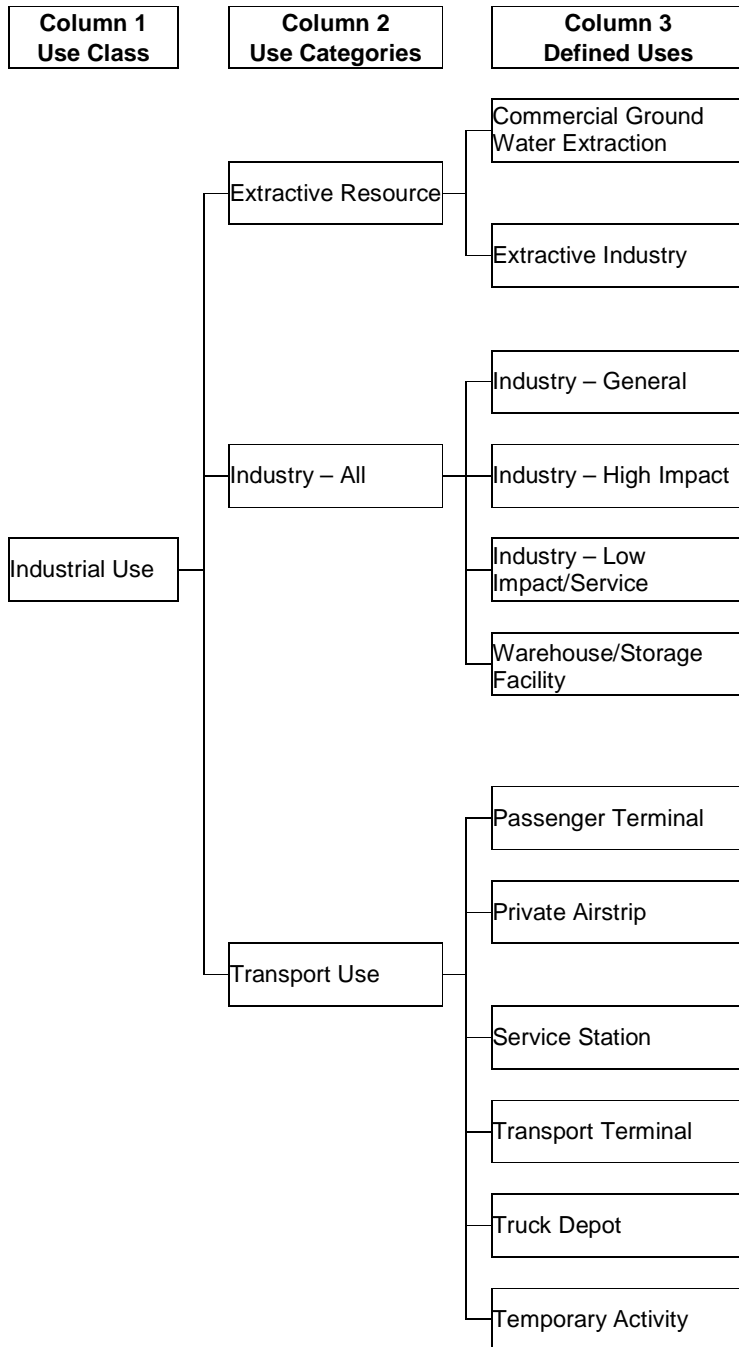
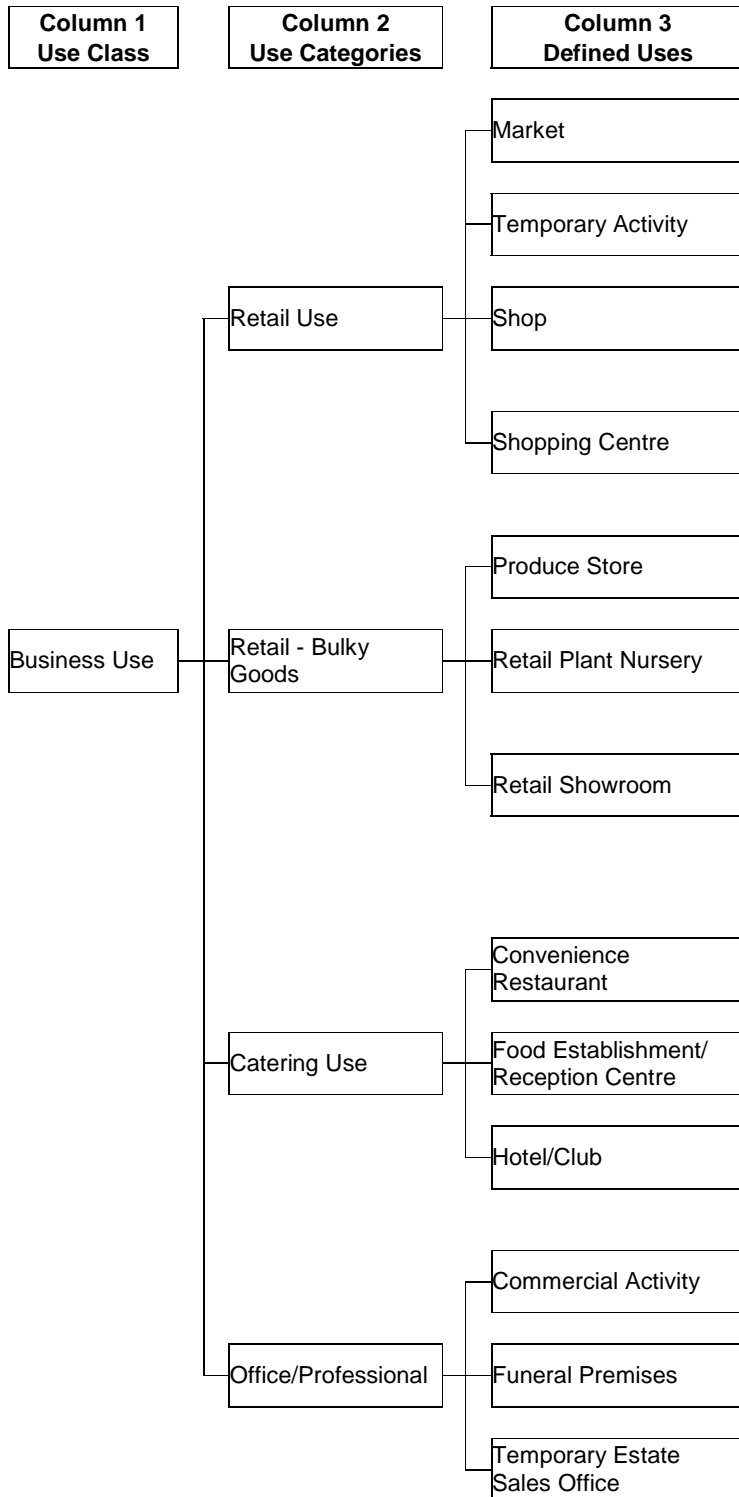


Figure 1.2D Business Use



Schedule 1 - Part 2 - Defined Use Classes and Use Categories

Figure 1.2E Tourist Use

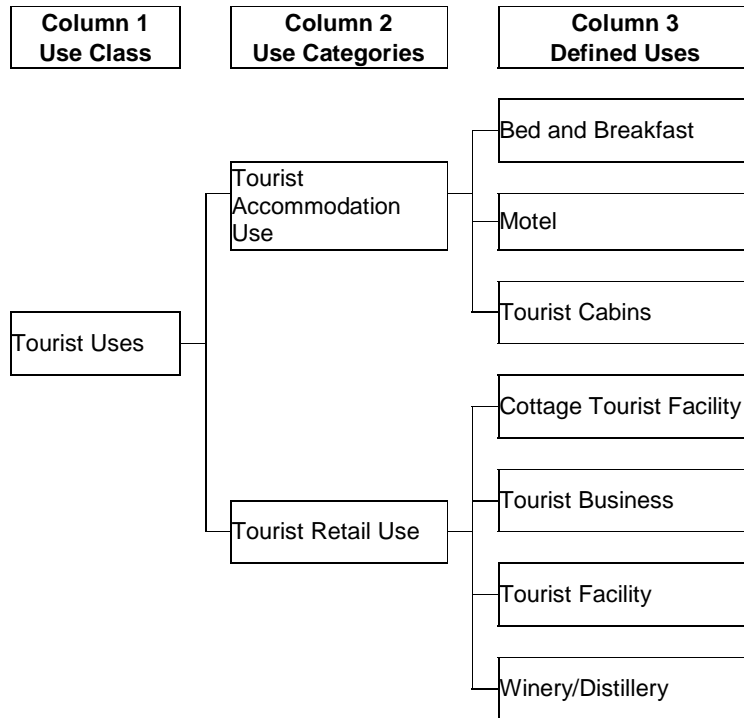
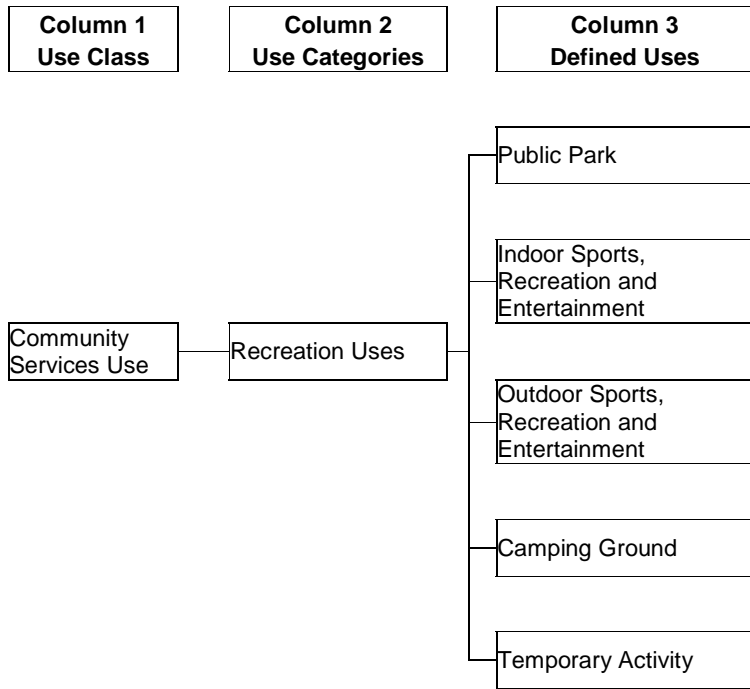
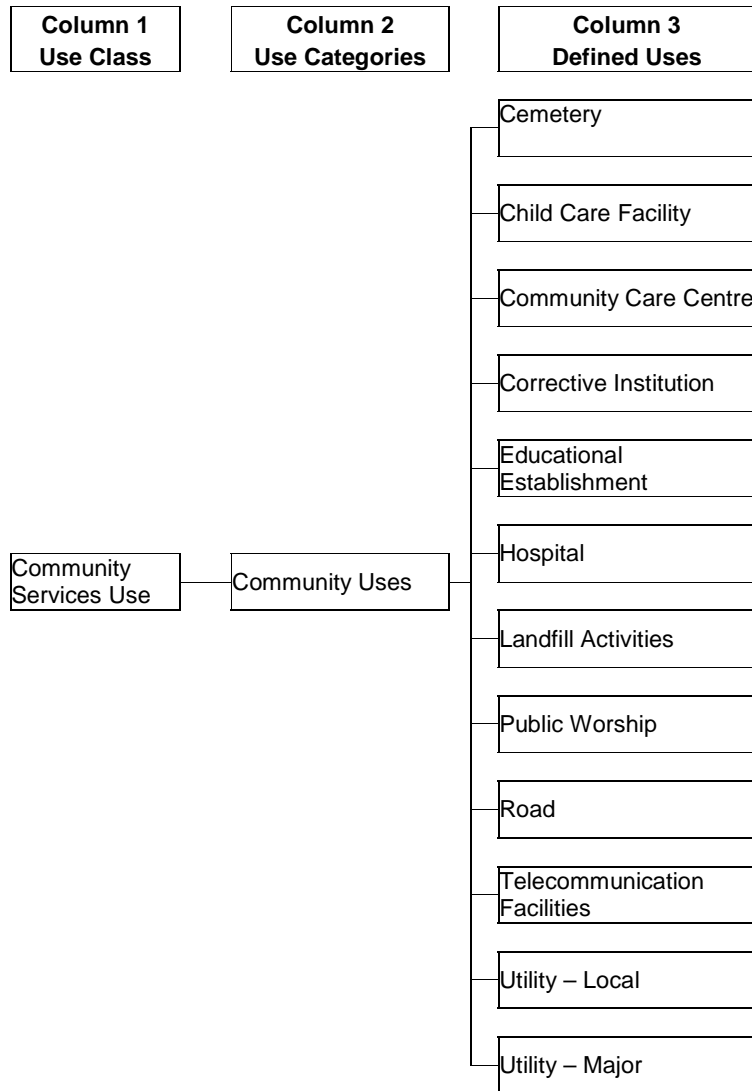


Figure 1.2F Community Services



Schedule 1 - Part 2 - Defined Use Classes and Use Categories

Figure 1.2F Community Services (cont.)



Schedule 1 Dictionary

Part 3 Defined Terms

1.3 Defined Terms

This section defines the terms used in the Planning Scheme.

Access means the practical means of entry of persons and vehicles on to every lot (existing or proposed) from a constructed road which abuts the frontage of the lot and includes entry by way of easement.

Access Easement means any lot reconfiguration for access easement purposes.

Access Place means a cul-de-sac residential street as defined in *Queensland Streets*.

Act means the *Integrated Planning Act 1997*.

Adverse Flooding means flooding that is considered to adversely affect the value, safety or use of land whether publicly or privately owned. Adverse flooding may result from a change in the peak discharge, a change in the runoff volume, a change in the impervious area, or a change in the rate of runoff (i.e. the travel time of stormwater runoff through the catchment). When assessing the impact of a development on an upstream or downstream property, the impact should be assessed for the critical storm duration associated with the time of concentration for the flood problem area, as well as the critical time of concentration for the development area.

Advertising Device means any sign, notice, poster or placard and any Advertising Structure (see definition) to which such devices are affixed to or painted on or supported by, which are visible from any public place or public reserve or from any navigable water. The term does not include signs authorised under the *Transport Operations (Road Use Management) Act 1995*.

Advertising Structure means any framework, board or other structure whatsoever, which is used for the purpose of affixing or supporting an Advertising device. It includes the façade, wall, awning, roof or canopy of a building and the columns, pylons, or poles of a free standing advertising device or fence.

Aesthetic Landscaping means a minimum 1 metre wide landscape strip incorporating a mix of trees, shrubs and ground cover plants

Note: The principal purpose of aesthetic landscaping is the enhancement of the appearance of a development from outside the development particularly in relation to established residential or commercial areas.

Aircraft means any machine designed to carry a person and capable of flight, but does not include a hot air balloon or a non-powered foot launched hang-glider or para-glider.

Amenity means the physical, social and aesthetic elements of the environment that increases the desirability of the relevant part of the Shire to its community or the marketability of the relevant part of the Shire to the public.

Ancillary Use has the meaning in the *Integrated Planning Act 1997* (IPA). Refer to Schedule 10 “Use” of IPA.

Animal means any live mammal (excluding human beings), amphibians, birds, fish, marsupial, insect or reptile.

Annual Average Daily Traffic (AADT) means the total yearly traffic volume divided by 365 (both directions, all lanes).

Annual Exceedence Probability (AEP) means the likelihood of the occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. An annual exceedence probability of 1% for flood levels equates to Q100 or a 1 in 100 year flood.

Approved Building Envelope means a building envelope plan approved by the Local Government over an area of a lot defined on a plan by metes and bounds within which all development including but not limited to all buildings, structures, private open spaces, driveways, parking areas, garages and carports must be confined.

Approved Plan of Development means any plan for the development of land, including a concept plan or master plan, comprised of maps, drawings or text, that has been approved by the Local Government in writing, and which forms part of a development permit or is an approved plan for the development of public open space or community land.

Arterial Road means a road which carries traffic in excess of 10,000 AADT, with a design speed of 60-100 km/h, and which serves a State or national transport function.

Articulated Vehicle has the meaning in section 2, AS 2890.2 – 1989.

Articulation means the variation in the external appearance of a building by the arrangement of clearly distinguishable parts of the building (when in respect to building design).

AS means Australian Standard.

AS/NZ means Australian/New Zealand Standard.

Assessment Category means the type of assessment identified for development in accordance with the *Integrated Planning Act 1997*, including one or other of the following—

- (a) Exempt; and
- (b) Self-assessable; and

- (c) assessable requiring code assessment, referred to as Code-assessable development; and
- (d) assessable requiring impact assessment, referred to as Impact-assessable development.

Austroads means the documents entitled *The Guide to Traffic Engineering Practice* prepared by Austroads.

Average Recurrence Interval (ARI) means a statistical estimate of the average period in years between the occurrence of a flood of a given size or larger (e.g. floods with a discharge as big as or larger than the 100 year ARI flood event will occur on average once every 100 years). The ARI of a flood event gives no indication of when a flood of that size will occur next.

BCA means the *Building Code of Australia*.

Best Practice Environmental Management has the meaning given in the *Environmental Protection Act 1994*.

Biodiversity means the variability and natural diversity of plants and animals (including terrestrial, marine, and other aquatic ecosystems and the ecological complexes of which they are part) and includes diversity within and between species and the diversity of ecosystems. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.

Biodiversity Significance means the significance of an area determined using the Common Nature Conservation Classification System (CNCCS) described in the Regional Nature Conservation Strategy for South East Queensland 2003-2008. The significance is rated as either local, regional or State.

Biodiversity area means the area that is identified as the biodiversity area on PM Maps 3.1A, 3.2B, 3.2C and 3.2D.

Boundary Realignment means any adjustment to the boundary of existing lots without creating additional lots.

Buffer means an area of the land required for protective purposes through the maintenance of separation distances—

- (a) between different land uses; or
- (b) from major roads, gas pipelines, electricity transmission lines and railways; or
- (c) from a public recreation area; or
- (d) from an Ecologically Significant Area; or
- (e) identified in the development constraints Overlay.

Buffer Landscaping means a vegetative barrier or landscaping principally designed to physically or visually separate one use from another for the purpose of preventing

or reducing dust, chemical spray drift, sediment or stormwater run-off or other adverse impacts.

Building has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

Building Envelope see Approved Building Envelope.

Building Setback means the closest distance to a lot boundary that a building can be built. The distance is measured from the lot boundary to the face brick or fascia.

Business and Industry Area (for the purposes of the Advertising Devices Code and Schedule 3 Exempt Advertising Devices) means the following Precincts—

- (a) Business Precinct; and
- (b) Curtis Falls Precinct; and
- (c) Frame Precinct; and
- (d) Gallery Walk Precinct; and
- (e) Industry Precinct; and
- (f) Landfill Precinct; and
- (g) Minor Convenience Centre Precinct; and
- (h) Mixed Use Precinct; and
- (i) Major Industry Precinct; and
- (j) Town Centre Core Precinct.

Cabin means a stand-alone dwelling unit, forming part of a Tourist Accommodation use, which is used for the temporary and short term residential accommodation of travellers or tourists.

CERRA means the Central Eastern Rainforest Reserves of Australia. These reserves constitute one of Australia's World Heritage Areas.

Character Place means a site or place located in a character places area on OV Map 5.1.

Clearing of Native Vegetation means to remove or cut down, ringbark, push over, poison or destroy native vegetation in any way, but does not include—

- (a) destroying standing native vegetation by stock, or lopping a tree; and
- (b) removing or cutting down, ringbarking, pushing over, poisoning or destroying native vegetation in any way as a forest practice.

Note: For the purpose of this definition, 'native vegetation' means a native tree or a native plant, other than a grass or mangrove.

Community Infrastructure has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

Conservation Area means an area of land set aside for conservation purposes. Such areas may or may not be identified on an Overlay Map or on an approved plan of survey.

Conservation Envelope means an area shown on an approved plan of survey, which is marked as a conservation envelope area.

Conservation Estate Area means the area that is identified as conservation estate area on OV Maps 2.1A, 2.1B, 2.1C and 2.1D.

Consistent Development has the meaning in section 1.2.13 (Consistent Development).

Consistent Development Table means a table that identifies development that is Consistent Development in a Zone.

Constructed Road means a road located in a road reserve which is trafficable and where the Local Government has improved the natural surface by clearing, grading and by the addition of a 100 millimetres of gravel pavement and cross-road drainage.

Contaminated Material means Filling or Excavation material for which the levels of contaminants as defined in the *Environmental Protection Act 1994* exceed Environmental Protection Agency thresholds.

Crime Prevention Through Environmental Design (CPTED) means a holistic approach to the design of a building, a structure and a space to ensure that—

- (a) the building, the structure or the space is easily observed by people passing, living, working or recreating nearby; and
- (b) the access to the building, the structure or the space is restricted; and
- (c) the building, the structure or the space has the appearance of being owned.

Cul-de-sac Lot means a lot that gains access from the head of a cul-de-sac.

Cultural Heritage Significance means the aesthetic, architectural, historic, scientific, natural or technological significance to present or past generations ascribed to one or more of the following—

- (a) a building (including its surroundings, fittings and furniture); and
- (b) a monument, fence wall, or other structure; and
- (c) a tree, garden or other landscape element; and
- (d) the whole or part of a site or place.

Declared Plant means ‘environmental weed’ for the purposes of this Planning Scheme.

Declared Watercourse means a watercourse, or part of a watercourse, declared for a particular purpose under the *Water Act 2000* and associated regulations.

Dedicated Road means any road dedicated to the public for public use.

Defined Flood Event (DFE) means the flood event adopted by the Local Government for the management of development on flood prone land being—

- (a) the 1% AEP flood in those streams or part of the streams not shown as Flood Hazard on Overlay Maps 3.2A, 3.2B, 3.2C and 3.2D; or
- (b) in those streams or part of the streams shown as Flood Hazard on Overlay Maps 3.2A, 3.2B, 3.2C and 3.2D, the following flood events—
 - (i) Logan River (1974 and 1991 flood events, whichever is higher); or
 - (ii) Albert River (1974 flood event); or
 - (iii) Oxley River (1974 flood event); or
 - (iv) Burnett Creek (1974 flood event); or
 - (v) Cannon Creek (1974 flood event).

Demolition means the destruction, pulling down or removal of a building or other structure either in whole or in part and includes the relocation of a building or other structure on the same allotment. This term also includes the damaging, defacing pulling down or removal of a building, structure or place when related to a place of cultural heritage significance or a character place.

Development has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

Domestic Animals means domesticated animals which are kept in or about a dwelling unit for the purpose of companionship, enjoyment, interest or protection and are generally as listed in column 1 of Table 1.1A (Circumstances in which a domestic animal may be kept) if kept in numbers less than those specified in column 2 of Table 1.1A (Circumstances in which a domestic animal may be kept).

The following animals are not domestic animals for the purposes of this definition—

- (a) horses; and
- (b) cattle; and
- (c) sheep; and
- (d) goats; and
- (e) pigs; and

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- (f) cockerels; and
- (g) turkeys; and
- (h) geese; and
- (i) pea fowl; and
- (j) guinea fowl; and
- (k) alpaca; and
- (l) emu; and
- (m) ostrich; and
- (n) crocodile; and
- (o) animals commonly associated with food production, commercial animal husbandry or rural land uses.

Table 1.1A Circumstances in which a domestic animal may be kept

Column 1 Domestic animal	Column 2 Circumstances in which the domestic animal may be kept
Bees	Not more than 1 hive.
Birds	Not more than 20 birds of any variety (not mentioned elsewhere in this definition) or 40 pigeons or 2 cacophonous birds of the galah, cockatoo, magpie, kurrawong, crow or corella varieties.
Cats	Not more than 4 over the age of 6 months.
Dogs	Not more than 4 dogs, where the number of dogs includes a greyhound dog that is over the age of 6 months and a dog other than a greyhound dog that is over the age of 3 months. ¹²⁷
Ducks and chickens	The combined total shall be not more than 20.

Drainage Area means a watercourse, lake or wetland, or area of land set aside for drainage purposes.

Dwelling or Dwelling Unit means a self contained unit intended for the residential use of 1 family.

Ecological Corridor means the area that is identified as ecological corridor on OV Maps 2.1A, 2.1B, 2.1C and 2.1D.

¹²⁷ Note: Local Laws and Local Law Policies also affect the keeping of dogs on premises and may require special permits to be held for the keeping of more than two dogs.

Ecologically Significant Area means an area having nature conservation or biodiversity values, areas which provide habitat for local, regional or State significant flora and fauna species or areas which function as part of a valued ecological community or nature conservation network as identified in, but not limited to, the areas shown on-

- (a) the Nature Conservation Overlay OV Maps 2.1A, 2.1B, 2.1C, 2.1D, 2.2A, 2.2B, 2.2C, 2.2D, 2.3A and 2.3D;
- (b) the Catchment, Management, Waterways and Wetlands Overlay OV Maps 6.1A, 6.1B, 6.1C and 6.1D;
- (c) the Biodiversity Planning Assessment map PM3.1A, 3.1B, 3.1C and 3.1D in Planning Scheme Policy 3 – Ecological Assessment Reporting.

Ecologically Sustainable Development means development that exhibits ecological sustainability as defined in the *Integrated Planning Act 1997*.

Eco-Tourism means ecologically sustainable tourism that fosters environmental and cultural understanding, appreciation and conservation and includes travel to relatively undisturbed natural areas with the objective of admiring, studying, and enjoying the scenery, wild plants and animals and cultural features.

Election Sign means any Advertising Device in the form of a portable sign identifying candidates standing at Local, State or federal Government elections.

Emission Criteria means the standards set by the *Environmental Protection Act 1994* and *Environmental Protection Policies* relating to emission of ash, dust, fumes, light, noise, odour, smoke, and contaminants to the environment—

- (a) whether in pure form or contained in other matter; and
- (b) whether as a gas, liquid or solid.

Enclosure means a structure such as a stable, stall, pen, yard or the like principally for the purposes of containing or holding farm or other animals whether or not employing a solid roof or walls.

Endangered Regional Ecosystem has the meaning in the *Vegetation Management Act 1999*.

Environment has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

Environmental Authority means a licence or approval required under the *Environmental Protection Act 1994*.

Environmental Risk Assessment means a written document prepared by a person with appropriate qualifications in environmental management which—

- (a) defines the nature, severity and extent of potential impacts and effects; and

- (b) assesses and subsequently develops systematic measures for managing the risks associated with those impacts and effects.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999*.

Erosion Prone Area has the meaning in the *Coastal Protection and Management Act 1995*.

Essential Management has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

ET means equivalent tenement being the amount of infrastructure capacity normally utilised by the average single dwelling.

Exempted Clearing means the clearing of vegetation-

- (a) that has been approved under the *Nature Conservation Act 1992* or *Water Act 2000*; or
- (b) within an approved building envelope; or
- (c) within 25 metres from the outer most projection of a building which is an existing house or an approved house where the building approval was granted prior to the commencement of this instrument; or
- (d) within 5 metres of an existing permanent fixed structure which is a lawful use for the-
- (i) keeping and stabling of horses, cattle or other similar animals including the storage of feed for those animals; or
- (ii) storing or parking of a heavy vehicle, tractor, machinery or implement used in or ancillary to the lawful use of the land for agriculture; or
- (iii) storing or parking a car, a motorised vessel or a heavy vehicle; or
- (e) within 5 metres of a lawfully constructed facility that is used for outdoor entertainment ancillary to a house; or
- (f) essential management or routine management on a lot in the Rural Zone; or
- (g) on a lot less than 2000 m² in area; or
- (h) consistent with the guideline on vegetation management under powerlines between the Local Government and an electricity distribution entity; or
- (i) involving incineration, if the clearing is in accordance with-
- (A) a fire use plan approved by the Queensland Fire and Rescue Service and the Local Government; and

- (B) a permit to light a fire granted by a fire warden under the *Fire and Rescue Services Act 1990*; or
- (ii) not involving incineration, if the clearing is in accordance with a fire safety plan approved by the Queensland Fires and Rescue Service and the Local Government; or
- (i) within an area that is no greater than 3 metres in width from-
 - (i) a fence which is situated on or near the boundary of a lot; or
 - (ii) the alignment of a proposed fence which is to be situated on or near the boundary of a lot and the clearing of vegetation results from the construction of the fence; or
- (j) which is located within a Local Government road which is constructed for use by a motor vehicle and the clearing is reasonably necessary to prevent an interference by that part of the vegetation located within the Local Government road with the safe movement of traffic or the safe use of the Local Government and the clearing is approved by the Local Government; or
- (k) which is necessary for the construction of Community Infrastructure which is a lawful use; or
- (l) within an area that is no greater than 5 metres in width where the clearing of vegetation results from the construction within the area of a driveway, track or other area which—
 - (i) provides the only vehicular access from a road to-
 - (A) an existing dwelling which is a lawful use; or
 - (B) a building envelope approved pursuant to a development approval; or
 - (C) a dwelling where a development permit to clear vegetation has been granted to enable the carrying out of Building Work for the dwelling; or
 - (D) the site of an approved house where the building approval was granted prior to the commencement of this instrument.
- (m) for the establishment of above or underground services; or
- (n) for an approved building which is yet to be constructed; or
- (o) to access a building site for which a building has been approved.

Exempt Fence means a fence—

- (a) located within 3 metres of an underground service which is constructed from-

- (i) timber or steel posts imbedded in isolated concreted piers or the like which are not located directly over the underground service; and
 - (ii) lightweight panels between the posts including timber rails and palings, lightweight metal panels, cement sheet panels or the like; and
- (b) located other than 3 metres of an underground service and-
- (i) not located within the corner truncation; or
 - (ii) where there is no corner truncation not located within the area where a 6 metre 3 chord truncation would exist.

Note: Corner truncations are only necessary at road junctions and provide sight lines for vehicles to assist in the avoidance of accidents and for the safety of pedestrians.

Extractive Material means any soil, sand, gravel, rock, clay, or similar material obtained from within or on the earth.

Note: The term does not include regulated substances as defined herein.

Family means any 1 person maintaining a household or 2 or more persons being together and maintaining a common household.

Flood means the temporary inundation of land or premises by expanses of water that overtop the natural or artificial banks of a stream, creek, river or other watercourse or those of an estuary, lake or dam.

Flood Prone Land means land which is flooded by the probable maximum flood.

Floodway means the area of a floodplain where a significant discharge of stormwater occurs during a DFE.

Forest Practice has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

Frontage means any boundary line, or part thereof, of a property or lot which coincides with the alignment of a road.

Garage Sale Sign means an Advertising Device which is displayed temporarily to facilitate sale and/or to indicate direction or location of a property holding/undertaking a 'garage' sale.

Good Quality Agricultural Land (GQAL) has the meaning given to good quality agricultural land in the State government's planning guidelines *The Identification of Good Quality Agricultural Land*.

Gross Floor Area (GFA) means the sum of the floor areas (inclusive of all walls, and columns) of all stories of every building located on a site excluding areas used for building services (plant and equipment rooms, air-conditioning, lifts, service ducts, etc.), stairs, level changes, balconies, ground floor public lobby, a public mall in a shopping centre and areas associated with the parking, whether covered or uncovered, loading and manoeuvring of motor vehicles.

Gross Use Area means the total area used for a particular use, whether enclosed within a building or not.

Habitat means the combination of factors both biotic and abiotic that meet the requirements of a particular species of plant or animal.

Hatchet Lot means a rear allotment.

Hazardous Materials in-Bulk has the meaning in the *Dangerous Goods Safety Management Act 2001*.

High Landslide Hazard Area means those areas included in Zones D1, D2, D3 and E as described in Willmott, W. F. 1981. 'Slope Stability and its Constraints on Closer Settlement on Tamborine Mountain, Southeast Queensland'. Geological Survey of Queensland. Record Series 1981/1 and Willmott, W. F. 1981. 'Slope Stability and its Constraints on Closer Settlement on Canungra - Beechmont – Numinbah Area, Southeast Queensland'. Geological Survey of Queensland. Record Series 1983/64.

Heavy Rigid Vehicle (HRV) has the meaning in Section 2, AS 2890.2 – 1989.

Heavy Vehicle means—

- (a) a motor vehicle, prime mover, trailer or vessel designed or adapted for the carriage of persons and/or goods with a combined gross vehicle mass in excess of 5 tonnes and a maximum length of 17.5 metres; and
- (b) a motor vehicle or trailer designed or adapted for earthmoving or road making, including vehicles designed or adapted for excavating materials, rollers, compressors and other equipment designed or adapted to be drawn behind a vehicle; and
- (c) a crane; and
- (d) any tracked vehicle or other tracked machine with a combined gross vehicle mass in excess of 5 tonnes.

Note: The term does not include—

- (a) agricultural or property maintenance vehicles including trailers or associated attachments or implements utilised upon that site for a bona fide and lawfully established rural and property maintenance purpose; and
- (b) a single motor home or caravan or the like where used for private recreational purposes and not commercial purposes and where the motor home or caravan is the only such vehicle on the site; and
- (c) any unregistered vehicle that is fully screened from view from adjoining properties and public roads; and
- (d) a B-Double truck or road train and the like where 19 metres or more in length or 50 tonnes or more.

To remove any doubt, a prime mover and attached trailer, or body truck and dog trailer, (and any load on the vehicle) constitutes 1 heavy vehicle.

Heritage Building means a building and its furniture, fittings, and other objects associated with the building—

- (a) that contribute to the building's cultural heritage significance; and
- (b) which is in the Planning Scheme as being a building of cultural heritage significance, or which is a registered place under the *Queensland Heritage Act 1992*.

Inconsistent Development has the meaning in section 1.2.14 (Inconsistent Development).

Industrial Access Street means a local street that—

- (a) provides direct property access within an industrial locality; and
- (b) serves less than 80 industrial lots; and
- (c) has a design speed of 60 km/h; and
- (d) a road reservation of 20 metres.

Industrial Collector Street means an industrial standard road performing a collector function, with a road reservation of 30 metres and a carriageway width of up to 20 metres.

Infrastructure Service Area means an area serviced by:

- (a) for water, the reticulated water network; and
- (b) for sewage, the reticulated sewerage network.

Invasive Weeds means—

- (a) a plant identified by its common name in column 1 and its scientific name in column 2 in Table 1.1B (Invasive Weeds); or
- (b) a plant that is regulated by a local law of the Local Government on the basis that it is required to be eradicated, managed or controlled due to its adverse impact on the environment; or
- (c) a plant that is a declared pest under the *Land Protection (Pest and Stock Route Management) Act 2002*; and

Table 1.1B - Invasive Weeds

Column 1 Common Name	Column 2 Scientific name (Genus species)
Balloon cotton bush	<i>Gomphocarpus physocarpus</i>
Bathurst burr	<i>Xanthium spinosum</i>
Black-eyed Susan	<i>Thunbergia alata</i>
Blue heliotrope	<i>Heliotropium amplexicaule</i>
Blue morning glory	<i>Ipomoea indica</i>

Column 1 Common Name	Column 2 Scientific name (Genus species)
Cadaghi	<i>Corymbia torrelliana</i>
Canna	<i>Canna indica</i>
Castor oil bush	<i>Ricinus communis</i>
Cocos palm	<i>Syagrus romanzoffiana</i>
Common indian hawthorn	<i>Rhaphiolepis indica</i>
Coral berry	<i>Rivinia humilis</i>
Corky passionflower	<i>Passiflora suberosa</i>
Crofton weed	<i>Ageratina adenophora</i>
Easter cassia	<i>Senna pendula</i>
Exotic pines	<i>Pinus radiata & Pinus elliotii</i>
Duranta	<i>Duranta erecta</i>
Fishbone fern	<i>Nephrolepis cordifolia</i>
Giant devil's fig	<i>Solanum hispidum</i>
Glycine	<i>Neonotonia wightii</i>
Golden rain tree	<i>Koelreuteria paniculata</i>
Green cestrum	<i>Cestrum parqui</i>
Inkweed	<i>Phytolacca octandra</i>
Japanese honeysuckle	<i>Lonicera japonica</i>
Japanese sunflower	<i>Tithonia diversifolia</i>
Khaki weed	<i>Alternanthera pungens</i>
Kei apple	<i>Dovyalis caffra</i>
Leucaena	<i>Leucaena leucocephala</i>
Mile-a-minute	<i>Ipomoea cairica</i>
Mistflower	<i>Eupatorium riparium</i>
Morning glory	<i>Ipomoea indica</i>
Mother-in-laws tongue	<i>Sansevieria trifasciata</i>
Noogoora burr	<i>Xanthium pungens</i>
Ochna	<i>Ochna serrulate</i>
Pampas grass	<i>Cortaderia selloana</i>
Paterson's curse	<i>Echium plantagineum</i>
Purple succulent	<i>Callisia fragran</i>
Red topped cotton bush	<i>Asclepias curassavica</i>
Saffron thistle	<i>Carthamus lanatus</i>
Star burr	<i>Acanthospermum hispidum</i>
Umbrella tree	<i>Schefflera actinophylla</i>
Wait-a-while	<i>Caesalpinia decapetala</i>
Wandering jew	<i>Tradescantia albiflora</i>
White moth vine	<i>Araujia hortorum</i>
White passion flower	<i>Passiflora subpeltat</i>
Wild tobacco	<i>Solanum mauritianum</i>
***Bamboo	<i>Phyllostachys spp.</i>

Irbyana Sensitive Area means the area that is identified as Irbyana Sensitive Area on OV Maps 2.1A, 2.1B, 2.1C and 2.1D.

IPA means the *Integrated Planning Act 1997*.

Key Resource Area (KRA) has the meaning in draft State Planning Policy *Protection of Extractive Resources*.

Land Degradation means the deterioration in the quality of land as a result of the following processes—

- (a) soil erosion; or
- (b) rising water tables; or
- (c) the expression of salinity; or
- (d) mass movement by gravity of soil or rock; or
- (e) stream bank instability; or
- (f) a process that results in declining water quality.

Landscaping means the treatment of land for the purpose of enhancing or protecting the amenity of a site and the locality in which it is situated by any one or more of the following—

- (a) aesthetic landscaping that enhances the appearance of a development from within and from outside the development and makes a positive contribution to the streetscape; and
- (b) landscaping that is undertaken within a buffer area for the purpose of preventing or reducing dust, chemical spray drift or sediment or stormwater run-off impacts; and
- (c) landscaping that fully screens from view development that is unsightly, intrusive or visually incompatible with the area in which it is located.

Landslide Hazard Investigation Area means those areas identified in the Department of Natural Resources and Mines slope models as having a slope greater than 15%.

Lawful Use has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

Lawful Non-Conforming Use means an existing lawful use in respect of which development is an inconsistent development and as such is in conflict with the planning scheme.

Local Access Street or Place means; a vehicular carriageway that serves less than 75 residential lots or carries traffic of less than 500 trips per day, with a design speed of 40 km/hr.

Local Area Traffic Management Devices means: all of the physical on-street and roadside environment modifications undertaken to control the level, route and speed of traffic in order to reduce the negative effects of motor vehicle use, alter driver behaviour and improve conditions for non-motorised street users.

Local Collector Street means a vehicular carriageway that serves 75 to 300 residential lots or carries traffic of between 501 and 3,000 trips per day with a design speed of 45 km/hr.

Local Government means the Beaudesert Shire Council.

Local Government Purposes means any purpose that the Local Government is required to, or has jurisdiction to, conduct.

Local Nature Conservation Area means the area that is identified as Local Nature Conservation Area on OV Maps 2.1A, 2.1B, 2.1C and 2.1D.

Lot has the meaning in schedule 10 (Dictionary) in the *Integrated Planning Act 1997*.

Maintained means preserved in a condition or a state of equivalent quality to that which was—

- (a) in the case of assessable development, approved by the development approval; and
- (b) in the case of Self-assessable development, required by the Acceptable Solutions.

Major Development Area means an area listed in Schedule 6 (Major Development Areas).

Major Rural Connecting Road means a rural road which has an AADT of 5,000 to 10,000 vehicles with a design speed of 80 km/hr.

Manoeuvring Area means a clear space adjacent to a parking bay or loading bay.

Medium Landslide Hazard Area means those areas included in Zones C1 and C2 as described in Willmott, W. F. 1981. 'Slope Stability and its Constraints on Closer Settlement on Tamborine Mountain, Southeast Queensland'. Geological Survey of Queensland. Record Series 1981/1 and Willmott, W. F. 1981. 'Slope Stability and its Constraints on Closer Settlement on Canungra - Beechmont - Numinbah Area, Southeast Queensland'. Geological Survey of Queensland. Record Series 1983/64.

Minor Building Work means any of the following—

- (a) Building Work to which the provisions of the *Standard Building Regulation 1993* do not apply; or
- (b) Building Work—
 - (i) that results in an increase in the gross floor area, at the date of commencement of the Planning Scheme, of the existing building by not more than 5m² or 10% of the existing gross floor area, whichever is the lesser; or
 - (ii) of less than 25m² gross floor area where for a building or structure classified as Class 10 under the BCA; or

- (c) internal fitouts or alterations; or
- (d) the repair, maintenance or underpinning of a building or structure.

Minor Change in Scale or Intensity of an Existing Use means a change in the intensity or scale of an existing use that does not exceed any of the following—

- (a) the limits expressed in the approved plan of development or approved management plan for the premises, where applicable; and
- (b) an increase of 5% of total use area; and
- (c) an increase in the number of separate tenancies occupying the premises; and
- (d) any extension of commercial operating hours on the premises, into the period between 7.00pm and 7.00am.

Minor Operational Work means—

- (a) work relating to a detached house including driveways, kerb crossovers, internal paths, Excavation for a swimming pool; or
- (b) Filling or Excavation comprising less than 10m³ of fill or excavated material; or
- (c) Filling or Excavation which occupies less than 20% of the site area or 250m² (whichever is the lesser) and is less than 500 millimetres in Filling height or Excavation depth.

Minor Quantities of Dangerous Goods has the meaning in the *National Standard NOHSC:1015 (2001)*.

Minor Rural Connecting Road means a road in a rural area which carries 2000 to 5000 vehicles per day and has a design speed of 70 km/hr.

Minor Servicing means—

- (a) changing oil and grease and changing of tyres such as to not contravene the provisions of the *Environmental Protection Act 1994*; and
- (b) where undertaken on land with an area of 1 hectare or more, degreasing, tune ups and mechanical repairs such as to not contravene the provisions of the *Environmental Protection Act 1994*.

Note: The term does not include—

- (a) other than as referred to in paragraph (b) degreasing, tune ups, mechanical repairs, panel beating, spray painting or any works requiring the use of ancillary machinery such as generators, compressors, grinders or the like; and
- (b) other than as referred to in paragraph (b) work carried out on any road reserve including the footpath; and

- (c) any activity resulting in environmental harm as defined in the *Environmental Protection Act 1994*.

Mitigation Measure means any measure intended to reduce the severity of an environmental impact.

Native Fauna means an animal that is indigenous to Australia.

Native Flora means a plant that is indigenous to Australia.

Native Forest Management Practices has the meaning in the *Vegetation Management Act 1999*.

Natural Hazard Management Area means an area that has been defined for the management of a hazard (flood, bushfire or landslide) but may not reflect the full extent of the area that may be affected by the hazard (e.g. land above the 1:100 ARI may flood during a larger flood event).

Natural Hazards means a naturally occurring situation or condition with the potential for loss or harm to the community or environment. The natural hazards addressed in the Planning Scheme are flood, bushfire and landslide.

Nature Conservation Value means an environmental value of the natural environment.

Note: Example of a nature conservation value – Land, soil, vegetation, bushland, wildlife corridor, habitat, wetland, waterway, waters, landscape features (such as a hill, a ridgeline and an escarpment), a scenic view, scenic or visual amenity and open space.

Not of Concern Regional Ecosystem has the meaning in the *Vegetation Management Act 1999*.

Noise Sensitive Place means a place defined as such by the *Environmental Protection (Noise) Policy 1997*.

Non-Industrial Based Activity means (in relation to a Home Based Business) an activity of a type that is normally conducted within a house and which does not involve panel beating, spray painting, welding, grinding, furniture making, the use of industrial machinery, and the like. Rather, the activity is office based or personal service related in general nature.

Of Concern Regional Ecosystem has the meaning in the *Vegetation Management Act 1999*.

Open Space Areas means private or public land that is external to a building envelope and used for open air passive and/or active recreation, nature conservation/environmental purposes and/or private outdoor uses. Public Open Space Areas includes areas dedicated to the Crown (excluding road reserve areas) such as park areas, open sports grounds, environmental/conservation areas, drainage reserves/channels and other waterbodies.

Outdoor Lighting means any form of permanently installed exterior or interior lighting, established to enable the use or surveillance of tennis courts, playing fields, car parking areas, and the outdoor elements of commercial and industrial uses.

Note: The term does not include street lighting or normal residential or low level security lighting.

Overland Flow Path means—

- (a) where a piped drainage system exists, the path along which flood waters exceeding the capacity of the underground drainage system would flow; or
- (b) where no piped drainage system or other form of defined watercourse exists, the path taken by surface runoff from higher parts of the catchment.

Note: The term does not include a watercourse or gully with well-defined banks.

Overlay means a layer over the Zones based on special physical attributes of an identified area, place or site. Assessment Categories are identified for development affected by an Overlay.

Overlay Map (OV Map) means a map forming part of the Planning Scheme indicating the division of the Shire into Overlays.

Performance Criteria means in a Planning Scheme Code or Overlay, the prescribed standards against which Code and Impact-assessable development is assessed.

Plan of Development means any plan, document or agreement approved by the Local Government or entered into by the Local Government with an applicant which shows, describes, delineates, limits or provides detailed plans, standards or guidelines for the proposed or approved development of the premises.

Planning Scheme means the Planning Scheme of the Shire of Beaudesert.

Plot Ratio means the ratio between the gross floor area of a building and the total area of the site.

Portable Sign means any Advertising Device in the form of a sign that is not permanently attached to the ground or to a building or to a structure.

Potable Water means water that is acceptable for human consumption.

Precinct means part of a Zone to which specific detailed planning provisions apply.

Premises means any land, building or other structure or any part thereof.

Probable Maximum Flood (PMF) means the largest flood that could conceivably occur at a particular location, resulting from the probable maximum precipitation.

Proposal Plan means any plan which proposes the reconfiguration of land.

Protection means conservation, preservation and management and “**protect**” has a corresponding meaning.

Q100 means the peak rainfall runoff discharge rate, for an ARI of 100 years.

QFRS means the Queensland Fire and Rescue Service.

QUDM means the document titled *Queensland Urban Drainage Manual*.

Queensland Streets means the document titled *Queensland Streets: Design Guidelines for Sub Part of Streets*.

Queuing Area means the area of an entrance driveway set aside for the queuing of vehicles.

Real Estate Sign means an Advertising Device which is displayed temporarily to facilitate sale, auction, lease or to indicate direction or location of a real property including display homes and newly subdivided areas.

Rear Allotment means a lot that has access to a road by means of an access strip which forms part of the lot, or by way of an easement over contiguous land.

Recreation Trail means a corridor, route or pathway used for recreational walking, cycling or horse riding that passes through or connects natural environments or human communities.

Regional Nature Conservation Area means the area that is identified as Regional Nature Conservation Area on OV Maps 2.1A, 2.1B, 2.1C and 2.1D.

Regulated Substance means a substance which is—

- (a) coal as defined in the *Coal Mining Act 1925*; or
- (b) a mineral as defined in the *Mineral Resources Act 1989*; or
- (c) petroleum as defined in the *Petroleum Act 1923*.

Relocatable Home means a structure for which building approval has been granted that—

- (a) complies in all respects with the BCA for a Class 1(a) building; and
- (b) is factory-assembled or built in components and assembled on-site; and
- (c) is capable of being transported by trailer or other vehicle;

Note: Such a building may be fitted with wheels at the point of manufacture but only for the purpose of transport to the site on which it is to be located.

The wheels may be retained on the structure after location on-site.

Residential Area (for the purposes of the Advertising Devices Code and Schedule 3 Exempt Advertising Devices) means the following Precincts—

- (a) Medium Density Residential Precinct; and
- (b) Residential Precinct; and
- (c) Special Development Precinct; and
- (d) Village Precinct; and

(e) Village Residential Precinct.

Resource/Processing Area has the meaning in draft State Planning Policy *Protection of Extractive Resources*.

RFA means the Regional Forestry Agreement.

Riparian Habitat means a habitat that is significantly influenced by water and occurs within or adjacent to a waterway or a wetland and may or may not be identified on an Overlay Map.

Routine Management has the meaning in Schedule 10 (Dictionary) of the *Integrated Planning Act 1997*.

Rural Access Road means a rural road which serves less than 100 lots and has a design speed between 40-70 km/hr.

Rural and Open Space Area (for the purposes of the Advertising Devices Code and Schedule 3 Exempt Advertising Devices) means the following Precincts—

- (a) Active Recreation Precinct; and
- (b) Conservation Precinct; and
- (c) Equestrian Activities Precinct; and
- (d) Escarpment Protection Precinct; and
- (e) Future Dam Catchment Precinct; and
- (f) Future Investigation Precinct; and
- (g) Emerging Community Precinct; and
- (h) Passive Recreation Precinct; and
- (i) Rural Character Precinct; and
- (j) Rural Industry Precinct; and
- (k) Countryside Precinct, and
- (l) Park Living Precinct; and

(m) Bromelton Countryside Precinct.

Rural Collector Road means a rural road which serves between 100 and 240 lots and has a design speed of between 60-90 km/hr.

Scale means in a streetscape context, the relative size of a building compared to adjacent buildings or the relevant size of components of a building when compared with similar elements on adjacent buildings.

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Screen Landscaping means landscaping that screens or obscures from view development that is unsightly, intrusive or visually incompatible with the area in which it is located.

Secondary Dwelling means a free-standing, self contained dwelling unit, containing only 1 kitchen, used for residential purposes where located in conjunction with an existing house on the 1 allotment.

Note: The term does not include a Caretakers Residence or a Manager's/Workers House.

Sensitive Use means land uses such as—

- (a) a dwelling, residential allotment, mobile home or caravan park or other residential premises; or
- (b) a hotel, motel or hostel; or
- (c) a kindergarten, school, university or other educational institution; or
- (d) a medical centre or hospital; or
- (e) a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 1992* or a world heritage area; or
- (f) a public thoroughfare, park or gardens; or
- (g) a place used as a workplace, an office or for business or commercial purposes; and includes the curtilage of any such place.

Service Area means the area within a development site set aside for the parking, manoeuvring, loading and unloading of commercial vehicles for the delivery or pick-up of freight or goods.

Service Provider means—

- (a) Energex; and
- (b) Telstra; and
- (c) the Queensland Police Service; and
- (d) the Beaudesert Shire Council; and
- (e) the Department of Main Roads.

Service Road means a local road provided parallel to and within the same road reserve as a major road for the purpose of giving access to lots with direct frontage to the major road.

Shire has the meaning of “planning scheme area” which is defined in section 2.1.2 of the *Integrated Planning Act 1997*.

Significant Flora and Fauna¹²⁸ means—

- (a) species of State significance including—
 - (i) flora identified by its common name in column 1 and its scientific name in column 2 which has a status in column 3 in Table 1.1C (Flora species of State significance); or
 - (ii) fauna identified by its common name in column 1 and its scientific name in column 2 which has a status in column 3 in Table 1.1D (Fauna species of State significance); or
 - (iii) flora and fauna species listed as endangered, vulnerable or rare in the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*; or
 - (iv) flora and fauna species listed as endangered, vulnerable or rare in the *Nature Conservation (Wildlife) Regulation 1994*; and
- (b) priority or regionally significant flora and fauna species, other than endangered, vulnerable or rare species, which are—
 - (i) flora identified by its common name in column 1 and its scientific name in column 2 with comments in column 3 in Table 1.1E (Flora species of priority or regional significance); or
 - (ii) fauna identified by its common name in column 1 and its scientific name in column 2 with comments in column 3 in Table 1.1F (Fauna species of priority or regional significance); or
 - (iii) regarded by a recognised authority or expert as significant within Beaudesert Shire for the following reasons—
 - (A) they are endemic to South East Queensland; or
 - (B) they are poorly represented in South East Queensland or Beaudesert Shire; or
 - (C) they are considered to be in decline; or
 - (D) they have a restricted distribution or disjunct distribution; or
 - (E) they are at the edge of their distributional range; or
 - (F) they are a poorly known or insufficiently known species; or
 - (G) they are unusual forms of a species not represented elsewhere; or
 - (H) they play an important ecological role.

Table 1.1C—Flora Species of State Significance

¹²⁸ Ongoing review of the status of these species and additional species is regularly undertaken by the Queensland Environmental Protection Agency and Commonwealth Government. An applicant must ensure the most current species information is used by referring to www.epa.qld.gov.au/nature_conservation/wildlife/wildlife_online/ or by contacting the Environmental Protection Agency.

Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Status
	<i>Acacia acronastes</i>	R
	<i>Acacia brunioides</i> subsp. <i>brunioides</i>	R
Mt. Maroon wattle	<i>Acacia saxicola</i>	E
Byron Bay acronychia	<i>Acronychia baeuerlenii</i>	R
	<i>Alloxylon pinnatum</i>	R
	<i>Ardisia bakeri</i>	R
	<i>Argophyllum nullumense</i>	R
	<i>Arthraxon hispidus</i>	V
	<i>Arundinella grevillensis</i>	R
Mountain reed grass	<i>Arundinella montana</i>	R
	<i>Austromyrtus</i> sp.	R
Jointed baloghia	<i>Baloghia marmorata</i>	V
	<i>Banksia conferta</i> subsp. <i>conferta</i>	V
	<i>Bertya ernestiana</i>	V
Binna Burra daisy	<i>Brachyscome ascendens</i>	R
	<i>Brasenia schreberi</i>	R
	<i>Bulbophyllum argyropus</i>	R
	<i>Bulbophyllum globuliforme</i>	R(NCA) V(EPBC)
	<i>Bulbophyllum weinthalii</i> subsp. <i>weinthalii</i>	V
Austral wisteria	<i>Callerya australis</i>	R
	<i>Callitris baileyi</i>	R
	<i>Callitris monticola</i>	R
	<i>Cassia brewsteri</i> var. <i>marksiana</i>	R
	<i>Chiloglottis sphyrnoides</i>	V
	<i>Clematis fawcettii</i>	V
	<i>Comesperma breviflorum</i>	R
Cooperookia	<i>Cooperookia scabriduscula</i>	V
	<i>Corybas montanus</i>	V
	<i>Corynocarpus rupestris</i> subsp. <i>arborescens</i>	R
	<i>Cossinia Australiana</i>	E
Stinking cryptocarya	<i>Cryptocarya foetida</i>	V
Long-leaved tuckeroo	<i>Cupaniopsis newmanii</i>	R
Boonah tuckeroo	<i>Cupaniopsis tomentella</i>	V
	<i>Cyathea cunninghamii</i>	R
	<i>Cyperus rupicola</i>	R
	<i>Dipodium pulchellum</i>	R
Mallee ash	<i>Eucalyptus codonocarpa</i>	R
Plunkett mallee	<i>Eucalyptus curtisii</i>	R
Dunn's white gum	<i>Eucalyptus dunnii</i>	R
Dunn's white gum	<i>Eucalyptus dunnii</i>	R
Hillgrove gum	<i>Eucalyptus michaeliana</i>	R
Lamington eyebright	<i>Euphrasia bella</i>	E(NCA) V(EPBC)
	<i>Fontainea venosa</i>	V
	<i>Gahnia insignis</i>	R
	<i>Gahnia insignis</i>	R
	<i>Gaultheria</i> sp.	V

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Schedule 1 – Dictionary
Part 3 – Defined Terms

Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Status
	<i>Genoplesium sigmoideum</i>	R
	<i>Grevillea linsmithii</i>	E
	<i>Helmholtzia glaberrima</i>	R
	<i>Hibbertia hexandra</i>	R
Mountain guinea flower	<i>Hibbertia monticola</i>	R
Long clubmoss	<i>Huperzia varia</i>	R
Frogbit	<i>Hydrocharis dubia</i>	V
	<i>Indigofera baileyi</i>	R
	<i>Jasminum jenniae</i>	E
	<i>Kunzea flavescens</i>	R
	<i>Lastreopsis silvestris</i>	R
	<i>Leionema elatius</i> subsp. <i>beckleri</i>	E
	<i>Lenwebbia prominens</i>	R
	<i>Leucopogon cicatricatus</i>	R
	<i>Leucopogon recurvisepalus</i>	E
Macadamia nut	<i>Macadamia integrifolia</i>	V
	<i>Macadamia tetraphylla</i>	V
Slender milkvine	<i>Marsdenia coronata</i>	V
	<i>Marsdenia longiloba</i>	V
	<i>Melaleuca groveana</i>	R
	<i>Melaleuca irbyana</i>	R
	<i>Melaleuca tamariscina</i> subsp. <i>irbyana</i>	R
Lloyd's native olive	<i>Notelaea lloydii</i>	V
	<i>Olearia heterocarpa</i>	R
Onion cedar	<i>Owenia cepiodora</i>	V
	<i>Ozothamnus vegans</i>	V
	<i>Ozothamnus whitei</i>	R
Large-leaved wonga vine	<i>Pandorea baileyana</i>	R
Native dutchman's pipe	<i>Pararistolochia laheyana</i>	R
	<i>Pararistolochia praevenosa</i>	R
Slender silkpod	<i>Parsonsia tenuis</i>	R
	<i>Paspalidium grandispiculatum</i>	V
	<i>Persoonia volcanica</i>	R
	<i>Picris conyzoides</i>	R
	<i>Pimelea umbratica</i>	R
Thorny pittosporum	<i>Pittosporum oreillyanum</i>	R
	<i>Plectranthus allopectus</i>	R
	<i>Plectranthus habrophyllus</i>	E
	<i>Plectranthus nitidus</i>	E
	<i>Pneumatopteris pennigera</i>	R
Mountain podolepis	<i>Podolepis monticola</i>	R
	<i>Pomaderris crassifolia</i>	V
	<i>Pomaderris notata</i>	R
Shiny-leaved coondoo	<i>Pouteria eerwah</i>	E
	<i>Pseudanthus pauciflorus</i> subsp. <i>pauciflorus</i>	R
	<i>Pseudanthus</i> sp.	R
Horned greenhood	<i>Pterostylis bicornis</i>	V
	<i>Pultenaea pycnocephala</i>	R
Mt. Barney bush pea	<i>Pultenaea whiteana</i>	R

Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Status
	<i>Randia moorei</i>	E
	<i>Rhizanthella slateri</i>	R
	<i>Rhodamnia maideniana</i>	R
	<i>Ricinocarpos speciosus</i>	V
Sage-leaved rulingia	<i>Rulingia salviifolia</i>	R
Ravine orchid	<i>Sarcochilus fitzgeraldii</i>	E(NCA) V(EPBC)
	<i>Sarcochilus hartmannii</i>	V
	<i>Senna acclinis</i>	R
	<i>Solanum callium</i>	R
	<i>Solanum spirale</i>	R
	<i>Solanum sporadotrichum</i>	R
	<i>Tetramolopium vegans</i>	R
	<i>Thelionema grande</i>	R
	<i>Thesium australe</i>	V
	<i>Tinospora tinosporoides</i>	V
	<i>Uromyrtus sp.</i>	R
	<i>Wahlenbergia glabra</i>	R
	<i>Wahlenbergia scopulicola</i>	R
	<i>Westringia blakeana</i>	R
	<i>Westringia rupicola</i>	V
	<i>Zieria collina</i>	V
	<i>Zieria sp. (Mt Larcom)</i>	V

Table 1.1D—Fauna species of State significance

Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Status
Amphibians		
Cascade treefrog	<i>Litoria pearsoniana</i>	E
Whirring treefrog	<i>Litoria revelata</i>	R
Fleay's barred frog	<i>Mixophyes fleayi</i>	E
Red-and-yellow mountainfrog	<i>Kyarranus kundagungan</i>	R
Pouched frog	<i>Assa darlingtoni</i>	R
Black soled frog	<i>Lechriodus fletcheri</i>	R
Masked mountainfrog	<i>Kyarranus loveridgei</i>	R
Giant barred frog	<i>Mixophyes iterates</i>	E
Tusked frog	<i>Adelotus brevis</i>	V
Birds		
Square-tailed kite	<i>Lophoictinia isura</i>	R
Red goshawk	<i>Erythrotriorchis radiatus</i>	E(NCA) V(EPBC)
Grey goshawk	<i>Accipiter novaehollandiae</i>	R
Cotton pygmy-goose	<i>Nettapus coromandelianus</i>	R
Rufous scrub-bird	<i>Atrichornis rufescens</i>	V
Glossy black-cockatoo	<i>Calyptorhynchus lathami</i>	V
Major Mitchell's cockatoo	<i>Cacatua leadbeateri</i>	V
Black-necked stork	<i>Ephippiorhynchus asiaticus</i>	R
Red-browed treecreeper	<i>Climacteris erythrops</i>	R
Southern emu-wren	<i>Stipiturus malachurus</i>	V
Regent honeyeater	<i>Xanthomyza Phrygia</i>	E
Black-chinned honeyeater	<i>Melithreptus gularis</i>	R
Albert's lyrebird	<i>Menura alberti</i>	R
Superb lyrebird	<i>Menura novaehollandiae</i>	R
Olive whistler	<i>Pachycephala olivacea</i>	R
Eastern bristlebird	<i>Dasyornis brachypterus</i>	E
Plumed frogmouth	<i>Podargus ocellatus plumiferus</i>	V
Southern giant-petrel	<i>Macronectes giganteus</i>	E
Paradise parrot	<i>Psephotus pulcherrimus</i>	PE(NCA) EX(EPBC)
Swift parrot	<i>Lathamus discolor</i>	E
Coxen's fig-parrot	<i>Cyclopsitta diophthalma coxeni</i>	E
Lewin's rail	<i>Rallus pectoralis</i>	R
Painted snipe	<i>Rostratula benghalensis</i>	V
Powerful owl	<i>Ninox strenua</i>	V
Black-breasted button-quail	<i>Turnix melanogaster</i>	V
Sooty owl	<i>Tyto tenebricosa</i>	R
Bony Fish		
Honey blue eye	<i>Pseudomugil mellis</i>	V
Insects		
Illidge's ant-blue	<i>Acrodipsas illidgei</i>	V
Australian fritillary	<i>Argyreus hyperbius inconstans</i>	E
Richmond birdwing	<i>Ornithoptera richmondia</i>	V
Mammals		
Spotted-tailed quoll (southern subspecies)	<i>Dasyurus maculatus maculatus</i>	V(NCA) E(EPBC)
Brush-tailed rock-wallaby	<i>Petrogale penicillata</i>	V

Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Status
Hastings River mouse	<i>Pseudomys oralis</i>	V(NCA) E(EPBC)
Koala (Southeast Queensland bioregion)	<i>Phascolarctos cinereus</i> (Southeast Queensland bioregion)	V
Long-nosed potoroo	<i>Potorous tridactylus tridactylus</i>	V
Little pied bat	<i>Chalinolobus picatus</i>	R
Large-eared pied bat	<i>Chalinolobus dwyeri</i>	R(NCA) V(EPBC)
Golden-tipped bat	<i>Kerivoula papuensis</i>	R
Reptiles		
Stephens' banded snake	<i>Hoplocephalus stephensi</i>	R
Common death adder	<i>Acanthophis antarcticus</i>	R
	<i>Saproscincus spectabilis</i>	R
	<i>Saproscincus rosei</i>	R
	<i>Cautula zia</i>	R
Three-toed snake-tooth skink	<i>Coeranoscincus reticulatus</i>	R
	<i>Ophioscincus truncates</i>	R
High Mobility Fauna		
Estuarine crocodile	<i>Crocodylus porosus</i>	V
Loggerhead turtle	<i>Caretta caretta</i>	E
Green turtle	<i>Chelonia mydas</i>	V
Hawksbill turtle	<i>Eretmochelys imbricata</i>	V
Pacific ridley	<i>Lepidochelys olivacea</i>	E
Flatback turtle	<i>Natator depressus</i>	V
Leatherback turtle	<i>Dermodochelys coriacea</i>	E
Freckled duck	<i>Stictonetta naevosa</i>	R
Radjah shelduck	<i>Tadorna radjah</i>	R
Cotton pygmy-goose	<i>Nettapus coromandelianus</i>	R
Herald petrel	<i>Pterodroma arminjoniana</i>	E
Red-tailed tropicbird	<i>Phaethon rubricauda</i>	V
Black-necked stork	<i>Ephippiorhynchus asiaticus</i>	R
Square-tailed kite	<i>Lophoictinia isura</i>	R
Grey goshawk	<i>Accipiter novaehollandiae</i>	R
Red goshawk	<i>Erythrotriorchis radiatus</i>	E
Grey falcon	<i>Falco hypoleucos</i>	R
Eastern curlew	<i>Numenius madagascariensis</i>	R
Painted snipe	<i>Rostratula benghalensis</i>	R
Beach stone-curlew	<i>Esacus neglectus</i>	V
Sooty oystercatcher	<i>Haematopus fuliginosus</i>	R
Little tern	<i>Sterna albifrons</i>	E
Squatter pigeon (sth subsp.)	<i>Geophaps scripta scripta</i>	V
Palm cockatoo	<i>Probosciger aterrimus</i>	R
Glossy black-cockatoo	<i>Calyptorhynchus lathami</i>	V
Major Mitchell's cockatoo	<i>Cacatua leadbeateri</i>	V
Eclectus parrot	<i>Eclectus roratus</i>	V
Double-eyed fig-parrot (Marshall's)	<i>Cyclopsitta diophthalma marshalli</i>	R
Double-eyed fig-parrot (Macleay's)	<i>Cyclopsitta diophthalma macleayana</i>	V
Double-eyed fig-parrot	<i>Cyclopsitta diophthalma coxeni</i>	E

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Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Status
(Coxen's)		
Princess parrot	<i>Polytelis alexandrae</i>	V
Swift parrot	<i>Lathamus discolor</i>	V
Golden-shouldered parrot	<i>Psephotus chrysopterygius</i>	E
Turquoise parrot	<i>Neophema pulchella</i>	R
Night parrot	<i>Pezoporus occidentalis</i>	E
Powerful owl	<i>Ninox strenua</i>	V
Rufous owl (Cape York subsp.)	<i>Ninox rufa meesi</i>	R
Rufous owl (sth subsp.)	<i>Ninox rufa queenslandica</i>	V
Sooty owl	<i>Tyto tenebricosa</i>	R
Masked owl (nth subsp.)	<i>Tyto novaehollandiae kimberli</i>	V
White-rumped swiftlet	<i>Collocalia spodiopygius</i>	R
Regent honeyeater	<i>Xanthomyza phrygia</i>	E
Black-chinned honeyeater	<i>Melithreptus gularis</i>	R
Painted honeyeater	<i>Grantiella picta</i>	R
Black-throated finch (sth subsp.)	<i>Poephila cincta cincta</i>	V
Crimson finch	<i>Neochmia phaeton</i>	V
Star finch (eastern subsp.)	<i>Neochmia ruficauda ruficauda</i>	E
Pictorella manikin	<i>Heteromunia pectoralis</i>	R
Blue-faced parrot-finch	<i>Erythrura trichroa</i>	R
Gouldian finch	<i>Erythrura gouldiae</i>	E
Spotted-tailed quoll (sth subsp.)	<i>Dasyurus maculatus maculatus</i>	V
Spotted-tailed quoll (nth subsp.)	<i>Dasyurus maculatus gracilis</i>	E
Bare-backed fruit-bat	<i>Dobsonia moluccensis</i>	R
Torresian tube-nosed bat	<i>Nyctimene cephalotes</i>	R
Torresian tube-nosed bat	<i>Nyctimene vizcaccia</i>	R
Large-eared flying-fox	<i>Pteropus macrotis</i>	V
Torresian flying-fox	<i>Pteropus sp. Nov. (Moa Is.)</i>	V
Ghost bat	<i>Macroderma gigas</i>	V

Table 1.1E—Flora species of priority or regional significance

Column 1 Common name	Column 2 Scientific name (Genus species)	Column 3 Comments
	<i>Acacia amblygona</i>	Uncommon
	<i>Acacia baeuerlenii</i>	Very uncommon
	<i>Acacia bakeri</i>	Uncommon
	<i>Acacia decora</i>	Uncommon - eastern edge of distribution
	<i>Acacia floribunda</i>	Uncommon - probably only at Mt Barney
	<i>Acacia granitica</i>	Restricted to Plunkett
	<i>Acacia hispidula</i>	Uncommon
	<i>Acacia myrtifolia</i>	Uncommon in SEQ

Column 1 Common name	Column 2 Scientific name (Genus species)	Column 3 Comments
	<i>Acacia paradoxa</i>	Eastern edge of distribution
	<i>Acacia salicina</i>	Uncommon in area
	<i>Acacia stricta</i>	Eastern edge of distribution
	<i>Acianthus exsertus</i>	Restricted to mountains
	<i>Acronychia imperforate</i>	Usually a coastal species
	<i>Acronychia octandra</i>	Very uncommon in SEQ
	<i>Actinotus gibbonsii</i>	Eastern edge of distribution
	<i>Actinotus helianthi</i>	Restricted to mountains
	<i>Adriana tomentose</i>	Uncommon in SEQ
	<i>Ajuga sinuata</i>	Northern extent of distribution
	<i>Allocasuarina torulosa</i>	Food tree for rare glossy black cockatoo
	<i>Alpinia arundelliana</i>	Uncommon
	<i>Amperea xiphoclada</i>	Uncommon – found on mountains
	<i>Atalaya multiflora</i>	Uncommon
	<i>Australina pusilla</i>	Uncommon
	<i>Austromyrtus sp.</i>	Uncommon
	<i>Babingtonia angusta</i>	Uncommon
	<i>Banksia integrifolia subsp. monticola</i>	Restricted in district to mountains
	<i>Banksia robur</i>	Uncommon
	<i>Barklya syringifolia</i>	Uncommon in area
	<i>Bauera capitata</i>	Normally coastal wallum species
	<i>Bauera rubioides</i>	Mt Barney only
	<i>Beyeria lasiocarpa</i>	Uncommon in SEQ
	<i>Boronia anethifolia</i>	Most eastern distribution
	<i>Boronia polygalifolia</i>	Uncommon
	<i>Bossiaea carinalis</i>	Uncommon in the area
	<i>Bossiaea prostrata</i>	Uncommon in SEQ
	<i>Brachychiton bidwillii</i>	Uncommon in SEQ
	<i>Bracteantha sp.</i>	Restricted to mountains
	<i>Callistemon comboynensis</i>	Restricted to mountains
	<i>Callistemon montanus</i>	Restricted to mountains
	<i>Callistemon pallidus</i>	Possibly most northern distribution
	<i>Calystegia marginate</i>	Uncommon in SEQ

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Column 1 Common name	Column 2 Scientific name (Genus species)	Column 3 Comments
	<i>Capparis mitchellii</i>	Eastern edge of distribution
	<i>Capparis velutina</i>	Eastern edge of distribution
	<i>Carex fascicularis</i>	Uncommon in SEQ
	<i>Caustis flexulosa</i>	Uncommon in SEQ
	<i>Centranthera cochinchinensis</i>	Uncommon in SEQ
	<i>Cheirostylis ovata</i>	Uncommon in SEQ
	<i>Citrus australasica</i>	Uncommon in SEQ
	<i>Codonocarpus attenuatus</i>	Uncommon in area
	<i>Comesperma esulifolium</i>	Restricted to mountains
	<i>Comesperma volubile</i>	Uncommon
	<i>Cordyline congesta</i>	Uncommon
	<i>Cordyline stricta</i>	Uncommon in SEQ
	<i>Correa reflexa</i>	Uncommon in SEQ
	<i>Croton stigmatosus</i>	Uncommon in area
	<i>Cryptandra amara</i>	Eastern edge of distribution
	<i>Cryptandra longistaminea</i>	Uncommon
	<i>Cryptandra sp.</i>	Uncommon
	<i>Daviesia mimosoides</i> R.Br. subsp. <i>mimosoides</i>	Uncommon in area
	<i>Daviesia wyattiana</i>	Uncommon
	<i>Dendrobium falcorostrum</i>	Very uncommon
	<i>Derwentia derwentiana</i> subsp. <i>derwentiana</i>	Most northern distribution. Very uncommon in area
	<i>Dillwynia retorta</i> var. <i>retorta</i>	Uncommon in the area
	<i>Dissiliaria baloghioides</i>	Uncommon in SEQ
	<i>Drynaria rigidula</i>	Uncommon in the area
	<i>Epacris longiflora</i>	Most northern distribution. Only on Mt Barney
	<i>Eucalyptus banksii</i>	Uncommon in area
	<i>Eucalyptus chloroclada</i>	Uncommon in area
	<i>Eucalyptus dura</i>	Uncommon
	<i>Eucalyptus fusiformis</i>	Uncommon in SEQ
	<i>Eucalyptus fusiformis</i> Boland & Kleinig	Most northern distribution
	<i>Eucalyptus interstans</i>	Uncommon in the area
	<i>Eucalyptus notabilis</i>	Uncommon in the area
	<i>Eucalyptus quadrangulata</i>	Uncommon in the area
	<i>Flindersia collina</i>	Uncommon
	<i>Gahnia melanocarpa</i> R.Br.	Uncommon in the area
	<i>Geijera paniculate</i>	Uncommon

Column 1 Common name	Column 2 Scientific name (Genus species)	Column 3 Comments
	<i>Glycine</i> sp Marburg	Uncommon
	<i>Gompholobium uncinatum</i>	Most eastern distribution
	<i>Gonocarpus oreophilus</i>	Uncommon
	<i>Goodenia grandiflora</i>	Uncommon
	<i>Goodenia ovata</i>	Uncommon in SEQ
	<i>Goodia lotifolia</i>	Uncommon in the area
	<i>Grevillea hilliana</i>	Uncommon
	<i>Hakea laevipes</i> subsp. <i>graniticola</i>	Restricted to mountains
	<i>Helichrysum collinum</i>	Uncommon in the area
	<i>Helichrysum lindsayanum</i>	Restricted to mountains
	<i>Helichrysum</i> sp.	Restricted to mountains
	<i>Hibbertia cistoidea</i>	Uncommon in the area
	<i>Hibbertia diffusa</i>	Uncommon
	<i>Hibbertia hexandra</i>	Uncommon
	<i>Hibbertia patens</i>	Northern limit of distribution
	<i>Hibbertia riparia</i>	Northern limit of distribution
	<i>Hydrocotyle acutiloba</i>	Very uncommon in QLD
	<i>Hygrophila angustifolia</i> R.Br.	Uncommon
	<i>Kunzea obovate</i>	Most eastern distribution
	<i>Lasiopetalum ferrugineum</i>	Uncommon
	<i>Lasiopetalum ferrugineum</i> var. <i>cordatum</i>	Very uncommon
	<i>Lepidozamia peroffskyana</i>	Uncommon
	<i>Lepironia articulate</i>	Uncommon
	<i>Leptospermum lamellatum</i>	Uncommon in the area
	<i>Leucopogon muticus</i> R.Br.	Uncommon in the area
	<i>Leucopogon</i> sp.	Uncommon
	<i>Leucopogon spathaceus</i>	Uncommon in the area
	<i>Logania pusilla</i> R.Br.	Uncommon
	<i>Lomandra obliqua</i>	Uncommon
	<i>Melaleuca decora</i>	Uncommon
	<i>Notelaea johnsonii</i>	Uncommon
	<i>Nothofagus moorei</i>	Most northern distribution
	<i>Olearia microphylla</i>	Eastern edge of distribution
	<i>Oxylobium robustum</i>	Uncommon
	<i>Pararistolochia praevenosa</i>	Uncommon

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Column 1 Common name	Column 2 Scientific name (Genus species)	Column 3 Comments
	<i>Parietaria debilis</i>	Uncommon in the area
	<i>Pelargonium australe</i> Willd. <i>subsp. australe</i>	Eastern edge of distribution
	<i>Peristeranthus hillii</i>	Uncommon
	<i>Persoonia</i> sp	Uncommon
	<i>Phebalium nottii</i>	Edge of distribution
	<i>Phebalium woombye</i>	Disjunct population
	<i>Philothea myoporoides</i> subsp. <i>obovatifolia</i>	Very uncommon
	<i>Plumbago zeylanica</i>	Uncommon
	<i>Podocarpus spinulosus</i>	Uncommon
	<i>Pomaderris andromedifolia</i> A. Cunn. subsp. <i>andromedifolia</i>	Most northern distribution
	<i>Pomaderris ledifolia</i>	Uncommon in the area
	<i>Pomaderris nitidula</i>	Uncommon in the area
	<i>Poranthera corymbosa</i>	Most northern distribution
	<i>Pouteria cotinifolia</i>	Uncommon in SEQ
	<i>Pultenaea daphnoides</i>	Most northern distribution
	<i>Pultenaea linophylla</i>	Most northern distribution
	<i>Rapanea</i> sp Mt Ballow	Uncommon
	<i>Rapanea</i> sp. (Mt Ballow + PIF7449)	Uncommon
	<i>Rhodamnia dumicola</i>	Uncommon
	<i>Rhodanthe anthemoides</i>	Uncommon
	<i>Ricciocarpus natans</i>	Uncommon in SEQ
	<i>Ricinocarpus pinifolius</i>	Uncommon
	<i>Santalum obtusifolium</i>	Uncommon
	<i>Scaevola</i> sp. (Mt Ernest)	Very uncommon
	<i>Seringia arborescens</i>	Uncommon
	<i>Solanum shirleyanum</i>	Uncommon
	<i>Sowerbaea juncea</i>	Uncommon
	<i>Stellaria flaccida</i>	Uncommon in the area
	<i>Swainsona queenslandica</i>	Uncommon in the area
	<i>Syncarpia verecunda</i>	Uncommon
	<i>Tapeinosperma pseudojambosa</i>	Uncommon
	<i>Tarenna cameronii</i>	Uncommon in the area
	<i>Tephrosia bidwillii</i>	Uncommon
	<i>Tephrosia rufula</i>	Uncommon in SEQ
	<i>Tetradthea thymifolia</i>	Uncommon in the area
	<i>Teucrium corymbosum</i> R.Br.	Uncommon
	<i>Thelymitra fragrans</i>	Uncommon

Column 1 Common name	Column 2 Scientific name (Genus species)	Column 3 Comments
	<i>Trachymene procumbens</i>	Uncommon in the area
	<i>Tylophora benthamii</i>	Uncommon
	<i>Veronica sp.</i>	Uncommon
	<i>Xanthosia diffusa</i>	Uncommon in SEQ
	<i>Zieria arborescens</i>	Uncommon in SEQ. Most northern distribution
	<i>Zieria fraseri</i>	Eastern edge of distribution
	<i>Zieria furfuracea</i> R.Br.	Uncommon
	<i>Zieria sp.</i>	Uncommon

Table 1.1F—Fauna species of priority or regional significance

Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Comments
Invertebrates		
Giant spiny crayfish	<i>Euastacus hystricosus</i>	
Freshwater crayfish	<i>Euastacus jagara</i>	
Freshwater crayfish	<i>Euastacus madae</i>	
Freshwater crayfish	<i>Euastacus monteithorum</i>	
Mount Glorious spiny crayfish	<i>Euastacus setosus</i>	
Freshwater crayfish	<i>Euastacus sulcatus</i>	
Freshwater crayfish	<i>Euastacus urospinosus</i>	
Freshwater crayfish	<i>Euastacus valentulus</i>	
Land yabby	<i>Cherax punctatus</i>	
Sand yabby	<i>Cherax robustus</i>	
Swamp crayfish	<i>Tenuibranchiurus glypticus</i>	
Grey-clawed fiddler crab	<i>Uca longidigita</i>	
Fiddler crab	<i>Uca signata</i>	
Burleigh Heads spider	<i>Nameria insularis</i>	
Dragonfly	<i>Argiolestis albescens</i>	
Dragonfly	<i>Petalura Ittoea</i>	
Stag beetle	<i>Sphaenognathus sp. nov.</i>	
Stag beetle	<i>Lissapterus sp. nov.</i>	
Brown soldier	<i>Junonia hedonia zelima</i>	
Dingy darter	<i>Telicota eurychlora</i>	
Swordgrass brown (Gold Coast)	<i>Tisiphone abeona morrissi</i>	
Freshwater Fish		
Queensland lungfish	<i>Neoceratodus forsteri</i>	
Mountain galaxias	<i>Galaxias olidus</i>	
Catfish	<i>Poroichilus sp. cf. rendahli</i>	
Ornate rainbowfish	<i>Rhadinocentrus ornatus</i>	
Murray cod	<i>Maccullochella peeli</i>	
Jungle perch	<i>Kuhlia rupestris</i>	
River blackfish	<i>Gadopsis marmoratus</i>	

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Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Comments
Frogs		
Tusked frog	<i>Adelotus brevis</i>	
Chirping floglet	<i>Crinia deserticola</i>	
Clicking froglet	<i>Crinia signifera</i>	
Marbled frog	<i>Limnodynastes convexiusculus</i>	
Grey-bellied pobblebonk	<i>Limnodynastes dumerilii</i>	
Salmon-striped frog	<i>Limnodynastes salmini</i>	
Red-backed broodfrog	<i>Pseudophryne coriacea</i>	
Great brown broodfrog	<i>Pseudophryne major</i>	
Copper-backed broodfrog	<i>Pseudophryne raveni</i>	
Eastern gungan	<i>Uperoleia laevigata</i>	
Superb collared-frog	<i>Cyclorana brevipes</i>	
Eastern snapping-frog	<i>Cyclorana novaehollandiae</i>	
Bleating treefrog	<i>Litoria dentata</i>	
Bumpy rocketfrog	<i>Litoria inermis</i>	
Emerald-spotted treefrog	<i>Litoria peronii</i>	
Red-eyed treefrog	<i>Litoria rothii</i>	
'Stradbroke' sedgefrog	<i>Litoria sp. cf. cooloolensis</i>	
'Kroombit Tops' treefrog (barringtonesis)	<i>Litoria sp. cf. pearsonianana</i>	
Laughing treefrog	<i>Litoria tyleri</i>	
Whistling treefrog	<i>Litoria verreauxii</i>	
Reptiles		
'Burnett River' snapping turtle	<i>Elseya sp.A cf. dentata</i>	
Shortneck turtle	<i>Emydura signata</i>	
Frilled lizard	<i>Chlamydosaurus kingii</i>	
Tommy roundhead	<i>Diporiphora australis</i>	
Southern angle-headed dragon	<i>Hypsilurus spinipes</i>	
Lesueur's velvet gecko	<i>Oedura lesueurii</i>	
Gecko	<i>Saltuarius swaini</i>	
Legless lizard	<i>Delma plebeian</i>	
Skink	<i>Anomalopus leuckartii</i>	
Skink	<i>Calyptotis lepidorostrum</i>	
Skink	<i>Carlia pectoralis</i>	
Satinay sand skink	<i>Coggeria naufragus</i>	
Skink	<i>Ctenotus arcanus</i>	
Skink	<i>Ctenotus eurydice</i>	
Skink	<i>Ctenotus strauchii</i>	
Land mullet	<i>Egernia major</i>	
Skink	<i>Egernia mcphoei</i>	
Broad-banded sand swimmer	<i>Eremiascincus richardsonii</i>	
Skink	<i>Eulamprus murrayi</i>	
Skink	<i>Eulamprus tryoni</i>	
Skink	<i>Glaphyromorphus punctulatus</i>	
Skink	<i>Lampropholis amicula</i>	
Skink	<i>Lampropholis couperi</i>	
Grass skink	<i>Lampropholis guichenoti</i>	
Skink	<i>Menetia greyii</i>	
Skink	<i>Menetia timlowi</i>	

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Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Comments
Skink	<i>Morethia boulengeri</i>	
Fire-tailed skink	<i>Morethia taeniopleura</i>	
Skink	<i>Ophioscincus ophioscincus</i>	
Skink	<i>Saiphos equalis</i>	
Skink	<i>Saproscincus challengeri</i>	
Skink	<i>Saproscincus oriarus</i>	
Dwarf crowned snake	<i>Cacophis krefftii</i>	
Black whip snake	<i>Demansia atra</i>	
Pale-headed snake	<i>Hoplocephalus bitorquatus</i>	
Eastern tiger snake	<i>Notechis scutatus</i>	
Spotted black snake	<i>Pseudechis guttatus</i>	
Black-striped snake	<i>Rhinoplocephalus nigrostriatus</i>	
Coral snake	<i>Simoselaps australis</i>	
Snake	<i>Simoselaps warro</i>	
Blindsnake	<i>Ramphotyphlops nigrescens</i>	
Birds		
Blue-billed duck	<i>Oxyura australis</i>	
Musk duck	<i>Biziura lobata</i>	
Green pygmy-goose	<i>Nettapus pulchellus</i>	
Great-billed heron	<i>Ardea sumatrana</i>	
Little curlew	<i>Numenius minutes</i>	
Wandering tattler	<i>Heteroscelus incanus</i>	
Bush stone-curlew	<i>Burhinus grallarius</i>	
Brush bronzewing	<i>Phaps elegans</i>	
Flock pigeon	<i>Phaps histrionica</i>	
Superb fruit-dove	<i>Ptilinopus superbus</i>	
Rose-crowned fruit-dove	<i>Ptilinopus regina</i>	
Musk lorikeet	<i>Glossopsitta concinna</i>	
Eastern rosella	<i>Platycercus eximius</i>	
Barking owl	<i>Ninox connivens</i>	
Masked owl	<i>Tyto novaehollandiae</i>	
Large-tailed nightjar	<i>Caprimulgus macrurus</i>	
Blue-winged kookaburra	<i>Dacelo leachii</i>	
Fairy gerygone	<i>Gerygone palpebrosa</i>	
Red wattlebird	<i>Anthochaera carunculata</i>	
Little wattlebird	<i>Anthochaera chrysoptera</i>	
Bell miner	<i>Manorina melanophrys</i>	
Yellow-tufted honeyeater	<i>Lichenostomus melanops</i>	
New Holland honeyeater	<i>Phylidonyris novaehollandiae</i>	
Bar-breasted honeyeater	<i>Ramsayornis fasciatus</i>	
Rufous-throated honeyeater	<i>Conopophila rufogularis</i>	
Dusky honeyeater	<i>Myzomela obscura</i>	
Scarlet robin	<i>Petroica multicolour</i>	
Logrunner	<i>Orthonyx temminckii</i>	
Shining flycatcher	<i>Myiagra alecto</i>	
Black-faced woodswallow	<i>Artamus cinereus</i>	
Paradise riflebird	<i>Ptiloris paradiseus</i>	
Green catbird	<i>Ailuroedus crassirostris</i>	
Diamond firetail	<i>Stagonopleura guttata</i>	
Yellow-bellied sunbird	<i>Nectarinia jugularis</i>	
Oriental reed-warbler	<i>Acrocephalus orientalis</i>	

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Column 1 Common Name	Column 2 Scientific name (Genus species)	Column 3 Comments
Mammals		
Platypus	<i>Ornithorhynchus anatinus</i>	
Subtropical antechinus	<i>Antechinus subtropicus</i>	
Dusky antechinus	<i>Antechinus swainsonii</i>	
Northern quoll	<i>Dasyurus hallucatus</i>	
Brush-tailed phascogale	<i>Phascogale tapoatafa</i>	
Common dunnart	<i>Sminthopsis murina</i>	
Koala	<i>Phascolarctos cinereus</i>	
Yellow-bellied glider (sth subsp.)	<i>Petaurus australis australis</i>	
Squirrel glider	<i>Petaurus norfolcensis</i>	
Greater glider	<i>Petauroides volans</i>	
Common ringtail possum	<i>Pseudocheirus peregrinus</i>	(Only Bunya Mt subsp. <i>rubidus</i> in SEQ)
Mountain brushtail possum	<i>Trichosurus caninus</i>	
Eastern pygmy-possum	<i>Cercartetus nanus</i>	
Rufous bettong	<i>Aepyprymnus rufescens</i>	
Agile wallaby	<i>Macropus agilis</i>	
Black-striped wallaby	<i>Macropus dorsalis</i>	
Herbert's rock-wallaby	<i>Petrogale herberti</i>	
Red-legged pademelon	<i>Thylogale stigmatica</i>	
Swamp wallaby	<i>Wallabia bicolor</i>	(Only Stradbroke Is. Subsp. <i>welsbyi</i> in SEQ)
Black flying-fox	<i>Pteropus alecto gouldi</i>	
Little red flying-fox	<i>Pteropus scapulatus</i>	
Eastern blossom-bat	<i>Syconycteris australis</i>	
Common sheath-tail bat	<i>Taphozous georgianus</i>	
East coast freetail bat	<i>Mormopterus norfolkensis</i>	
Eastern false pipistrelle	<i>Falsistrellus tasmaniensis</i>	
Large-footed myotis	<i>Myotis macropus</i>	
Greater broad-nosed bat	<i>Scoteanax rueppellii</i>	
South-eastern broad-nosed bat	<i>Scotorepens orion</i>	
Central-eastern broad- nosed bat	<i>Scotorepens sp. (Parnaby)</i>	
Large forest bat	<i>Vespadelus darlingtoni</i>	
Southern cave bat	<i>Vespadelus regulus</i>	
Little forest bat	<i>Vespadelus vulturinus</i>	
Delicate mouse	<i>Pseudomys delicatulus</i>	
Eastern chestnut mouse	<i>Pseudomys gracilicaudatus</i>	
New Holland mouse	<i>Pseudomys novaehollandiae</i>	
Queensland pebble-mound mouse	<i>Pseudomys patrius</i>	
Canefield rat	<i>Rattus sordidus</i>	

Significant Tree means a tree which is indigenous to Australia and—

- (a) is either 4 metres in height; or

- (b) has a stem or trunk with a circumference of 40 centimetres or more measured at 1 metre from the ground.

Site means any land on which development is proposed to be carried out or has been carried out. The land may include the whole or part of an allotment, or more than one allotment, where such allotments are contiguous.

Site Coverage means the proportion of a site covered by a building, fixed structure, or outdoor storage area, but does not include un-roofed parking areas.

Small rigid vehicle (SRV) has the meaning in AS2890.2.

Special Area (for the purposes of the Advertising Devices Code and Schedule 3 Exempt Advertising Devices) means the following Precincts—

- (a) Botanic Gardens Precinct; and
- (b) Community Facilities Precinct; and
- (c) Cottage Tourist Facility Precinct; and
- (d) Emerging Community Precinct; and

State Controlled Road (SCR) has the meaning in the *Transport Infrastructure Act 1994*.

Storey means the space within a building which is—

- (a) between a floor and the floor above; or
- (b) where there is no floor above, between a floor and any ceiling or roof above it.

Note: For the purpose of counting the number of storeys in a building, the number is the maximum number of storeys of the building that may be intersected by the same vertical line, not being a line that passes through any wall.

Streetscape means the collective combination of urban form elements that constitute the view of a street or road and the associated public and private domains. These urban form elements include buildings, roadways, footpaths, vegetation, open spaces, utilities, signage and street furniture.

Sub-Arterial Road means any road that carries traffic in excess of 4,500 – 10,000 AADT, has a design speed set by DMR, and serves a Shire-wide transport function.

Superior Technology means any equipment for the control or reduction of odour, dust and noise emissions, the details of which are submitted with a development application and approved by the Local Government, which demonstrate that the emission criteria will be achieved and there will be no adverse impact at the boundary of the site or at any point beyond the boundary of the site.

Surface Waters means water other than ground water.

Surveillance means informal surveillance (e.g. by casual observers), organised surveillance (by trained security guards, attendants and other trained personnel) and mechanical surveillance (eg security cameras). The relevant Code provisions are aimed especially at enhancing opportunities for informal surveillance so that anti-social behaviour or crime related incidences might be discouraged, or detected and prevented.

Tandem Car Parking means a situation where 1 parking space is located immediately behind another parking space and where a vehicle parked in the second space will prevent the movement of a vehicle parked in the first space.

Temporary Advertising Device means an advertising device which is in place continuously for not more than 14 days in any 90 day period – such as real estate signs and garage sale signs.

Tidal Works has the meaning in the *Coastal Protection and Management Act 1995*.

TLA means Total Leasable Area.

Trade Waste means liquid waste with chemical parameters.

Trunk Collector Road means a road that serves 301-600 residential lots with a design speed of 40-70 km/hr.

Trunk Infrastructure means infrastructure, structures, equipment or works—

- (a) which are part of the water supply scheme, sewerage scheme and other infrastructure networks or systems; and
- (b) where, for those connecting works, the capacity is increased (at the request of the Local Government) to enable them to also serve other development in the vicinity.

Unacceptable Risk means a situation where people or property are exposed to a predictable hazard event that may result in serious injury, loss of life, failure of community infrastructure, or property damage that would make a dwelling unfit for habitation.

Unconstructed Road means land situated in a declared road reservation where the Local Government has not improved the natural surface by clearing, grading or by the addition of a 100 millimetres of gravel pavement and cross-road drainage.

Undefined Use means any other use not specifically defined in this Planning Scheme, including any use that could not reasonably be construed as being a defined use.

Urban Activity has the meaning in Schedule 2 in the SEQ Regional Plan Amendment 1 Regulatory Provisions.

Use Area means in relation to a Home Based Business, the area from which a Home Based Business is conducted. A use area includes floor area where a Home Based Business is conducted within a building and site area where a Home Based Business is conducted outside a building.

Note: The term does not include site area used for on-site parking.

Vulnerable Setting means a setting that is isolated or concealed, or which otherwise generates a poor perception of safety, especially where regular after hours use is anticipated.

Waterbody means an enclosed or semi-enclosed body of water such as a lake, lagoon or a dam.

Watercourse has the meaning in Schedule 4 of the *Water Act 2000*. The term includes a watercourse in a wetland or watercourse area.

Waterway means a tidal or non-tidal channel or water body, whether natural, artificially improved, or artificial, in which water flows permanently or intermittently, including a watercourse, canal, estuary, gully or natural drainage line. The term includes the streams shown as Stream Order Category A, B and C on Overlay Maps OV6.1A, 6.1B, 6.1C and 6.1D.

Note: The term does not include a closed conduit carrying stormwater.

Water Quality of receiving waters includes the physical, chemical and biological characteristics of the receiving waters.

Water Sensitive Urban Design Principles means a holistic design approach to the management of stormwater incorporating—

- (a) the protection and enhancement of the environmental values of the receiving waters; and
- (b) the use of plants as a form of stormwater treatment; and
- (c) water conservation using the reuse of stormwater and the planting of native plants which are water efficient; and
- (d) a multi-disciplinary approach to the design of stormwater management; and
- (e) best practice environmental management.

Wetland means a plant community which forms part of an area of permanent, periodic or intermittent inundation, whether natural or artificial, with water that is static or flowing, brackish or salt, including areas of marine waters the depth of which at low tide does not exceed 6 metres.

Wildlife means any taxon or species of animal or plant.

Zone means an identified and defined geographical area of the Shire for which common broad planning and development outcomes are sought. The Shire is divided into 6 Zones.

Zone Map (ZM Map) means a map forming part of the Planning Scheme indicating the division of the Shire into Zones.

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Schedule 6 Development Areas

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Part 1 Preliminary

1.1 Applicability of this Schedule

This schedule identifies land included in a Development Area, as required by the South East Queensland Regional Plan.

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Part 2 Development Areas

2.1 Development Areas

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Table 2.1 (Development Areas) below, identifies land included within structure planning areas.

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Table 2.1 Development Areas

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Column 1 Location	Column 2 Zone/s	Column 3 Map Reference
Bromelton	Bromelton <u>State Development Area Zone</u>	MDA 1
Beaudesert – north	Beaudesert and Canungra Townships Zone	MDA 5
Beaudesert – south	Beaudesert and Canungra Townships Zone	MDA 5
Beaudesert – central	Beaudesert and Canungra Townships Zone	MDA 5
Canungra	Beaudesert and Canungra Townships Zone	MDA 6

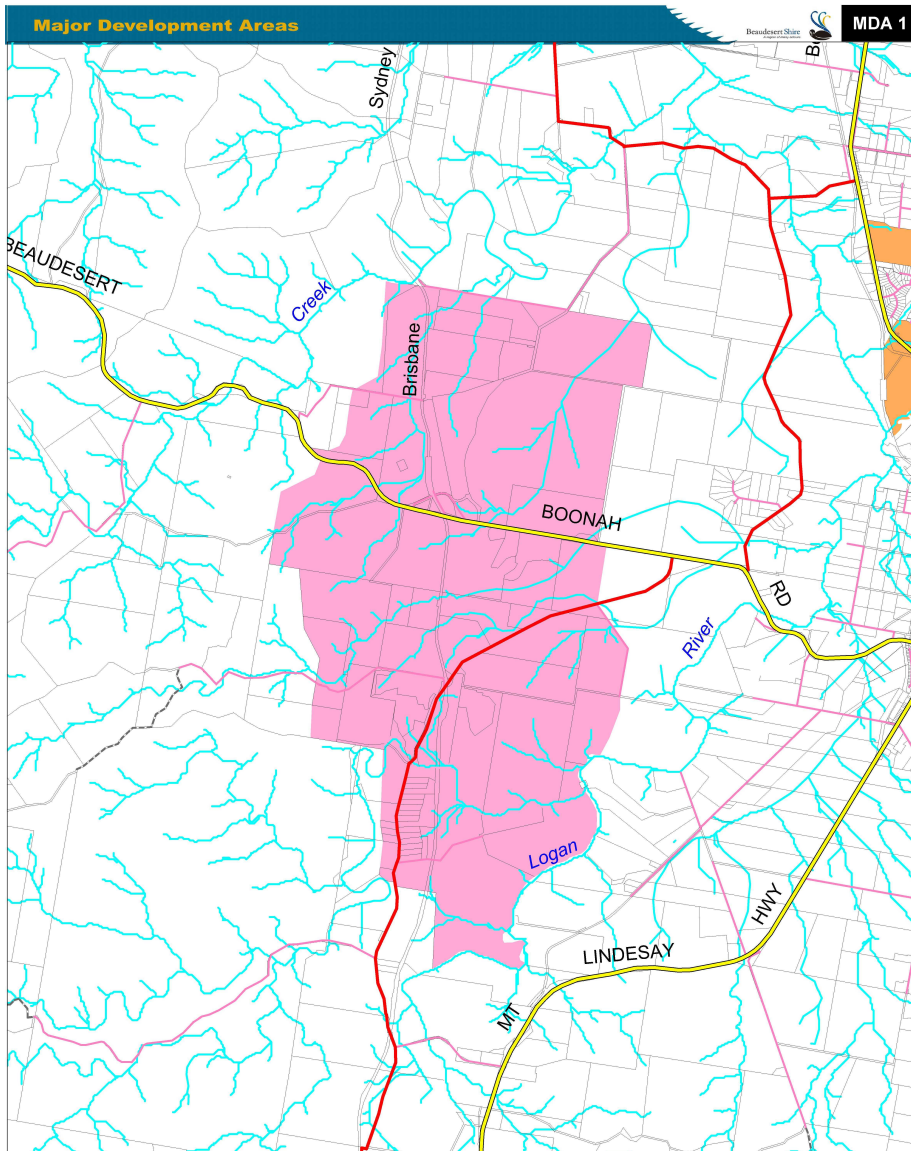
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Schedule 6 - Development Areas

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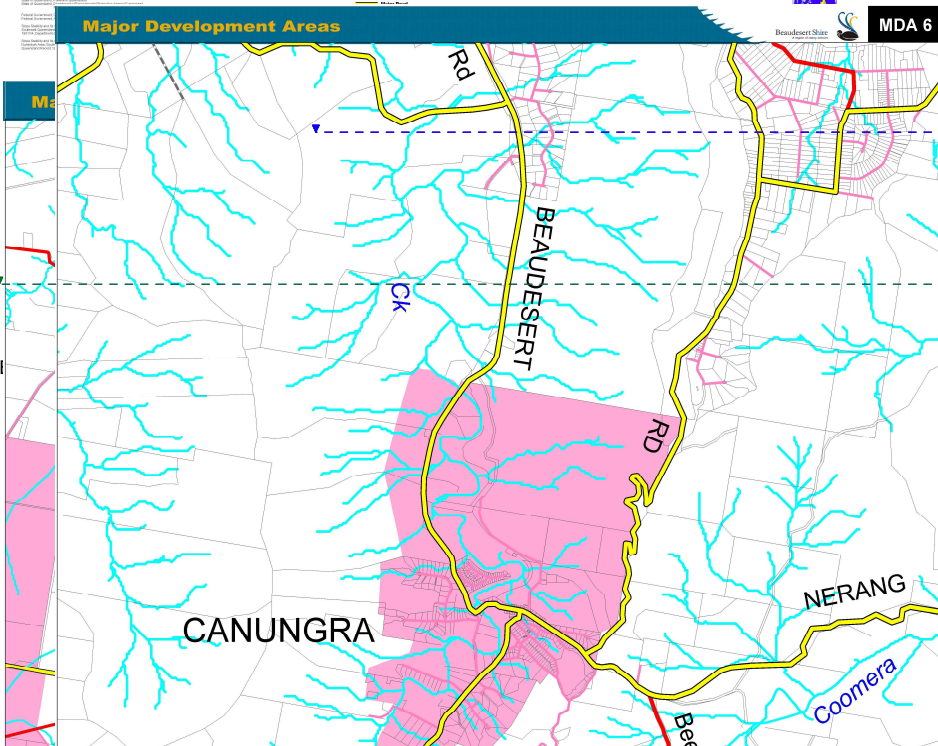
Schedule 6 - Development Areas



Beaudesert Planning Scheme
 (Original Planning Act 1997)

Final Gazette: 30th MARCH 2007

Beaudesert State



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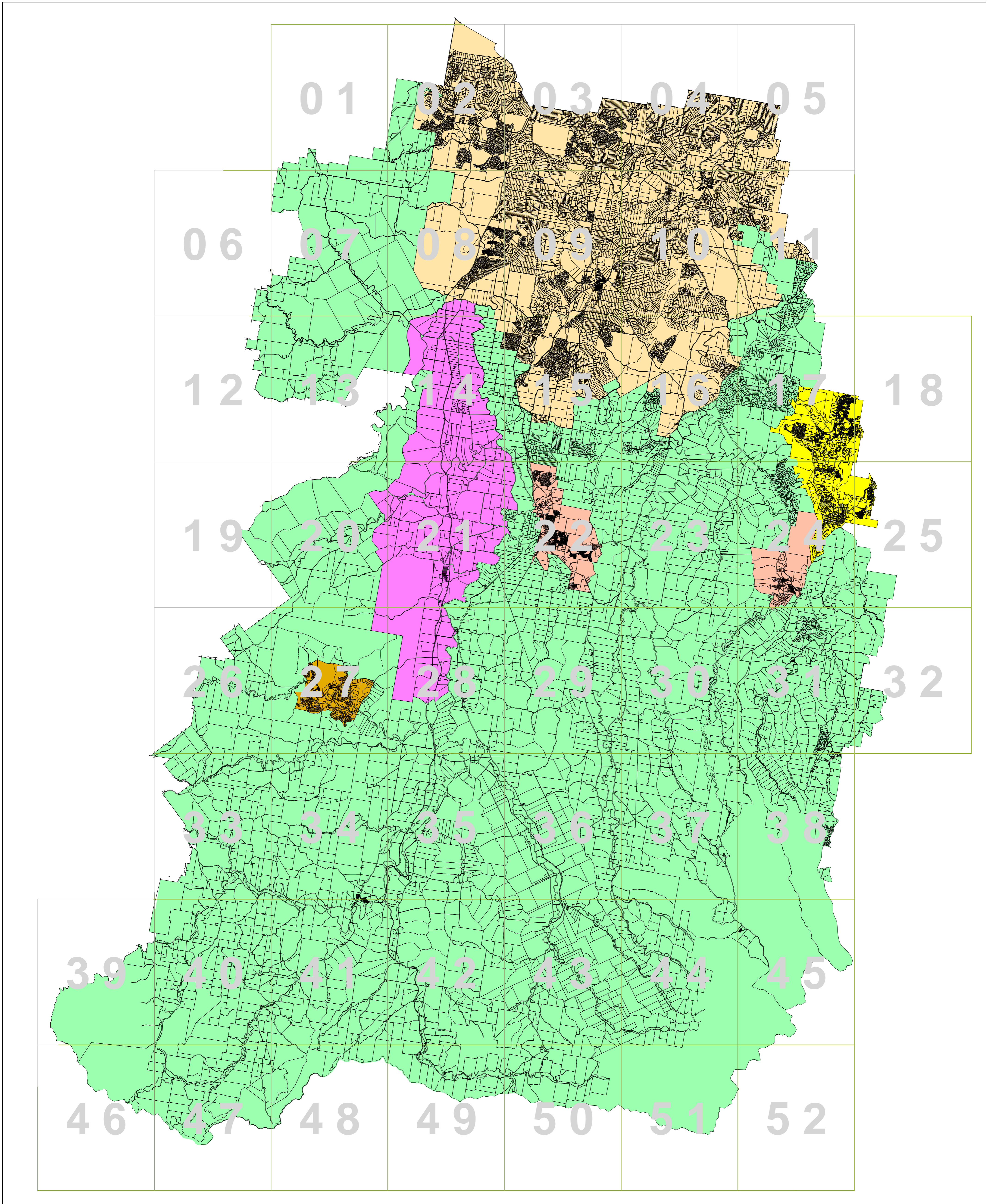
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Flagstone	Mt Lindesay Corridor Zone	MDA 2
Greenbank Central	Mt Lindesay Corridor Zone	MDA 3
Yarrabilba	Mt Lindesay Corridor Zone	MDA 4



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Integrated Planning Act 1997

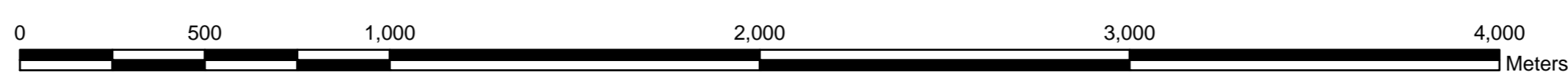
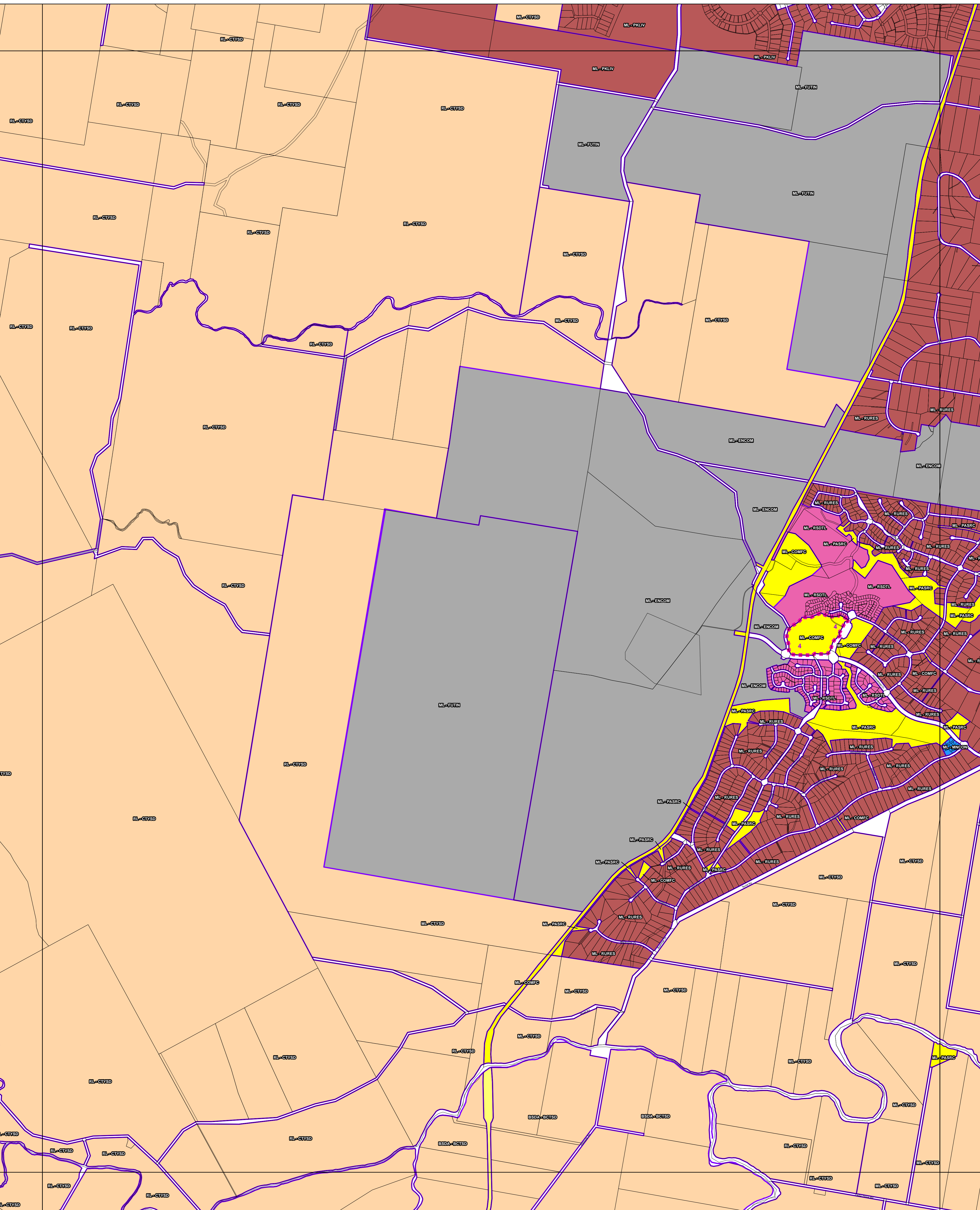
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COMPILED by derivative mapping techniques from information provided by:
State of Queensland, Department of Environment and Resource Management.
State of Queensland, Department of Community Safety
State of Queensland, Department of Transport and Main Roads.
State of Queensland, Powerlink Queensland.
Federal Government, Department of the Environment and Heritage.
Federal Government, Australian Heritage Commission.
Slope Stability and Its Constraints on Closer Settlement on Tamborine Mountain, Southeast Queensland by W.F. Wilson, Geological Survey of Queensland Record 1981/14, Department of Mines, May 1981.
Slope Stability and Its Constraints on Closer Settlement in the Canungra-Beachmont-Numinbah Area, Southeast Queensland by W.F. Wilson, Geological Survey of Queensland Record 1983/64, Department of Mines, November 1983.

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|--|--|--|---------------------------|
| | Mt Lindsay Corridor | | Tamborine Mountain |
| | Bromelton State Development Area | | Kooralbyn |
| | Beaudesert and Canungra Townships | | Rural |





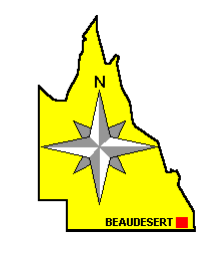
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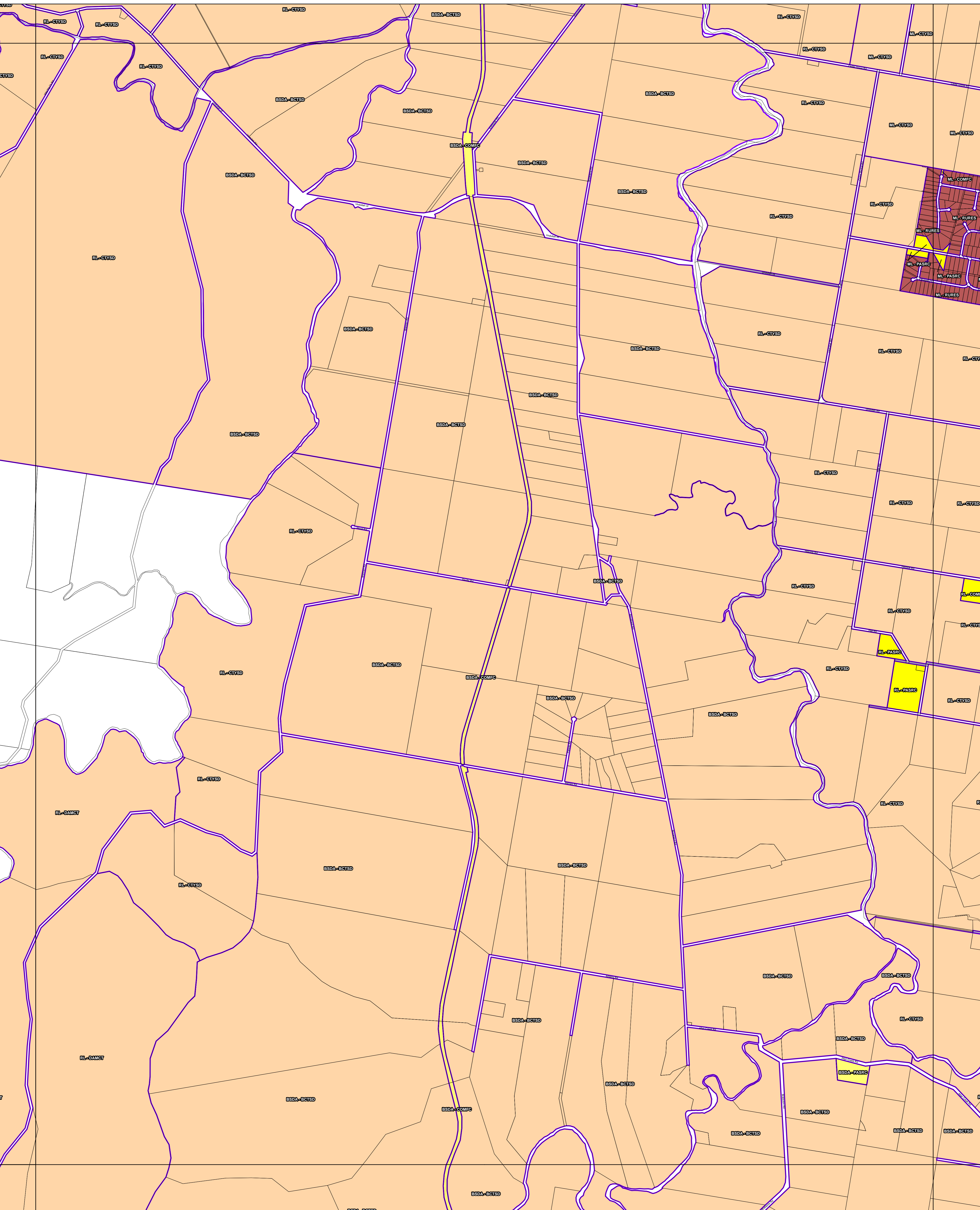
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Zone		Precinct	
ML	Mt Lindesay Corridor	ACTRC	Active Recreation
RL	Rural	BCTSD	Bromelton Countryside
KN	Koorabyn	BOGDN	Botanic Gardens
BSDA	Bromelton State Development Area	BUSIN	Business
BC	Beaudesert and Canungra Townships	COMFC	Community Facilities
TM	Tamborine Mountain	CONSV	Conservation
		COTTF	Cottage Tourist Facility
		CTVSD	Countryside
		CURTF	Curtis Falls
		DAMCT	Future Dam Catchment
		EMCOM	Emerging Community
		EQUES	Equestrian Activities
		ESCPRT	Escarpment Protection
		FRAME	Frame
		FUTIN	Future Investigation
		GALWK	Gallery Walk
		INDTY	Industry
		MEDRS	Medium Density Residential
		MIXED	Mixed Use
		MJIND	Major Industry
		MNCON	Minor Convenience Centre
		PACRC	Passive Recreation
		PKLIV	Park Living
		RLCHR	Rural Character
		RLIND	Rural Industry
		RDIND	Rail Dependent Industry
		RSDTL	Residential
		RURES	Rural Residential
		SPDEV	Special Development
		TNCOV	Town Centre Core
		VLLG	Village
		VLRRES	Village Residential
		RDRES	Restricted Residential
		PRIVATE	Notation Designation





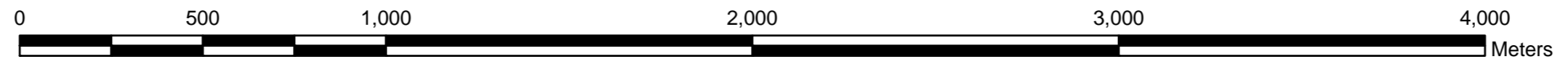
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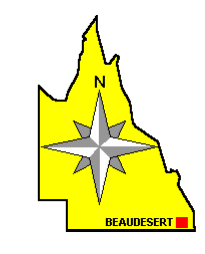
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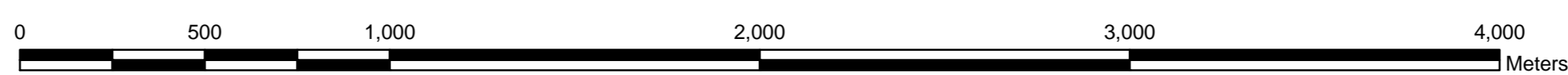
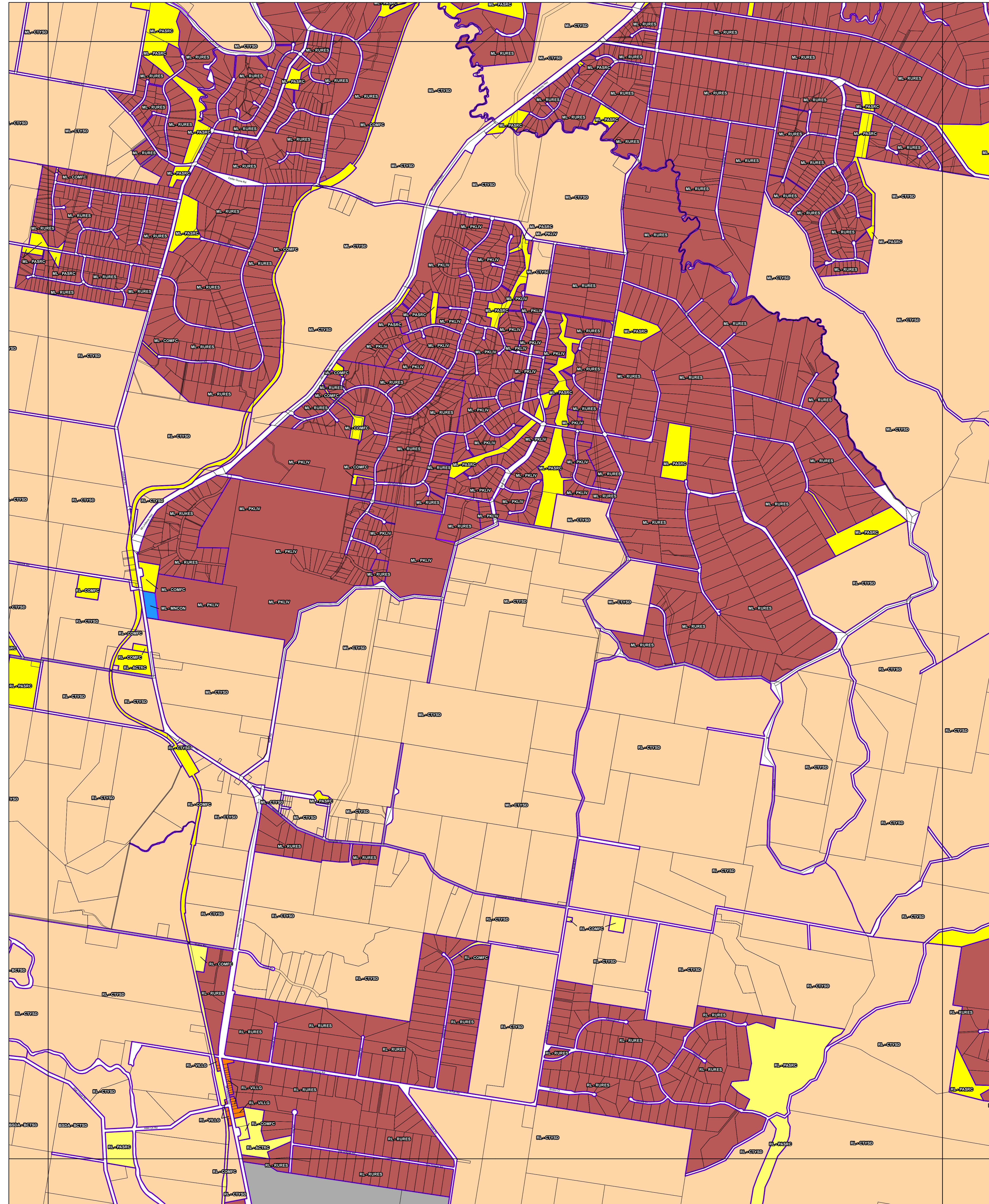


Zone		Precinct	
ML Mt Lindesay Corridor	ACTRC Active Recreation	EQUES Equestrian Activities	PKLIV Park Living
RL Rural	BCTSD Bronnelton Countryside	ESCRPT Escarpment Protection	RLCHR Rural Character
KN Kooroolbyn	BOGDN Botanic Gardens	FRAME Frame	RLIND Rural Industry
BSDA Bromelton State Development Area	BUSIN Business	FUTIN Future Investigation	RDIND Rail Dependent Industry
BC Beaudesert and Canungra Townships	COMFC Community Facilities	GALWK Gallery Walk	RSDTL Residential
TM Tamborine Mountain	CONSV Conservation	INDTY Industry	RURES Rural Residential
	COTTF Cottage Tourist Facility	MEDRS Medium Density Residential	SPDEV Special Development
	CTYSD Countryside	MIXED Mixed Use	TNCOA Town Centre Core
	CURTF Curtis Falls	MJIND Major Industry	VILLG Village
	DAMCT Future Dam Catchment	MNCON Minor Convenience Centre	VLRES Village Residential
	EMCOM Emerging Community	PACRC Passive Recreation	RDRES Restricted Residential
			PRIVATE Notation Designation



LOCATION





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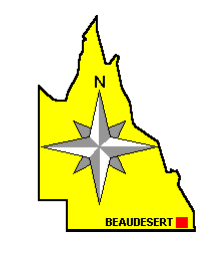
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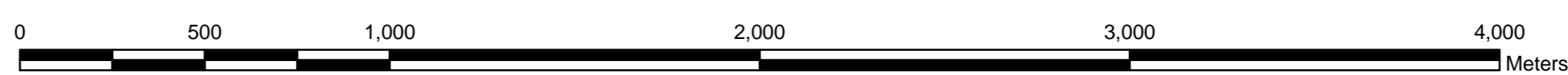
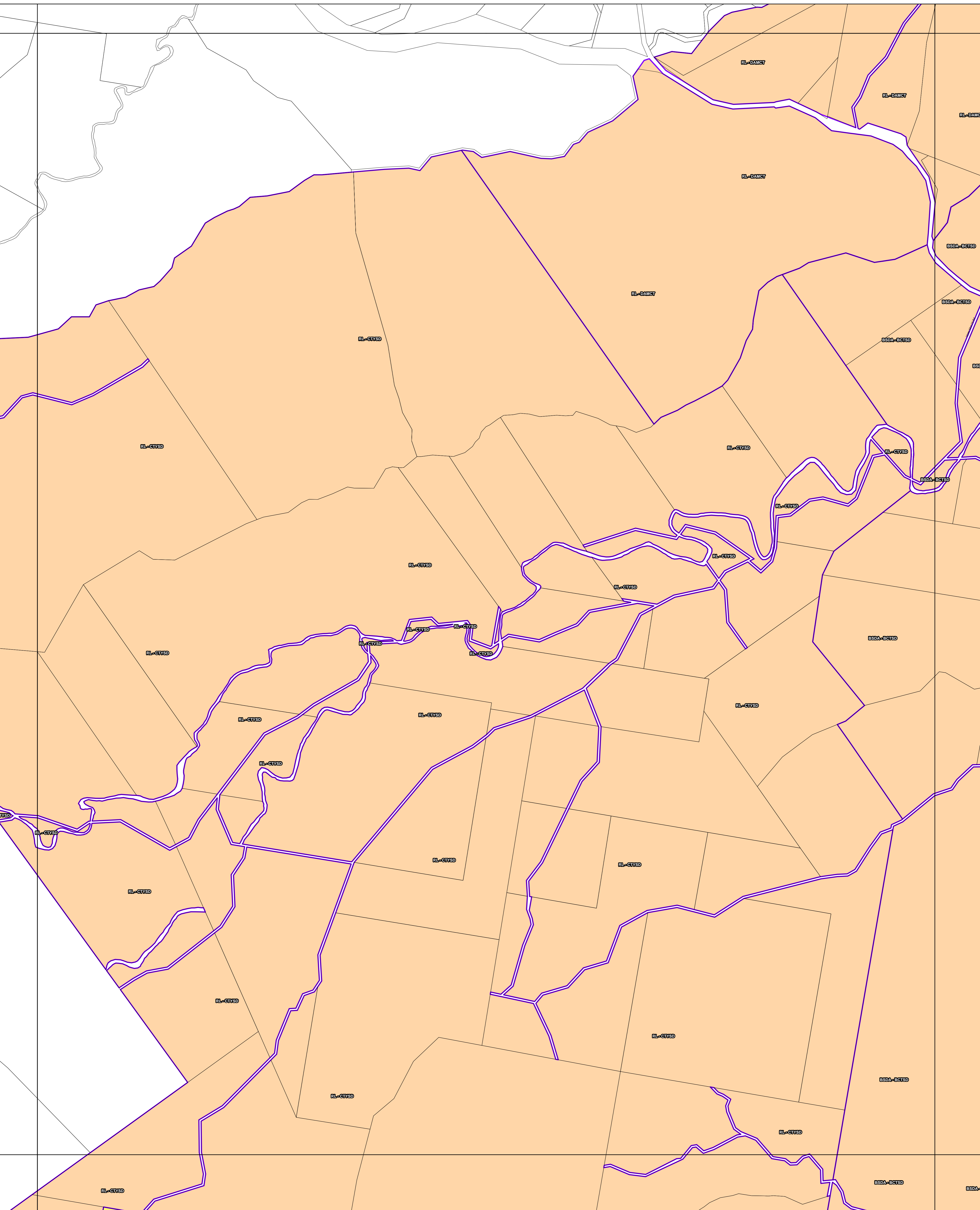
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RL	Rural	BCTSD	Bromelton Countryside
KN	Kooroolabyn	BOTGN	Botanic Gardens
BSDA	Bromelton State Development Area	BUSIN	Business
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		COTTF	Cottage Tourist Facility
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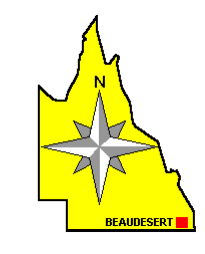
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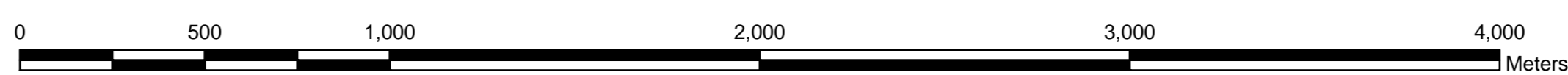
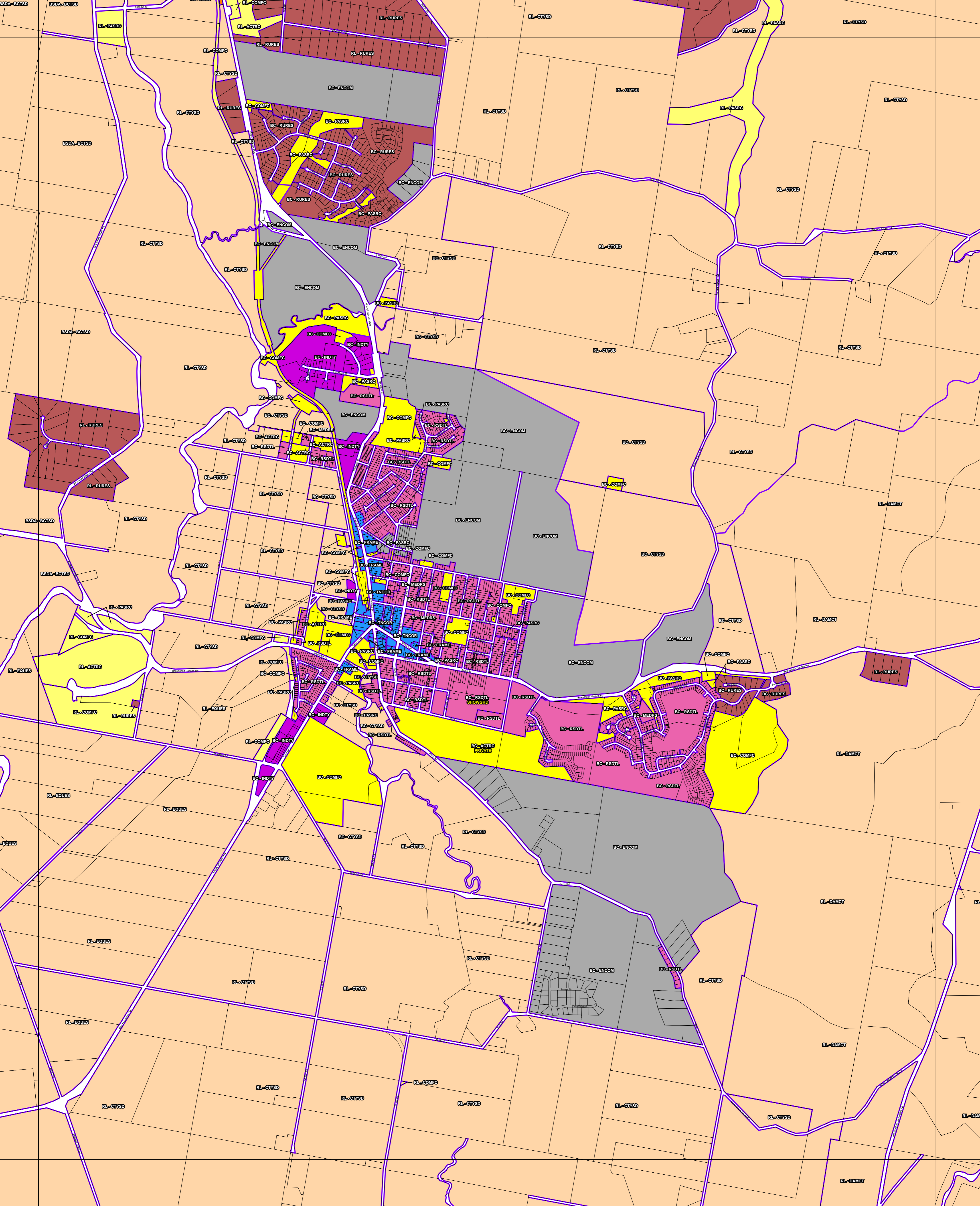
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RL Rural	BCTSD Bromelton Countryside	ESCPD Escarpment Protection	RLCHR Rural Character
KN Koorabyn	BOGDN Botanic Gardens	FRAME Fringe	RLIND Rural Industry
BSDA Bromelton State Development Area	BUSIN Business	FUTIN Future Investigation	RDIND Rail Dependent Industry
BC Beaudesert and Canungra Townships	COMFC Community Facilities	GALWK Gallery Walk	RSDTL Residential
TM Tamborine Mountain	CONSV Conservation	INDTY Industry	RURES Rural Residential
	CTOTF Cottage Tourist Facility	MEDRS Medium Density Residential	SPDEV Special Development
	CTVSD Countryside	MIXED Mixed Use	TNCCR Town Centre Core
	CURTF Curtis Falls	MJIND Major Industry	VLLG Village
	DAMCT Future Dam Catchment	MNCON Minor Convenience Centre	VLRES Village Residential
	EMCOM Emerging Community	PACRC Passive Recreation	RDRES Restricted Residential
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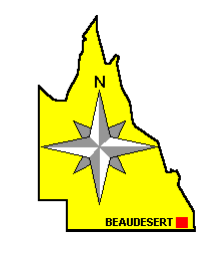


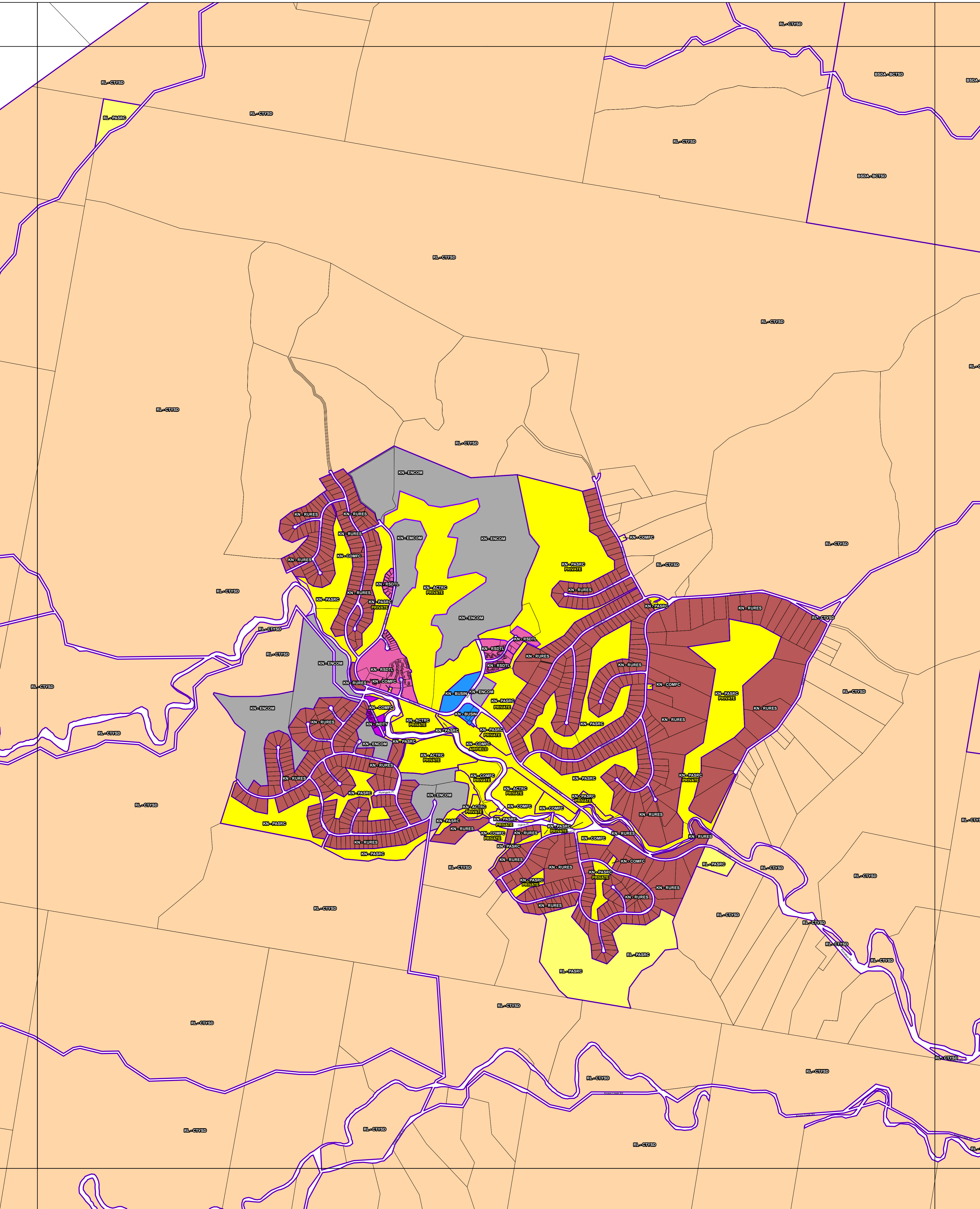
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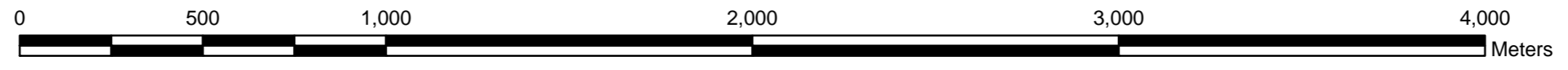
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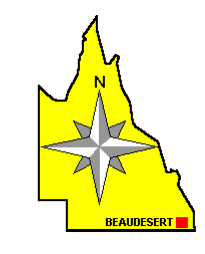
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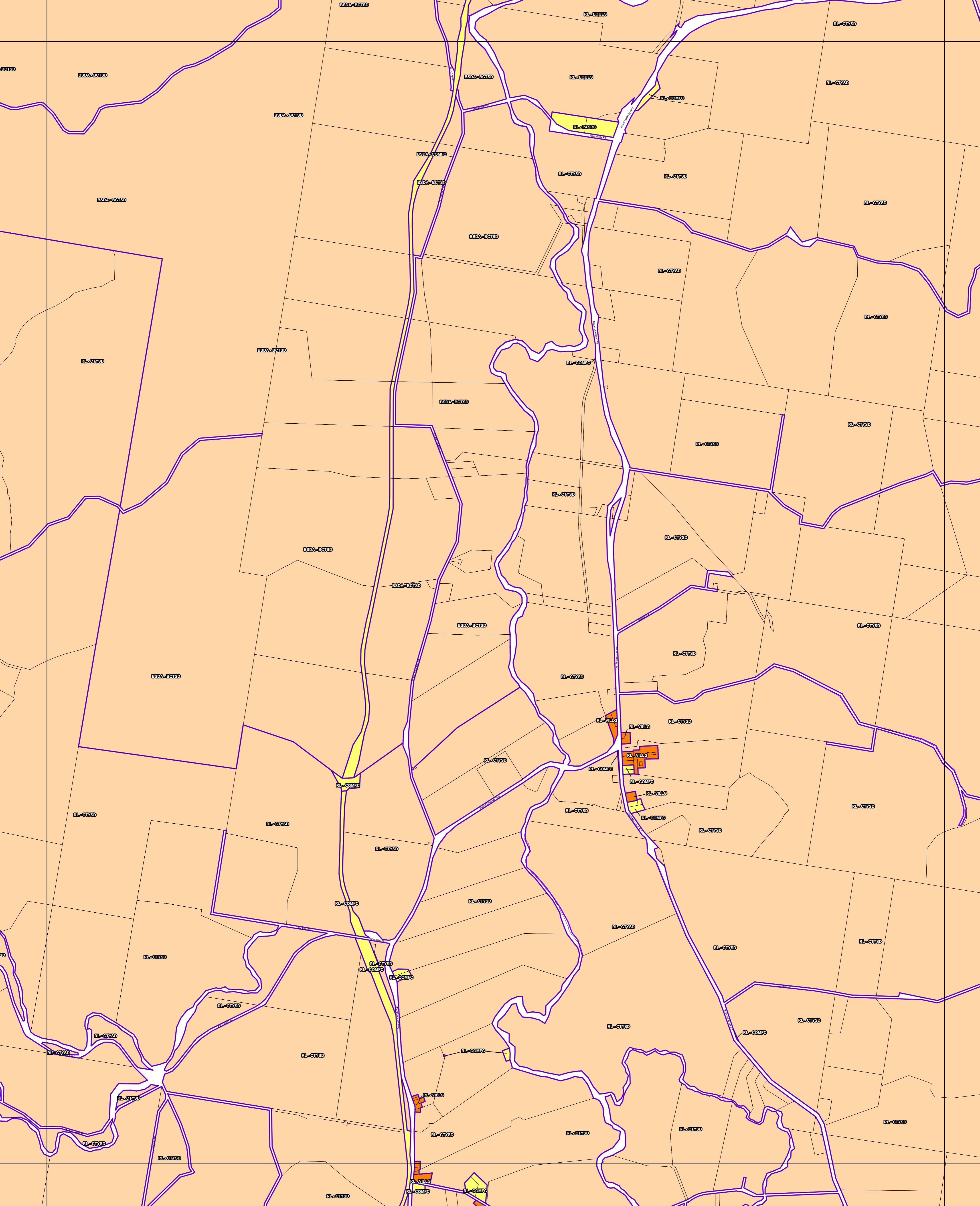
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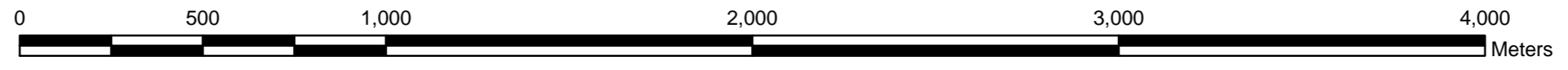




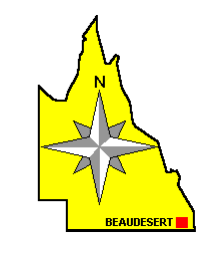
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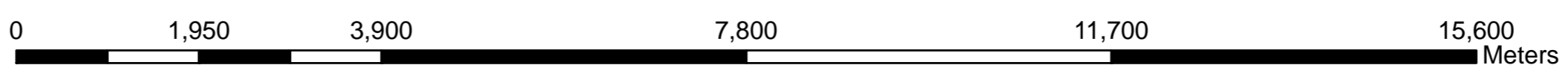
Zone		Precinct	
ML Mt Lindesay Corridor	ACTRC Active Recreation	EQUES Equestrian Activities	PRLV Park Living
RL Rural	BCTSD Bromelton Countryside	ESCP Escarpment Protection	RLCH Rural Character
KN Koorabyn	BOGND Botanic Gardens	FRAME Frame	RLIND Rural Industry
BSDA Bromelton State Development Area	BUSIN Business	FUTIN Future Investigation	RDIND Rail Dependent Industry
BC Beaudesert and Canungra Townships	COMFC Community Facilities	GALWK Gallery Walk	RSDTL Residential
TM Tamborine Mountain	CONSV Conservation	INDTY Industry	RURES Rural Residential
	COTTF Cottage Tourist Facility	MEDRS Medium Density Residential	SPDEV Special Development
	CTYSD Countryside	MIXED Mixed Use	TNCCR Town Centre Core
	CURT Curtis Falls	MJIND Major Industry	VILG Village
	DAMCT Future Dam Catchment	MNCON Minor Convenience Centre	VLRES Village Residential
	EMCOM Emerging Community	PACRC Passive Recreation	RDRES Restricted Residential
			PRIVATE Notation Designation





Beaudesert Planning Scheme Integrated Planning Act 1997

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 COMPILED by derivative mapping techniques from information provided by:
 State of Queensland, Department of Environment and Resource Management.
 State of Queensland, Department of Community Safety
 State of Queensland, Department of Transport and Main Roads.
 State of Queensland, Powerlink Queensland.
 Federal Government, Department of the Environment and Heritage.
 Federal Government, Australian Heritage Commission.
 Slope Stability and its Constraints on Closer Settlement on Tamborine Mountain, Southeast Queensland by W.F. Wilmet, Geological Survey of Queensland Record 1981/14, Department of Mines, May 1981.
 Slope Stability and its Constraints on Closer Settlement in the Canungra-Beachmont-Narrichah Area, Southeast Queensland by W.F. Wilmet, Geological Survey of Queensland Record 1983/64, Department of Mines, November 1983.

- GENERAL INFORMATION**
- Basic Information
 - ▬ Council Boundary
 - ▬ Property Boundary
 - ▬ Interest, local Railway
 - ▬ Not Used on Overlay 1.1
 - ▬ Major Road
 - ▬ Minor Road
 - ▬ Other Road
 - ▬ Not Used on Overlay 6.1
 - ▬ Stream
- INFRASTRUCTURE OVERLAY**
- ▬ Major Transport Routes
 - ▬ State Controlled
 - ▬ Local Road of Significance
 - ▬ Interest, local Railway
 - ▬ Other Transport Routes
 - ▬ State Controlled
 - ▬ Local Road of Significance
 - ▬ Restricted Access
 - ▬ Future Transport Route
 - ▬ Recreation Trail
 - ▬ Recreation Trail
- Aviation**
- Aviation Facility and Buffer
 - Water Cycle Infrastructure
 - Water Reservoir
 - Waste Water Treatment Plant
- Electricity Network**
- Substation Site
 - Power Line >275kV
 - Power Line 132-275kV
 - Power Line <132kV

- NATURE CONSERVATION OVERLAY**
- Conservation Significance
 - Ecological Corridor
 - Inyanga Sensitive Area
 - World Heritage Area
 - Conservation Estate Area
 - Regional Nature Conservation Area
 - Local Nature Conservation Area
 - Landscapes Amenity
 - Landscape Amenity Area
 - Vegetation Management
 - Vegetation Management Area

- DEVELOPMENT CONSTRAINTS OVERLAY**
- Bushfire Hazard Area
 - Medium Bushfire Hazard
 - High Bushfire Hazard
 - Flood and Landslide Hazard Area
 - Flood Hazard
 - Medium Landslide Hazard
 - High Landslide Hazard
 - Landslide Hazard Investigation Area
 - Other Constraints
 - Agriculture Protection Area
 - View Protection Area
 - Water Supply Catchment Area
 - Water Supply Source

- EXTRACTIVE MINERAL RESOURCE**
- Extractive Mineral Resource
 - Buffer Area
 - Haul Route
 - HRA
 - Defence Establishment
 - Airfield
 - Water Cycle Investigation Area
- CULTURAL HERITAGE OVERLAY**
- Cultural Heritage Feature
 - Character Places Area

- CATCHMENT MANAGEMENT, WATERWAY 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

Geographical Information Services

			Current Zone and Precinct				Proposed Zone and Precinct			
			Primary		Secondary		Primary		Secondary	
Lot	Plan	Lot Area	Zone	Precinct	Zone	Precinct	Zone	Precinct	Zone	Precinct
90	C8113	78610.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
3	CP862699	1459770.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
4	CP868996	49780.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
113	N25136	121410.0	Bromelton	Major Industry			Bromelton State Development Area	Bromelton Countryside		
98	N25201	80940.0	Bromelton	Major Industry	Rural	Countryside	Bromelton State Development Area	Major Industry	Bromelton State Development Area	Bromelton Countryside
1	RP100448	473930.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP104009	308320.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP105771	2023.0	Bromelton	Landfill			Bromelton State Development Area	Major Industry		
2	RP105771	162630.0	Bromelton	Landfill			Bromelton State Development Area	Major Industry		
2	RP109778	798220.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP111177	20300.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP118424	26460.0	Rural	Countryside			Bromelton State Development Area	Rural Industry		
2	RP118424	224220.0	Rural	Countryside			Bromelton State Development Area	Rural Industry		
1	RP119713	1290400.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP12396	1099830.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry	Bromelton State Development Area	Bromelton Countryside
2	RP12396	810690.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP12397	470350.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	RP12397	1098220.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP124505	359660.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP124823	809.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP127742	44530.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP137311	80990.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
10	RP137311	129580.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
11	RP137311	135820.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
12	RP137311	141920.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
13	RP137311	148440.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
14	RP137311	171560.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP137311	80940.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP137311	81010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP137311	84530.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	RP137311	93810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP137311	99430.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
8	RP137311	104590.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
9	RP137311	109750.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP139860	379300.0	Rural	Countryside	Bromelton	Major Industry	Bromelton State Development Area	Bromelton Countryside	Bromelton State Development Area	Major Industry
1	RP141066	40590.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
12	RP141066	40480.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
13	RP141066	40470.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
14	RP141066	40470.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
15	RP141066	41850.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
16	RP141066	41440.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
17	RP141066	40470.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
18	RP141066	42810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
19	RP141066	40480.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP141066	42470.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
20	RP141066	61440.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
21	RP141066	58050.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP141066	42600.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP141066	43340.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP141066	42430.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	RP141066	40770.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP141066	40600.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
8	RP141066	40720.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		

Lot	Plan	Lot Area	Current Zone and Precinct				Proposed Zone and Precinct			
			Primary		Secondary		Primary		Secondary	
			Zone	Precinct	Zone	Precinct	Zone	Precinct	Zone	Precinct
1	RP143358	40070.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP151684	11740.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP151684	817860.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP157693	185800.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP158911	23560.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP164114	915200.0	Bromelton	Major Industry	Rural	Countryside	Bromelton State Development Area	Major Industry	Bromelton State Development Area	Bromelton Countryside
1	RP164115	51490.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP164115	788770.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP166438	64710.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP168389	4545.0	Bromelton	Community Facilities			Bromelton State Development Area	Community Facilities		
1	RP171516	2780.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP171516	53800.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
32	RP171615	391560.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
14	RP172506	20000.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP177490	542240.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
2	RP177490	178100.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
1	RP178429	203400.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP178429	563700.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP179248	20610.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP180942	350950.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP180942	10970.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP180942	45620.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
15	RP183273	20120.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP186498	20000.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
10	RP186499	20600.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	RP191574	20000.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
3	RP191574	39960.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
13	RP191600	20570.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
16	RP191600	20010.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
17	RP191600	43320.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP192033	178200.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
2	RP192033	407480.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
1	RP193780	204010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP193780	204100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP193782	656200.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP193782	538600.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP194206	895120.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP197262	597100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP197263	20880.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP197263	20500.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP199293	101000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP201729	358650.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP204976	156120.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP204976	200000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP204977	20040.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP204977	508130.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP208438	16020.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
8	RP208438	18960.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
3	RP209948	6658.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP209948	413330.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP210113	20050.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
6	RP210113	20000.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
11	RP211176	607540.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		

			Current Zone and Precinct				Proposed Zone and Precinct			
			Primary		Secondary		Primary		Secondary	
Lot	Plan	Lot Area	Zone	Precinct	Zone	Precinct	Zone	Precinct	Zone	Precinct
10	RP217510	20010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
11	RP217510	62570.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP218831	564100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
22	RP223692	24000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP224603	1138280.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP224603	472100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP234486	201300.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP234486	264700.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP234486	204000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
13	RP32188	53620.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
14	RP32188	38450.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
16	RP32188	799250.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP32188	947980.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP32189	28020.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
4	RP32189	880190.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
6	RP32189	13640.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP32190	336900.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP32191	380780.0	Rural	Countryside	Bromelton	Major Industry	Bromelton State Development Area	Bromelton Countryside	Bromelton State Development Area	Major Industry
2	RP32191	404530.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP32200	3461070.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP32201	48010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP32201	9409.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP32762	404690.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP32762	408730.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP32764	415810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP32766	1459780.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP32767	5954.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP32768	3023000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP32770	10520.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP32771	566560.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP32771	389940.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP40309	308570.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP40309	40170.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
1	RP42470	1012.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP43189	142780.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
14	RP43423	1096070.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
15	RP43423	768780.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP44526	144230.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP44528	432840.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP44528	25270.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
3	RP44528	395250.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	RP44924	19960.0	Bromelton	Community Facilities			Bromelton State Development Area	Community Facilities		
1	RP44972	2172230.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP44972	1964880.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP44972	1183000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP44972	1647930.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP44972	998010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	RP44972	65480.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP44972	55190.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
8	RP44972	226420.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
9	RP44972	252250.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP45225	17480.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
3	RP45225	565600.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		

			Current Zone and Precinct				Proposed Zone and Precinct			
			Primary		Secondary		Primary		Secondary	
Lot	Plan	Lot Area	Zone	Precinct	Zone	Precinct	Zone	Precinct	Zone	Precinct
1	RP45227	611280.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP45227	17810.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
4	RP45231	137090.0	Bromelton	Major Industry	Rural	Rural Industry	Bromelton State Development Area	Major Industry	Bromelton State Development Area	Rural Industry
1	RP45233	417100.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP45234	633080.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP45235	543290.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP45235	58530.0	Bromelton	Community Facilities			Bromelton State Development Area	Community Facilities		
3	RP45235	1106710.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP45544	191370.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP45544	14160.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
3	RP45544	502970.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP45545	12550.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
3	RP45545	567720.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP45731	48920.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
2	RP45732	71590.0	Bromelton	Community Facilities			Bromelton State Development Area	Community Facilities		
1	RP45915	269000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP45915	773370.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	RP47884	24530.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
1	RP47886	163770.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP47886	387690.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP47887	400230.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP47888	564260.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP47888	564260.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP48080	266750.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP48366	282600.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP48366	68950.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
10	RP48367	564110.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP48367	1214.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP48369	191590.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
12	RP48369	307000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
13	RP48369	2428.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
15	RP48369	333330.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP48369	152740.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP48369	140810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	RP48369	169870.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP48369	117280.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
9	RP48369	221570.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP49335	60640.0	Bromelton	Landfill			Bromelton State Development Area	Major Industry		
1	RP50209	717810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP50209	717810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP50220	646460.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP50273	1001500.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP50791	234970.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP50791	241550.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP50870	217390.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP50870	451960.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP51044	519010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP52458	54960.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP52458	109520.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP52458	159290.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP52458	2747.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP56277	4065.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP68584	176670.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		

			Current Zone and Precinct				Proposed Zone and Precinct			
			Primary		Secondary		Primary		Secondary	
Lot	Plan	Lot Area	Zone	Precinct	Zone	Precinct	Zone	Precinct	Zone	Precinct
1	RP72357	966590.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP72357	1205810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP80463	12750.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
22	RP806912	20230.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
23	RP806912	20650.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	RP812177	20200.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
8	RP812177	19740.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
9	RP812177	93540.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP813250	200600.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP813250	401100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP813250	212400.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP813250	219000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP814764	102100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP814764	102100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
21	RP826110	235400.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
22	RP826110	16190.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
23	RP841516	201300.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
24	RP841516	397560.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	RP844870	19970.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
5	RP844870	20370.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	RP847037	20450.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP847037	20010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	RP847037	76850.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP85497	5572.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	RP85497	887240.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
3	RP85497	21270.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
4	RP85497	1192790.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
3	RP858122	15320.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	RP860391	64630.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
26	RP860391	721410.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
27	RP860391	374900.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP862382	18940.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	RP862382	21800.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP86337	507610.0	Bromelton	Landfill			Bromelton State Development Area	Major Industry		
10	RP866240	19780.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
30	RP866240	21930.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP867614	547220.0	Rural	Rural Industry	Bromelton	Major Industry	Bromelton State Development Area	Rural Industry	Bromelton State Development Area	Major Industry
2	RP867614	514730.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	RP868689	337690.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
7	RP868689	289500.0	Bromelton	Landfill			Bromelton State Development Area	Major Industry		
2	RP897479	749595.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
31	RP897479	296545.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
63	RP897479	62744.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	RP899339	273600.0	Rural	Countryside	Bromelton	Major Industry	Bromelton State Development Area	Bromelton Countryside	Bromelton State Development Area	Major Industry
9	RP899339	17210.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	RP94919	152900.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	RP98576	627920.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
161	SP107030	105200.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
13	SP118637	355993.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	SP119193	2727000.0	Bromelton	Major Industry			Bromelton State Development Area	Rail Dependent Industry	Bromelton State Development Area	Major Industry
21	SP121037	125800.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
22	SP121037	2725514.0	Rural	Countryside	Bromelton	Major Industry	Bromelton State Development Area	Bromelton Countryside	Bromelton State Development Area	Major Industry
105	SP121039	31850.0	Bromelton	Major Industry			Bromelton State Development Area	Rail Dependent Industry		

			Current Zone and Precinct				Proposed Zone and Precinct			
			Primary		Secondary		Primary		Secondary	
Lot	Plan	Lot Area	Zone	Precinct	Zone	Precinct	Zone	Precinct	Zone	Precinct
5	SP125475	18130.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	SP125475	13860.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	SP125475	84500.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
8	SP125475	200000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
232	SP130091	133200.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
251	SP130092	104000.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
252	SP130092	105.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
253	SP130093	115.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
254	SP130093	74200.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
271	SP130094	50000.0	Bromelton	Community Facilities	Rural	Community Facilities	Bromelton State Development Area	Community Facilities		
272	SP130094	111.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
281	SP130095	127100.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
301	SP130096	155600.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities		
21	SP130097	182200.0	Rural	Community Facilities			Bromelton State Development Area	Community Facilities	Rural	Community Facilities
2	SP132357	171225.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
3	SP136998	173974.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	SP136998	740400.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
5	SP136998	1.2738541E7	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	SP136998	7339871.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
121	SP137949	336800.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry	Bromelton State Development Area	Rail Dependent Industry
2	SP137965	177400.0	Bromelton	Landfill			Bromelton State Development Area	Major Industry		
2	SP140637	104813.0	Rural	Passive Recreation			Bromelton State Development Area	Passive Recreation		
2	SP140638	391684.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	SP140861	347200.0	Bromelton	Major Industry			Bromelton State Development Area	Rail Dependent Industry	Bromelton State Development Area	Major Industry
2	SP140861	316600.0	Bromelton	Major Industry			Bromelton State Development Area	Rail Dependent Industry		
1	SP144999	126500.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	SP144999	419200.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	SP144999	443100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
992	SP154614	220400.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
3	SP155840	634080.0	Bromelton	Landfill	Bromelton	Major Industry	Bromelton State Development Area	Major Industry		
990	SP158127	90000.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry	Bromelton State Development Area	Rail Dependent Industry
991	SP158127	652300.0	Bromelton	Major Industry			Bromelton State Development Area	Rail Dependent Industry	Bromelton State Development Area	Major Industry
50	SP179833	1272394.0	Rural	Countryside	Bromelton	Major Industry	Bromelton State Development Area	Bromelton Countryside	Bromelton State Development Area	Major Industry
1	SP184073	16866.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
12	SP186526	404686.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
13	SP186526	743349.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
4	SP207168	16150.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
51	SP213384	1337000.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
1	SP221762	40000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	SP221762	502500.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
100	SP223082	193700.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
101	SP223082	37980.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	SP231916	1044000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	SP231916	158100.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
44	W311027	861980.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
52	W311027	1392120.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
54	W311027	934820.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
56	W311027	449200.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
65	W311348	1294990.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
78	W311365	647500.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
85	W311484	485620.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
83	W311502	502570.0	Rural	Countryside			Bromelton State Development Area	Major Industry	Bromelton State Development Area	Bromelton Countryside
96	W311785	505860.0	Bromelton	Major Industry	Rural	Countryside	Bromelton State Development Area	Major Industry	Bromelton State Development Area	Bromelton Countryside

			Current Zone and Precinct				Proposed Zone and Precinct			
			Primary		Secondary		Primary		Secondary	
Lot	Plan	Lot Area	Zone	Precinct	Zone	Precinct	Zone	Precinct	Zone	Precinct
19	W31189	1.054894E7	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	W3120	291370.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
12	W3120	530090.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
14	W3120	546330.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
15	W3120	659640.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
16	W3120	416830.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
17	W3120	335890.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
18	W3120	339940.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	W3120	384450.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
20	W3120	439080.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
21	W3120	412780.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
22	W3120	513950.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
64	W3120	23900.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
100	W312081	424920.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
28	W3121	503830.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
29	W3121	491690.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
30	W3121	538230.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
32	W3121	615120.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
33	W3121	433010.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
101	W312185	155800.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
102	W312185	155170.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
103	W312185	146450.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
35	W3122	376360.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
52	W3122	650530.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
53	W3122	501810.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
54	W3122	662670.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
112	W312267	478950.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
6	W31553	1294990.0	Rural	Countryside	Rural	Rural Industry	Bromelton State Development Area	Bromelton Countryside		
7	W31553	1270710.0	Rural	Countryside	Rural	Rural Industry	Bromelton State Development Area	Bromelton Countryside	Bromelton State Development Area	Rural Industry
110	W31790	47550.0	Rural	Passive Recreation			Bromelton State Development Area	Passive Recreation		
17	W31790	335890.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
19	W31790	206390.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
21	W31790	283280.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside	Rural	Countryside
23	W31790	718320.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
28	W31790	342970.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
29	W31790	291370.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
30	W31790	141640.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
36	W31790	465390.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
15	W31893	542280.0	Rural	Rural Industry			Bromelton State Development Area	Rural Industry		
14	W31894	413790.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
37	W31894	809370.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside	Bromelton State Development Area	Major Industry
66	WD1234	12060.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
1	WD1666	131040.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
2	WD1666	121890.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
3	WD1727	46740.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
40	WD2325	295270.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
69	WD2900	103000.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
60	WD3009	627680.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry	Bromelton State Development Area	Rail Dependent Industry
41	WD3423	1215850.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	WD344	298960.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
7	WD3477	131060.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		
29	WD3676	25210.0	Bromelton	Major Industry			Bromelton State Development Area	Major Industry		
2	WD3734	220780.0	Rural	Countryside			Bromelton State Development Area	Bromelton Countryside		

