

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code
 - (b) the overall outcomes that achieve the purpose of the code
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code
- (8) The following are the zone codes for the planning scheme:
 - (a) Community Facilities Zone
 - (b) Conservation Zone
 - (c) District Centre Zone
 - (d) Emerging Communities Zone
 - (e) Industry Zone
 - (f) Limited Development Zone
 - (i) Flood Land Precinct
 - (ii) Historical Subdivision Precinct
 - (g) Local Centre Zone
 - (h) Low Density Residential Zone
 - (i) Mountain Residential Precinct
 - (i) Low-Medium Density Residential Zone
 - (j) Major Centre Zone
 - (k) Major Tourism Zone
 - (l) Minor Tourism Zone
 - (m) Mixed Use Zone
 - (i) Commercial / Industrial Precinct
 - (n) Neighbourhood Centre Zone
 - (o) Recreation and Open Space Zone
 - (i) Passive Recreation Precinct
 - (p) Rural Residential Zone
 - (i) Rural Residential A Precinct
 - (q) Rural Zone
 - (i) Tamborine Mountain Rural Precinct
 - (ii) Rural Escarpment Protection Precinct
 - (r) Special Purpose Zone
 - (i) Bromelton State Development Area
 - (ii) Bulk Water Storage Precinct
 - (s) Township Zone
 - (i) Township Residential Precinct

6.2.1 Community Facilities Zone Code



6.2.1.1 Application

This code applies to development:

- (1) within the Community Facilities Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Community Facilities Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.1.2 Purpose and Overall Outcomes

- (1) The purpose of the Community Facilities Zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
 - (a) educational establishments;
 - (b) hospitals;
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The purpose of the Community Facilities Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates community services and activities that meet the social, cultural, educational, creative, spiritual, health or lifestyle needs of the community;
 - (ii) complements surrounding land uses, particularly where the site adjoins a residential zone, residential activity or the Township Zone;
 - (b) **Land uses:**
 - (i) include a range of *community services activities, infrastructure activities* and other specified uses which provide essential services that meets the service needs of the community;
 - (ii) can include higher impacting uses only where their location and intensity avoids impacts on the amenity of nearby residential activities and land in a residential zone;
 - (iii) where involving *Tourism activities*, are limited to *Environment facilities* and *Tourist parks* (except where located at the *Beacon Road Community Facilities Area*) and *Short term accommodation* (where located at the *Beacon Road Community Facilities Area* and associated with a *Place of worship* or *Function facility*);
 - (iv) include *Outdoor sport and recreation*, except where involving a rifle or shooting range;
 - (v) where involving *residential activities*, are limited to *Caretaker's accommodation* and *Community residence*;

- (vi) include:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.1.2.1 Consistent Uses and Potentially Consistent Uses in the Community Facilities Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.1.2.1 Consistent Uses and Potentially Consistent Uses in the Community Facilities Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone;
- (vii) where not listed in **Table 6.2.1.2.1 Consistent Uses and Potentially Consistent Uses in the Community Facilities Zone** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) consists of purpose built buildings and structures that vary in function based on the nature of the use;
- (ii) involves development that contributes to creating attractive and functional buildings, streets and public spaces that complements surrounding development;
- (iii) is predominantly low rise and low intensity development that balances the particular operational requirements of the use with the character of the streetscape and surrounding area;

(d) **Built form:**

- (i) where possible, is adaptable to support a range of community functions;
- (ii) complements the scale, height and bulk of surrounding development;
- (iii) has setbacks that are consistent with surrounding development;
- (iv) is designed to ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces;
- (v) incorporates design elements that provide:
 - (A) opportunities for casual surveillance of streets and public spaces;
 - (B) an attractive and active frontage to all streets and public spaces; and
 - (C) buildings that address streets and public spaces;
- (vi) provides landscaping where buildings are set back from the street or a public space;
- (vii) is designed to minimise impacts upon the amenity of nearby land, including where the site adjoins a *residential zone* or *residential activity*;

(e) **Lot design:**

- (i) allows land to be used for a variety of community related uses.

Table 6.2.1.2.1 - Consistent Uses and Potentially Consistent Uses in the Community Facilities Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Community Services Activities	
Child care centre (where access is obtained from a higher order road) Club Community care centre Community use Educational establishment Emergency services Place of worship (where involving an extension to an existing Place of worship)	Cemetery Child care centre* Detention facility Hospital Place of worship*
Commercial Activities	
Health care service (where not exceeding 200m ² GFA) Market Outdoor sales (where involving livestock saleyard) Parking station	Function facility Funeral parlour Health care service*

Residential Activities	
Caretaker's accommodation Community residence	Short term accommodation (where associated with a <i>Place of worship</i> or where located at the <i>Beacon Road Community Facilities Area</i> and associated with a <i>Place of worship</i> or <i>Function facility</i>)
Tourism Activities	
Environment facility	Tourist park except where located at the <i>Beacon Road Community Facilities Area</i>
Recreational activities	
Indoor sport and recreation Outdoor sport and recreation (excluding rifle or shooting range) Park	
Infrastructure Activities	
Air service (where involving a helipad for Emergency Services) Major electricity infrastructure Renewable energy facility Substation Telecommunications facility Utility installation	Air service*
Rural Activities	
Animal husbandry Cropping Permanent plantation Roadside stall	

* other than as specified in column 1

6.2.1.3 Assessment Benchmarks

Table 6.2.1.3.1— Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes																										
Setbacks																											
<p>PO1 Building setbacks: (1) allow for access around buildings; (2) contribute to streetscape character; (3) allow for landscaping; (4) are consistent with setbacks of adjoining buildings; (5) allow for on-site car parking; and (6) protect the amenity of an adjoining <i>residential activity</i> or land in a <i>residential zone</i> or the Township Zone.</p> <p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p>	<p>AO1 Building setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary (other than where specified below)</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.0m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>, a <i>residential activity</i> or the Township Zone)</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5 m is added for every 3m in height or</td> </tr> </tbody> </table>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	6m		Side and rear boundary (other than where specified below)	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m - 7.5m	2.0m	For that part exceeding 7.5m	An extra 0.5m is added for every 3m in height or part thereof over 7.5m		Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i> , a <i>residential activity</i> or the Township Zone)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 m is added for every 3m in height or	
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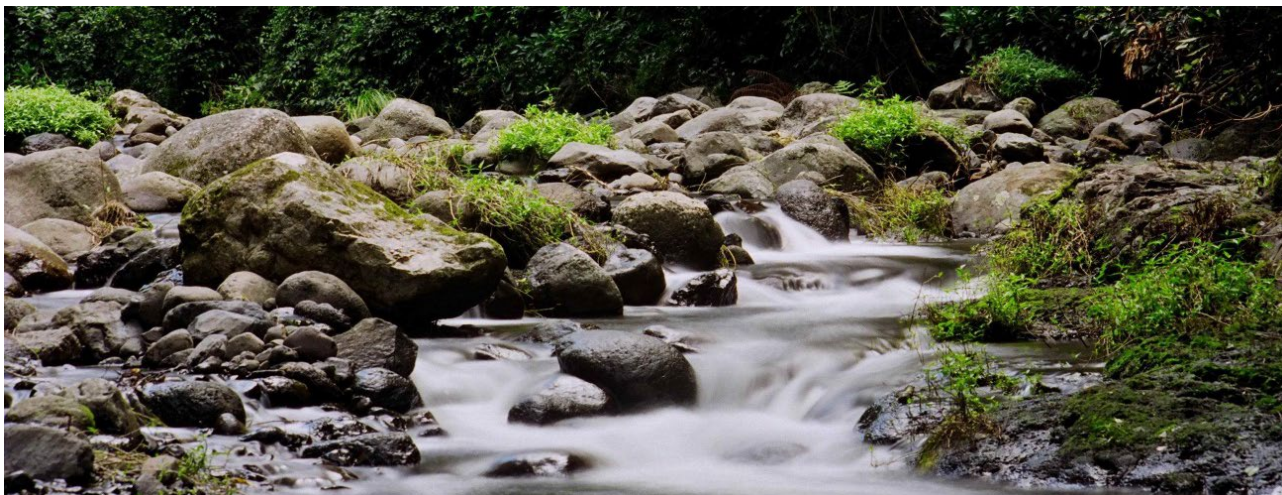
Performance Outcomes	Acceptable Outcomes	
		part thereof over 7.5m
	Side and rear boundary - within the <i>Beacon Road Community Facilities Area</i> and sharing a boundary with a lot that is not within the Community Facilities Zone.	Setback 10 metres
<i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>		
Height		
PO2 Development is of a height that: (1) is predominantly low rise; (2) avoids impacts on the amenity of an adjoining residential activity or land in a <i>residential zone</i> or the Township Zone.	AO2 Development height: (1) where adjoining a residential zone, a residential activity or the Township Zone does not exceed 2 storeys with a maximum height of 8.5m; or (2) otherwise, does not exceed 11.5m.	

Table 6.2.1.3.2—Assessable Development

Performance Outcomes	Acceptable Outcomes	
Built Form and Urban Design		
PO1 Development presents an attractive and active frontage to all streets and public spaces and enhances the character of the area through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings incorporate design elements that are visually interesting through variation to the external appearance; (3) providing opportunities for casual surveillance of streets and public spaces; (4) clearly defined building entrances.	AO1.1 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials; and (4) use of canopies, awnings or projections.	
	AO1.2 Windows and balconies overlook the street and public spaces to provide opportunities for casual surveillance.	
	AO1.3 Building entrances are clearly visible from the street.	
	AO1.4 Buildings are designed to address the street and public spaces.	
PO2	AO2 No Acceptable Outcome is prescribed.	

Performance Outcomes	Acceptable Outcomes
Where adjacent to land in a <i>residential zone</i> , buildings are designed to have a residential scale and appearance.	
P03 Where possible, development is designed to be adaptable to support a range of community functions.	A03 No Acceptable Outcome is prescribed.
P04 Outdoor storage, utility, service and loading areas are screened so they are not visible from the street and public spaces.	A04 No Acceptable Outcome is prescribed.
P05 Development provides aesthetic landscaping where set back from the street or a public space to: (1) enhance and soften the built form; (2) enhance the streetscape character; and (3) contribute to attractive streets.	A05 Development provides aesthetic landscaping that is: (1) a minimum width of 1 metre; (2) within the site boundaries adjacent to all street and public place boundaries; and (3) designed and constructed in accordance with Planning Scheme Policy 2 - Landscape Design .
Reconfiguration of a Lot	
P06 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent in the zone.	A06 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design .

6.2.2 Conservation Zone Code



6.2.2.1 Application

This code applies to development:

- (1) within the Conservation Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Conservation Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.2.2 Purpose and Overall Outcomes

- (1) The purpose of the Conservation Zone is to provide for the management, protection and restoration of areas that support one or more of the following:
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.
- (2) The purpose of the Conservation Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) minimises impacts on the natural environment and complements the bushland and natural landscape setting;
 - (ii) supports the management, protection and restoration of land of significant environmental value and natural landscape value and where in public ownership, facilitate the enjoyment of conservation areas by visitors;
 - (iii) maintains a high level of amenity;
 - (b) **Land uses:**
 - (i) are intended to facilitate the conservation, interpretation, restoration and appreciation of areas of significant environmental value and natural landscape value;
 - (ii) can include Environment facility and Nature-based tourism only where impacts on the natural environment are minimised;
 - (iii) involving *residential activities* are limited to Caretaker's accommodation;
 - (iv) can include Telecommunications facility only where the use cannot be located in another nearby zone and the use minimises impacts on the natural environment;
 - (v) include the uses listed as a consistent use in column 1 of **Table 6.2.2.2.1 Consistent Uses in the Conservation Zone**;
 - (vi) where not listed in **Table 6.2.2.2.1 Consistent Uses in the Conservation Zone** are inconsistent uses and are not intended to occur in the zone;
 - (c) **Character:**

- (i) consists of areas of undeveloped land having significant environmental value and natural landscape value;
 - (ii) involves buildings and infrastructure that support the management, interpretation and the enjoyment of natural areas by visitors where they integrate with and protect the significant environmental values and landscape character of the zone;
- (d) **Built form:**
- (i) complements the bushland and natural landscape setting;
 - (ii) is located and designed to:
 - (A) protect areas of significant environmental value;
 - (B) minimise the removal of vegetation and natural habitat areas;
 - (C) minimise modifications to the natural landform;
- (e) **Lot design:**
- (i) prevents the fragmentation of conservation land by preventing the creation of additional lots.

Table 6.2.2.2.1 - Consistent Uses in the Conservation Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Recreational Activities	
<i>Park</i>	
Tourism Activities	
<i>Environment facility</i> <i>Nature-based tourism</i> (where involving an extension to an existing Nature-based tourism)	Nature-based tourism*
Residential Activities	
<i>Caretaker's accommodation</i>	
Rural Activities	
<i>Permanent plantation</i> <i>Animal husbandry</i>	
Infrastructure Activities	
<i>Telecommunications facility</i>	

* other than as specified in column 1

6.2.2.3 Assessment Benchmarks

Table 6.2.2.3.1—Assessable Development

Performance Outcomes	Acceptable Outcomes						
Setbacks							
<p>PO1 Building setbacks: (1) minimise the visual dominance of buildings when viewed from the road and adjoining land; and (2) reflect the low intensity character of the zone.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary</td> <td>10m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary	10m
Setback	Minimum Distances Measured in Metres (m)						
Street frontage	10m						
Side and rear boundary	10m						
Height							
PO2	AO2						

Performance Outcomes	Acceptable Outcomes
Development height is low-rise to complement the natural landscape setting.	Development height does not exceed 2 storeys with a maximum height of 8.5m.
Built Form and Urban Design	
<p>PO3 Built form:</p> <ul style="list-style-type: none"> (1) is small scale and designed to complement the natural landscape setting; (2) minimises or avoids excavation and fill, or other modifications to the natural landform; (3) is below tree height when viewed from roads; and (4) is designed to reflect the natural character of the zone, with the use of: <ul style="list-style-type: none"> (a) timber or natural materials; (b) soft natural exterior colours; and (c) patterns and textures. 	<p>AO3 No Acceptable Outcome is prescribed.</p>
<p>PO4 Development contributes to the rehabilitation of degraded areas.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
Land Uses	
<p>PO5 Tourism activities are:</p> <ul style="list-style-type: none"> (1) limited to Environment facility and Nature based tourism; and (2) located and designed to minimise impacts on the natural environment. 	<p>AO5 No Acceptable Outcome is prescribed.</p>
<p>PO6 A Telecommunications facility:</p> <ul style="list-style-type: none"> (1) demonstrates the use cannot be practically located in another nearby zone; and (2) is designed and located to minimise impacts on the natural environment. 	<p>AO6 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO7 No additional lots are created.</p>	<p>AO7 No Acceptable Outcome is prescribed.</p>

6.2.3 District Centre Zone Code



6.2.3.1 Application

This code applies to development:

- (1) within the District Centre Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the District Centre Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.3.2 Purpose and Overall Outcomes

- (1) The purpose of the District Centre Zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

- (2) The purpose of the District Centre Zone code will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates a range of shopping and commercial uses, cafes and dining, and community services that supports and services the needs of:
 - (A) Boonah and its sub-regional rural catchment; or
 - (B) the Tamborine Mountain Plateau catchment;
- (ii) contributes to place making and provides a high level of streetscape amenity;
- (iii) where located on High Street in Boonah, maintains the existing 'high street' character;

(b) **Land uses:**

- (i) include a range of *commercial activities* and *community services activities* that service the needs of the catchment;
- (ii) include *Community residences*, and *Dwelling units* where located above the ground floor or behind a commercial activity to maintain the predominant business and retail function of the zone;
- (iii) in the Boonah district centre include *Multiple dwellings* and *Rooming accommodation*, where located above the ground floor of a commercial activity to maintain the predominant business and retail function of the zone;
- (iv) include *Short-term accommodation* and *Tourist attractions* to service the travelling public;
- (v) include *Low impact industry*, where not located on lots fronting High Street, Boonah, and that do not detract from the amenity of the centres;
- (vi) include *Outdoor sales*, where not located on lots fronting High Street, Boonah or in the North Tamborine district centre;
- (vii) do not include *Food and drink outlets* with drive-through facilities in the North Tamborine district centre;
- (viii) are limited to:

- (A) the uses listed as a consistent use in column 1 of **Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the District Centre Zone**; or
- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the District Centre Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.
- (ix) not listed in **Table 6.2.3.2.1 Consistent Uses and Potentially Consistent Uses in the District Centre Zone** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of a vibrant and active activity centre during the day and night, with attractive and functional buildings, streets and public spaces that provide for the enjoyment and safety of people;
 - (ii) is predominantly low to medium-rise development where located in the Boonah district centre and low-rise development where located in North Tamborine district centre that does not detract from the amenity of adjacent land in a *residential zone*;
 - (iii) consists of compact development that is designed to contribute to a walkable centre;
 - (iv) involves development that is designed to complement the built form and character within the centre;
 - (v) retains the existing 'high street' character where located in High Street, Boonah through consistent building design and buildings with little or no setback to the front boundary;
- (d) **Built form:**
- (i) for development in the Boonah district centre, is low to medium-rise;
 - (ii) for development in the North Tamborine district centre, is low-rise;
 - (iii) enhances the streetscape character of the centre by:
 - (iv) locating buildings close to the street, creating a 'main street' appearance;
 - (v) locating and designing buildings to address the street and public spaces;
 - (vi) locating on-site parking behind and/or to the side of buildings; and
 - (vii) designing attractive building facades that create visual interest;
 - (viii) incorporates design elements that provide opportunities for casual surveillance of streets and public spaces;
 - (ix) provides a safe and comfortable pedestrian experience through continuous shading along building frontages and designing development that supports the efficient movement of people to streets, public spaces and neighbouring uses;
 - (x) is designed to ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and adjacent land located in a *residential zone*;
 - (xi) provides landscaping where buildings are set back from the street or a public space;
 - (xii) does not detract from the amenity of adjacent land in a *residential zone*;
- (e) **Lot design:**
- (i) supports the flexible range of land uses envisaged in the zone.

Table 6.2.3.2.1 - Consistent Uses and Potentially Consistent Uses in the District Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash (where not located on Tamborine Mountain)</i> <i>Food and drink outlet (not involving a drive-</i>	<i>Car wash*</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<p>through facility in the North Tamborine district centre)</p> <p><i>Function facility</i></p> <p><i>Funeral parlour</i></p> <p><i>Garden centre</i></p> <p><i>Hardware and trade supplies</i></p> <p><i>Health care service</i></p> <p><i>Hotel</i></p> <p><i>Market</i></p> <p><i>Nightclub entertainment facility</i> (where located in the Boonah district centre)</p> <p><i>Office</i></p> <p><i>Outdoor sales</i> (where located in the Boonah district centre but excluding lots fronting High Street)</p> <p><i>Parking station</i></p> <p><i>Service industry</i></p> <p><i>Service station</i></p> <p><i>Shop</i></p> <p><i>Shopping centre</i></p> <p><i>Showroom</i></p> <p><i>Theatre</i></p> <p><i>Veterinary service</i></p>	
Residential Activities	
<p><i>Community residence</i></p> <p><i>Dwelling unit</i> (where located above the ground floor of a <i>commercial activity</i> or behind a <i>commercial activity</i>)</p> <p><i>Home based business</i> (If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>)</p>	<p><i>Multiple dwelling</i> (where located above the ground floor of a <i>commercial activity</i> in the Boonah district centre)</p> <p><i>Rooming accommodation</i> (where located above the ground floor of a <i>commercial activity</i> in the Boonah district centre)</p>
Tourism Activities	
<p><i>Short-term accommodation</i></p> <p><i>Tourist attraction</i></p>	
Community Services Activities	
<p><i>Child care centre</i></p> <p><i>Club</i></p> <p><i>Community care centre</i></p> <p><i>Community use</i></p> <p><i>Educational establishment</i></p> <p><i>Emergency services</i></p> <p><i>Place of worship</i></p>	<p><i>Hospital</i></p>
Industrial Activities	
<p><i>Low impact industry</i> (excluding lots that front High Street, Boonah)</p>	
Infrastructure Activities	
<p><i>Major electricity infrastructure</i> (where proposed as <i>underground infrastructure</i>)</p> <p><i>Substation</i></p> <p><i>Telecommunications facility</i></p> <p><i>Utility installation</i> (where involving a <i>minor utility</i>)</p>	<p><i>Major electricity infrastructure*</i></p>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
installation)	
Recreational activities	
Indoor sport and recreation Park	

* other than as specified in column 1

6.2.3.3 Assessment Benchmarks

Table 6.2.3.3.1 — Assessable Development

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Building setbacks: (1) contribute to the streetscape character and a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of adjacent land in a residential zone; and (4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">0m (Maximum 2m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a residential zone)</td> <th>Building Height</th> <th>Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5 is added for every 3 m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	0m (Maximum 2m)		Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage	0m (Maximum 2m)																
Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback															
	Up to 4.5m	2m															
	For that part between 4.5m - 7.5m	2.5m															
For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that: (1) is low to medium-rise where located in the Boonah district centre; (2) is low-rise where located in the North Tamborine district centre; and (3) does not impact on the amenity of adjacent land in a residential zone.</p>	<p>AO2.1 Development height in the Boonah district centre does not exceed 3 storeys and a maximum height of 12m.</p> <p>AO2.2 Development height in North Tamborine district centre does not exceed 2 storeys and a maximum height of 8.5m.</p>																
Built Form and Urban Design																	
<p>PO3 Development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance;</p>	<p>AO3.1 Buildings are designed to address the street and public spaces.</p> <p>AO3.2 A minimum of 65% of the ground floor facade is windowed.</p> <p>AO3.3 The unarticulated length of any external wall along a</p>																

Performance Outcomes	Acceptable Outcomes
<p>and (4) clearly defined building entrances.</p>	<p>street frontage or where buildings front a public space does not exceed 10m.</p> <p>AO3.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures and building materials; and (4) canopies, awnings or projections.</p> <p>AO3.5 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.</p> <p>AO3.6 Building entrances are clearly visible from the street.</p>
<p>PO4 Development: (1) creates a comfortable pedestrian experience by providing continuous shading along building frontages; and (2) ensures that pedestrians can easily and efficiently access the street and public spaces.</p>	<p>AO4 Buildings provide continuous shade to footpaths through the use of: (1) awnings, verandahs or the like; or (2) an overhanging first floor balcony.</p>
<p>PO5 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.</p>	<p>AO5 No Acceptable Outcome is prescribed.</p>
<p>PO6 Development located along High Street, Boonah retains the existing 'high street' character through: (1) consistent building design; and (2) buildings with little or no setback to the front boundary.</p>	<p>AO6 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO7 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) adjacent land in a <i>residential zone</i>.</p>	<p>AO7 No Acceptable Outcome is prescribed.</p>
<p>PO8 Development: (1) does not detract from the amenity of adjoining land in a <i>residential zone</i>; and (2) affords privacy to adjoining land in a <i>residential zone</i>.</p>	<p>AO8 Where adjoining land in a <i>residential zone</i>: (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window</p>

Performance Outcomes	Acceptable Outcomes
	1.8m above ground level that has a direct view of land in a <i>residential zone</i> .
Land Uses	
<p>PO9 <i>Industrial activities:</i> (1) are not located on lots that front High Street, Boonah; (2) are established where they do not detract from the character and amenity of the district centres; and (3) do not detract from the amenity of adjacent land in a <i>residential zone</i>.</p>	<p>AO9 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO10 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>AO10 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

6.2.4 Emerging Community Zone Code

6.2.4.1 Application

This code applies to development:

- (1) within the Emerging Community Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Emerging Community Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.4.2 Purpose and Overall Outcomes

- (1) The purpose of the Emerging Community Zone is to:
 - (a) identify land that is intended for an urban purpose in the future; and
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The purpose of the Emerging Community Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) does not compromise the future urban development potential of the land until detailed land use and infrastructure planning has been undertaken and approved by the local government.
 - (b) **Land uses:**
 - (i) consist of low intensity, interim activities including *Animal husbandry, Cropping, Dwelling house, Caretaker's accommodation and Park*, which do not compromise the future urban development potential of the land.
 - (ii) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.4.2.1 Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.4.2.1 Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.
 - (iii) where not listed in **Table 6.2.4.2.1 Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone** are inconsistent uses and are not intended to occur in the zone;
 - (c) **Character:**
 - (i) consists of low intensity and low scale land uses on large expanses of undeveloped land with limited infrastructure;
 - (d) **Built form:**
 - (i) is low rise and maintains a very low density consistent with the low intensity character of the zone;
 - (ii) is sited to protect the amenity of adjacent uses and provide an appropriate level of privacy;
 - (e) **Lot design:**
 - (i) Does not result in the fragmentation of land prior to its planned development for urban purposes, which is established by the local government.

Table 6.2.4.2.1 - Consistent Uses and Potentially Consistent Uses in the Emerging Community Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Rural Activities	
<i>Animal Husbandry Cropping Roadside Stall</i>	
Infrastructure Activities	
<i>Major electricity infrastructure Telecommunications facility Utility installation (where involving a minor utility installation)</i>	<i>Renewable energy facility Utility installation *</i>
Residential Activities	
<i>Dwelling house Home based business Caretaker's accommodation</i>	
Tourist Activities	
<i>Short-term accommodation (if involving a holiday home)</i>	
Recreational Activities	
<i>Park</i>	

**other than as specified in column 1*

6.2.4.3 Assessment Benchmarks

Table 6.2.4.3.1 — Assessable Development

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the very low density character of the zone; (2) assist in the protection of adjacent amenity and privacy; (3) allow for access around the buildings; and (4) minimise the potential for land use conflict.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving tourism activities)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving tourism activities)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving tourism activities)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise; (2) does not detract from the amenity of adjoining premises; and (3) does not compromise the future use of the land for urban purposes.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>								

Performance Outcomes	Acceptable Outcomes
Site Cover	
<p>PO3 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.</p>	<p>AO3 A building or structure for an interim use has a maximum site cover of 10% or 700m², whichever is the greater.</p>
Built Form and Urban Design	
<p>PO3 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO3 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).</p> <div data-bbox="858 943 1377 1182" data-label="Image"> </div> <p>Figure 1.</p>
Reconfiguration of a Lot	
<p>PO4 Reconfiguration does not result in the fragmentation of land prior to its planned development for urban purposes.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>

6.2.5 Industry Zone Code



6.2.5.1 Application

This code applies to development:

- (1) within the Industry Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Industry Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.5.2 Purpose and Overall Outcomes

(1) The purpose of the Industry Zone is to provide for:

- (a) a variety of industry activities; and
- (b) other uses and activities that:
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

(2) The purpose of the Industry Zone Code will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates low to medium impact industries on a variety of lot sizes;
- (ii) does not detract from the amenity of nearby non-industrial land, the street and public spaces;
- (iii) protects existing and future industrial land from incompatible uses;

(b) **Land uses:**

- (i) include *industrial activities* (excluding *High impact industry* and *Special industry*) where they are designed, operated and managed to maintain public safety and avoid impacts on nearby *sensitive receivers*;
- (ii) do not include *High impact industry* and *Special industry* uses due to the proximity of industrial zoned land to *sensitive receivers*;
- (iii) can include small scale, ancillary and subordinate retailing for the display and sale of goods manufactured on site as part of an industrial activity;
- (iv) include non-*industrial activities* that directly service, are ancillary to, or compatible with *industrial activities* where they do not compromise the future use of land in the zone for its intended purpose;
- (v) can include minor *Food and drink outlet* that directly services *industrial areas* and where not involving a drive-through facility;
- (vi) are limited to:

(A) the uses listed as a consistent use in column 1 of **Table 6.2.5.2.1 Consistent Uses and Potentially Consistent Uses in the Industry Zone**; or

- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.5.2.1 Consistent Uses and Potentially Consistent Uses in the Industry Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its impact, scale and intensity, built form and consistency with the character of the zone.
- (vii) where not listed in **Table 6.2.5.2.1 Consistent Uses and Potentially Consistent Uses in the Industry Zone** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of development that is low to medium rise and does not adversely detract from the amenity of nearby non-industrial land;
 - (ii) involves development that contributes to creating visual interest, and provides for the safety of people;
 - (iii) involves landscaping that enhances the appearance of buildings, structures, outdoor storage areas and car park areas when viewed from the street or public space;
 - (iv) consists of varying lot sizes to accommodate a variety of small, medium and large businesses within the one locality;
- (d) **Built form:**
- (i) is low to medium rise to allow for the effective operation of industrial activities;
 - (ii) is visually interesting through variation in external appearance and buildings that address the street;
 - (iii) ensures buildings and structures are sited to provide safe and legible access for pedestrians;
 - (iv) provides landscaping where buildings are set back from the street or a public space;
 - (v) is designed not to detract from the amenity of nearby *sensitive receivers*;
 - (vi) where located in Boonah, does not compromise aircraft safety in the operational airspace of the adjacent air field;
- (e) **Lot design:**
- (i) allows for the efficient operation of low to medium impact industrial activities on a mixture of lot sizes.

Table 6.2.5.2.1 - Consistent Uses and Potentially Consistent Uses in the Industry Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Industrial Activities	
<i>Bulk landscape supplies</i> <i>Crematorium</i> <i>Low impact industry</i> <i>Medium impact industry</i> <i>Research and technology industry</i> <i>Transport depot</i> <i>Warehouse</i> <i>Winery</i>	
Commercial Activities	
<i>Agricultural supplies store</i> <i>Car wash</i> <i>Food and drink outlet (not exceeding 200m² GFA and not involving a drive through facility)</i> <i>Funeral parlour</i> <i>Hardware and trade supplies</i> <i>Outdoor sales (excluding motor vehicle sales yard)</i> <i>Parking station</i> <i>Service industry</i> <i>Service station</i>	

Community Services Activities	
Emergency services	
Infrastructure Activities	
Major electricity infrastructure Substation Telecommunications facility Utility installation (where involving a minor utility installation)	Renewable energy facility Utility installation *
Residential Activities	
Caretaker's accommodation Sales office	
Recreational Activities	
Indoor sport and recreation Park	

*other than as specified in column 1

6.2.5.3 Assessment Benchmarks

Table 6.2.5.3.1 — Assessable Development

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Setbacks: (1) reduce the visual dominance of buildings and structures as viewed from the street; (2) allow for landscaping along street frontages; and (3) provide separation to protect the amenity of adjoining <i>sensitive land uses</i> and land in a <i>residential zone</i>.</p> <p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p>	<p>AO1.1 Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>6m</td> </tr> </tbody> </table> <p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p> <p>AO1.2 Setbacks where adjoining a <i>sensitive land use</i> (other than a <i>Caretaker's accommodation</i>) or land in a <i>residential zone</i>:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Any common boundary</td> <td>10m</td> </tr> </tbody> </table> <p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	6m	Setback	Minimum Distances Measured in Metres (m)	Any common boundary	10m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	6m								
Setback	Minimum Distances Measured in Metres (m)								
Any common boundary	10m								
Height									

Performance Outcomes	Acceptable Outcomes
<p>PO2 Development is of a height that:</p> <ul style="list-style-type: none"> (1) is low to medium rise; (2) does not detract from the amenity of an adjoining premises in a non-industrial zone; and (3) does not create an intrusion into or compromise aircraft safety in the operational airspace of the Boonah Airfield. 	<p>AO2 The height of development;</p> <ul style="list-style-type: none"> (1) does not exceed: <ul style="list-style-type: none"> (a) 15m if: <ul style="list-style-type: none"> (i) greater than 20m from a <i>sensitive land use</i> (excluding <i>Caretaker's residence</i>); and (ii) not adjoining land in a non-industrial zone; or (b) 8.5m if: <ul style="list-style-type: none"> (i) within 20m of a <i>sensitive land use</i> (excluding <i>Caretaker's residence</i>); or (ii) site adjoins land in a non-industrial zone; and (2) does not encroach into the obstacle limitation surface of the Boonah Airfield. <p><i>Editors' Note - A copy of the obstacle limitation surface for the Boonah Airfield is available from Council on request.</i></p>
Built Form and Urban Design	
<p>PO3 Development ensures buildings:</p> <ul style="list-style-type: none"> (1) address the street; and (2) are visually interesting through variation to the external appearance. 	<p>AO3.1 Buildings are designed to address the street.</p>
	<p>AO3.2 Visual interest is achieved through variation in colour, patterns, textures or building materials.</p>
<p>PO4 Development is designed and located to provide easy and safe access to buildings by pedestrians.</p>	<p>AO4 The main entry to any building is:</p> <ul style="list-style-type: none"> (1) easily identifiable and visible from the street; and (2) directly accessible by pedestrians from car park areas, street frontages and public spaces via a sealed surface.
Amenity	
<p>PO5 Development:</p> <ul style="list-style-type: none"> (1) does not detract from the amenity of an adjoining <i>sensitive receiver</i>, which includes land in a <i>residential zone</i>; and (2) affords privacy to adjoining land is located in a <i>residential zone</i>. 	<p>AO5 Where adjoining <i>sensitive receivers</i>, which includes land in a <i>residential zone</i>:</p> <ul style="list-style-type: none"> (1) buildings are set back at least 10m from the common boundary; and (2) development provides <i>buffer landscaping</i> with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (3) development screens or obscures any window 1.8m above ground level that has a direct view of a <i>sensitive receiver</i>, which includes land in a <i>residential zone</i>.
<p>PO6 Landscaping is provided to:</p> <ul style="list-style-type: none"> (1) enhance the streetscape character; and (2) soften the appearance of the industrial buildings, outdoor storage areas and car parking areas when viewed from the street or a public space. 	<p>AO6 Where development (including any outdoor storage areas and car parking areas) is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 2m is provided along the boundaries.</p>

Land Use	
<p>P07 Any retail sales function associated with an <i>industrial activity</i> conducted on the site:</p> <p>(1) only involves the retailing of products manufactured on site;</p> <p>(2) is an ancillary and subordinate component to the industrial activity carried out on site;</p> <p>(3) is located in an area that is readily visible and safely accessible for visitors to the site; and</p> <p>(4) is small in scale.</p>	<p>A07.1 <i>Industrial activities</i> involving an ancillary retail sale function only retails products manufactured on site.</p>
	<p>A07.2 The maximum GFA to be used for ancillary retail sales is 30% of the total GFA of the development or 150m², whichever is the lesser.</p>
	<p>A07.3 Any retail sales area:</p> <p>(1) is sited and orientated towards the street frontage of the site; and</p> <p>(2) provides easily identifiable and sealed pedestrian access between the front boundary and the retail sales area.</p>
<p>P08 Development involving a <i>Food and drink outlet</i> is of a size that services the needs of the immediate industrial zoned land only.</p>	<p>A08 Development involving a <i>Food and drink outlet</i> does not exceed 200m² GFA.</p>
Reconfiguration of a Lot	
<p>P09 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone and provides a mixture of industrial lot sizes.</p>	<p>A09 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

6.2.6 Limited Development Zone Code



6.2.6.1 Application

This code applies to development:

- (1) within the Limited Development Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Limited Development Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.6.2 Purpose and Overall Outcomes

- (1) The purpose of the Limited Development Zone is to identify land that is significantly affected by 1 or more development constraints, including, for example, constraints relating to defence requirements, flooding, historical subdivisions, land contamination, past or future mining activities or topography.

Editor's Note - Land included in the Limited Development Zone is not an urban area for the purpose of the Planning Regulation 2017.

- (2) The purpose of the Limited Development Zone Code will be achieved through the following overall outcomes:

(a) **Development:**

- (i) is responsive to the significant constraints of the land and is limited in the range of land uses that can occur;
- (ii) where located in the Flood Land Precinct, is responsive to the constraints of the land;
- (iii) where located in the Historical Subdivision Precinct, maintains a rural living character and does not create high density residential communities in isolated areas of the region where services and infrastructure are unavailable and are not planned to become available;

- (3) The purpose of the **Limited Development Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) is responsive to the significant constraints of the land;

(b) **Land uses:**

- (i) are limited and of a low scale and intensity due to the significant constraints of the land;
- (ii) may include low-impact, small-scale residential living in the form of a *Dwelling house* where compatible with the surrounding area and where constraints can be appropriately mitigated;
- (iii) are provided with an appropriate level of infrastructure and access;
- (iv) are limited to the uses listed as a consistent use in column 1 of **Table 6.2.6.2.1 - Consistent Uses and Potentially Consistent Uses in the Limited Development Zone (Where no precinct applies)**;

- (v) where not listed in **Table 6.2.6.2.1 Consistent Uses and Potentially Consistent Uses in the Limited Development Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
 - (i) consists of predominantly undeveloped land with an open space character;
- (d) **Built form:**
 - (i) is limited to open buildings and structures associated with *Animal husbandry, Cropping or a Park* that are compatible with the constraints of the land;
 - (ii) may include *Dwelling houses* to facilitate small-scale residential living that is designed to reflect the significant constraints of the land and where compatible with the amenity of the area;
- (e) **Lot design:**
 - (i) does not involve the creation of additional lots; and
 - (ii) supports the limited land uses envisaged in the zone where involving a boundary realignment or easement.

Table 6.2.6.2.1 - Consistent Uses and Potentially Consistent Uses in the Limited Development Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Rural Activities	Residential Activities
<i>Animal husbandry</i>	<i>Dwelling house</i>
<i>Cropping</i>	
Recreational Activities	
<i>Park</i>	
Infrastructure Activities	Infrastructure Activities
<i>Major electricity infrastructure (where proposed as underground infrastructure)</i>	<i>Major electricity infrastructure*</i>

- (4) The purpose of the **Limited Development Zone Code - Flood Land Precinct** will be achieved through the following overall outcomes:
- (a) **Development:**
 - (i) protects people and property from the significant safety risk of flood by limiting development to non-habitable uses and uses that do not increase the number of people congregating on flood prone land;
 - (b) **Land uses:**
 - (i) are limited due to the significant flooding constraints of land contained in the precinct and subsequently, the inability to mitigate the risk to people and property to an acceptable level;
 - (ii) that increase the number of people congregating or involve the construction of buildings on land having a significant flooding constraint including *residential activities, commercial activities, community services activities, industrial activities, infrastructure activities* and *tourism activities* are not supported;
 - (iii) do not include the expansion of existing low density residential activities;
 - (iv) are limited to the uses listed as a consistent use in column 1 of **Table 6.2.6.2.2 - Consistent Uses in the Limited Development Zone - Flood Land Precinct**;
 - (v) where not listed in **Table 6.2.6.2.2 Consistent Uses and Potentially Consistent Uses in the Limited Development Zone - Flood Land Precinct** are inconsistent uses and are not intended to occur in the zone;
 - (c) **Character:**
 - (i) consists of largely undeveloped land;
 - (d) **Built form:**
 - (i) is limited to open buildings and structures associated with *Animal husbandry, Cropping or a Park* that are compatible with the flood constraints of the land;

- (ii) does not impact on the flood characteristics of flood affected areas;
- (iii) directly, indirectly and cumulatively avoids an increase in the exposure or severity of flood hazard on the site or other land;
- (e) **Lot design:**
 - (i) does not involve the creation of additional lots; and
 - (ii) supports the limited land uses envisaged in the zone where involving a boundary realignment or easement.

Editor's Note - Refer also to the Flood Hazard Overlay Code and mapping for additional requirements that apply to land in a Flood Hazard Area.

Table 6.2.6.2.2 - Consistent Uses in the Limited Development Zone - Flood Land Precinct

Column 1 Consistent Uses
Rural Activities
<i>Animal husbandry</i> <i>Cropping</i>
Recreational Activities
<i>Park</i>

(5) The purpose of the **Limited Development Zone Code - Historical Subdivision Precinct** will be achieved through the following overall outcomes:

- (a) **Development:**
 - (i) provides a rural living character commensurate with the limited services and infrastructure available in the historical subdivisions of Clumber, Croftby, Fassifern Valley, Munbilla, Rosevale and Warrill View;
 - (ii) avoids the creation of medium or high density residential communities in isolated, unserviced and inaccessible areas of the region; and
 - (iii) encourages the amalgamation of small lots;
- (b) **Land uses:**
 - (i) are compatible with the limited level of infrastructure and service provision;
 - (ii) provide for a *Dwelling house* on a lot at least 2ha (or where in Harrisville, 4000m²) in area where safe and lawful access to a constructed road is obtained;
 - (iii) include very low impact *rural activities*;
 - (iv) are limited to the uses listed as a consistent use in column 1 of **Table 6.2.6.2.2 - Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct**;
 - (v) where not listed in **Table 6.2.6.2.2 Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
 - (i) consists predominantly of *Dwelling houses* on lots with a minimum area of 2ha (or where in Harrisville, 4000m²) in a rural or natural landscape setting;
- (d) **Built form:**
 - (i) is small scale and low-rise and serviced by on-site water supply and waste water disposal where reticulated services are unavailable;
- (e) **Lot design:**
 - (i) does not involve the creation of additional lots and encourages the amalgamation of lots; and
 - (ii) supports the limited land uses envisaged in the zone.

Table 6.2.6.2.3 - Consistent Uses in the Limited Development Zone - Historical Subdivision Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Rural Activities	
<i>Animal husbandry</i> <i>Cropping</i> <i>Roadside stall</i>	
Residential Activities	
<i>Dwelling house</i> (where the lot is a minimum 2 ha (or where in Harrisville, 4000m ²)) <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>)	
Tourism Activities	
<i>Short term accommodation</i> (where involving a <i>holiday home</i>)	
Recreational Activities	
<i>Park</i>	
Infrastructure Activities	Infrastructure Activities
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure)	<i>Major electricity infrastructure*</i>

6.2.6.3 Assessment Benchmarks

Table 6.2.6.3.1—Accepted and Assessable Development - Historical Subdivision Precinct

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Building setbacks: (1) assist in the protection of residential amenity and privacy to adjoining premises; (2) allow for access around the building; and (3) allow for on-site car parking between the front boundary and buildings.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for all uses</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>3m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage for all uses	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	3m	For that part between 4.5m – 7.5m	5m	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage for all uses	6m																
Side and rear boundary	Building Height	Setback															
	Up to 4.5m	3m															
	For that part between 4.5m – 7.5m	5m															
For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that: (1) is low rise; (2) does not detract from the amenity of adjoining premises; and (3) is compatible with the height of nearby residential activities.</p>	<p>AO2 Buildings and structures do not exceed 2 storeys with a maximum height of 8.5m.</p>																

Table 6.2.6.3.2—Assessable Development - Historical Subdivision Precinct

Performance Outcomes	Acceptable Outcomes
Land Uses	
<p>PO1 Development being a Dwelling house: (1) facilitates low density rural living; and (2) is located on a lot having a minimum area of 2 ha (or where in Harrisville, 4000m²).</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
Access	
<p>PO2 Development obtains access from a <i>constructed road</i>.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO3 Reconfiguring a lot: (1) does not involve the creation of additional lots; (2) where involving a boundary realignment or easement, creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; and (3) complies with Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>

6.2.7 Local Centre Zone Code



6.2.7.1 Application

This code applies to development:

- (1) within the Local Centre Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Local Centre Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.7.2 Purpose and Overall Outcomes

- (1) The purpose of the Local Centre Zone is to provide for:
 - (a) a limited variety of commercial, community and retail activities to service local residents; and
 - (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

- (2) The purpose of the Local Centre Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a range of shopping and commercial uses, cafes and dining and community services that supports the needs of:
 - (A) Canungra and the surrounding rural catchment;
 - (B) Kalbar and the surrounding rural catchment; or
 - (C) Kooralbyn.
 - (ii) contributes to place making and provides a high level of streetscape amenity;
 - (iii) where located in Canungra, contributes to the existing traditional rural village character;
 - (iv) where located in Kalbar, maintains the existing traditional rural village and historical character;
 - (b) **Land uses:**
 - (i) include a range of *commercial activities*, with the exception of *Outdoor sales* or *Nightclub entertainment facility*;
 - (ii) include *community services activities* that service the needs of the catchment;
 - (iii) include *Short-term accommodation* to service the travelling public;
 - (iv) include a *Dwelling unit*, where located above the ground floor or behind non-residential uses;
 - (v) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.7.2.1 Consistent Uses and Potentially Consistent Uses in the Local Centre Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.7.2.1 Consistent Uses and Potentially Consistent Uses in the Local Centre Zone** where further assessment has determined that the use is appropriate in the zone having regard to

such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

(vi) not listed in **Table 6.2.7.2.1 Consistent Uses and Potentially Consistent Uses in the Local Centre Zone** are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) consists of a vibrant and active activity centre during the day and night with attractive and functional buildings, streets and public spaces that provide for the enjoyment and safety of people;
- (ii) is predominately low-rise development that does not detract from the amenity of adjacent land in a *residential zone*;
- (iii) consists of compact development that is designed to contribute to a walkable centre;
- (iv) where in Canungra, contributes to the traditional rural village character by incorporating design elements found in existing traditional buildings such as similar roof design, building materials, scale and setbacks;
- (v) where in Kalbar, retains the existing traditional rural village and historical character by incorporating design elements found in existing traditional buildings such as similar roof form, building materials, scale and setbacks.

(d) Built form:

- (i) is low-rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof design;
- (iii) incorporates design elements that provide opportunities for casual surveillance of streets and public spaces;
- (iv) provides a safe and comfortable pedestrian experience through continuous shading along building frontages and designing development that supports the efficient movement of people to streets, public spaces and neighbouring uses;
- (v) ensures outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and adjacent land located in a *residential zone*;
- (vi) does not detract from the amenity of adjacent land in a *residential zone*;

(e) Lot design:

- (i) supports the flexible range of land uses envisaged in the zone.

Table 6.2.7.2.1 - Consistent Uses and Potentially Consistent Uses in the Local Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash</i> <i>Food and drink outlet</i> <i>Function facility</i> <i>Funeral parlour</i> <i>Garden centre</i> <i>Hardware and trade supplies</i> <i>Health care service</i> <i>Hotel</i> <i>Market</i> <i>Office</i> <i>Parking station</i>	<i>Theatre</i>

<i>Service industry</i> <i>Service station</i> <i>Shop</i> <i>Shopping centre</i> <i>Showroom</i> <i>Veterinary service</i>	
Tourism Activities	
<i>Short-term accommodation</i>	
Community Services Activities	
<i>Child care centre</i> <i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i>	
Infrastructure Activities	
<i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation (where involving minor utility installation)</i> <i>Major electricity infrastructure (where proposed as underground infrastructure)</i>	<i>Major electricity infrastructure *</i>
Recreational Activities	
<i>Indoor sport and recreation</i> <i>Park</i>	
Residential Activities	
<i>Community residence</i> <i>Dwelling unit (where located above the ground storey or behind a commercial activity)</i> <i>Home based business (if not involving Industrial Activities other than minor industrial activities)</i>	

* other than as specified in column 1

6.2.7.3 Assessment Benchmarks

Table 6.2.7.3.1—Assessable Development

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Building setbacks: (1) contribute to the streetscape character and a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of adjacent land in a residential zone; and (4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #e0e0e0;">Setback</th> <th colspan="2" style="background-color: #e0e0e0;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">0m (Maximum 1.5m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a residential zone)</td> <th style="background-color: #e0e0e0;">Building Height</th> <th style="background-color: #e0e0e0;">Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5 is added for every 3 m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	0m (Maximum 1.5m)		Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage	0m (Maximum 1.5m)																
Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback															
	Up to 4.5m	2m															
	For that part between 4.5m - 7.5m	2.5m															
For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that: (1) is low-rise; and (2) does not detract from the amenity of adjacent land in a residential zone.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																
Built Form and Urban Design																	
<p>PO3 Development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances.</p>	<p>AO3.1 Buildings are designed to address the street and public spaces.</p> <p>AO3.2 A minimum of 65% of the ground floor facade is windowed.</p> <p>AO3.3 The unarticulated length of any external wall along a street frontage or where buildings front a public space does not exceed 10m.</p> <p>AO3.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures and building materials; and (4) canopies, awnings or projections.</p>																

	<p>A03.5 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.</p>
	<p>A03.6 Building entrances are clearly visible from the street.</p>
<p>PO4 Development: (1) creates a comfortable pedestrian experience by providing continuous shading along building frontages; and (2) ensures that pedestrians can easily and efficiently access the street and public spaces.</p>	<p>A04 Buildings provide continuous shade to footpaths through the use of: (1) awnings, verandahs or the like; or (2) an overhanging first floor balcony.</p>
<p>PO5 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.</p>	<p>A05 No Acceptable Outcome is prescribed.</p>
<p>PO6 Where in the Canungra local centre, new buildings are designed to contribute to the traditional rural village character by using design elements found in existing traditional buildings, including: (1) similar roof form and parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) no or little setback to the street.</p>	<p>A06 No Acceptable Outcome is prescribed.</p>
<p>PO7 Where in the Kalbar local centre, new buildings are designed to retain the historical and traditional rural village character by using design elements found in existing traditional buildings, including: (1) similar roof form and parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) no or little setback to the street.</p>	<p>A07 No Acceptable Outcome is prescribed.</p>
<p>Amenity</p>	
<p>PO8 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) adjacent land in a residential zone.</p>	<p>A08 No Acceptable Outcome is prescribed.</p>

<p>PO9 Development: (1) does not detract from the amenity of adjoining land in a <i>residential zone</i>; and (2) affords privacy to adjoining land in a <i>residential zone</i>.</p>	<p>AO9 Where adjoining land in a <i>residential zone</i>: (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i>.</p>
Reconfiguration of a Lot	
<p>PO10 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>AO10 Reconfiguring a lot complies with the standards in Table 9.4.7.3.2 - Minimum Lot Size and Design.</p>

6.2.8 Low Density Residential Zone Code



6.2.8.1 Application

This code applies to development:

- (1) within the Low Density Residential Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Low Density Residential Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.8.2 Purpose and Overall Outcomes

- (1) The purpose of the Low Density Residential Zone is to provide for:
 - (a) a variety of low density dwelling types, including dwelling houses; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the **Low Density Residential Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a high level of residential amenity and protects the low density residential character of the zone;
 - (b) **Land uses:**
 - (i) consist of a range of *low density residential activities* including *Dwelling houses, Home based businesses* and *Dual occupancies* on larger lots;
 - (ii) can include small scale *medium density residential activities* including *Multiple dwellings, Residential care facilities* and *Retirement facilities* to meet the diverse housing needs of the community where development:
 - (A) is compatible with the low density residential character of the zone;
 - (B) is compatible with the height and scale of adjoining development;
 - (C) is located in areas that are well serviced and highly accessible to land located in a centre zone or the Recreation and Open Space Zone;
 - (D) does not compromise the operations of existing or future land uses on adjoining land included in the Industry Zone or *centres zones*;
 - (iii) may include the non-residential activities listed in **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)** that:
 - (A) are small in scale and of a low intensity;
 - (B) directly support the needs of the immediate residential community;

- (C)do not detract from the amenity of residential activities; and
- (D)wherever possible, are co-located with other non-residential activities in the zone;
- (iv)includes:
 - (A)the uses listed as a consistent use in column 1 of **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)**; or
 - (B)the uses listed as a potentially consistent use in column 2 of **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)** to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its potential impact, scale and intensity, built form and consistency with the character of the zone;
- (v) where not listed in **Table 6.2.8.2.1 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
 - (i) is low rise and low density residential environments that enjoy a high level of amenity;
 - (ii) involves limited non-residential activities of a residential scale and appearance;
- (d) **Built form:**
 - (i) is small scale, low-rise and compatible with the building height of nearby residential activities;
 - (ii) enhances the streetscape character of the area by:
 - (A)designing buildings to address the street frontage and public spaces, and provide opportunities for casual surveillance;
 - (B)maintaining a residential appearance;
 - (C)setting buildings back from the road frontage;
 - (iii)provides space around buildings to:
 - (A)maintain the residential character and amenity of the zone;
 - (B)give a sense of openness between buildings when viewed from the street and a public space;
 - (C)maintain privacy to adjoining residential activities;
 - (iv)involving *Dual occupancies, Multiple dwellings, Residential care facilities and Retirement facilities*, maintains the low density residential character of the zone and is compatible with the built form of adjacent development in terms of height, scale and intensity;
- (e) **Lot design:**
 - (i) supports low density residential living; and
 - (ii) complies with the requirements relevant to the Low Density Residential Zone of **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.8.2.1 - Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dwelling house</i> <i>Dual occupancy (where on a lot 700m² or greater)</i> <i>Home based business (if not involving Industrial activities other than minor industrial activities)</i> <i>Sales office</i> <i>Multiple dwelling (where involving 3 dwelling units)</i>	<i>Dual occupancy (where on a lot 600m² or greater)</i> <i>Multiple dwelling*</i> <i>Residential care facility*</i> <i>Retirement facility*</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	
Community Activities	
<i>Child care centre</i> (where obtaining access from a higher order road) <i>Emergency services</i>	<i>Club</i> (where small scale and not involving a liquor licence) <i>Child care centre*</i>
Infrastructure Activities	
<i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where involving a <i>minor utility installation</i>) <i>Major electricity infrastructure</i> (where proposed as underground infrastructure)	<i>Major electricity infrastructure*</i>
Recreational Activities	
<i>Park</i>	
Rural Activities	
<i>Animal keeping</i> (where an aviary or a cattery involving the breeding of cats)	
Tourism Activities	
<i>Short-term accommodation</i> (where involving a <i>holiday home</i>)	

*other than as specified in column 1

(3) The purpose of the **Low Density Residential Zone Code - Mountain Residential Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates low density residential living on lots that are not serviced by the reticulated water and wastewater network;
- (ii) protects the high level of residential amenity and privacy expected in the zone;

(b) **Land uses:**

- (i) consist of predominantly *Dwelling houses* and *Home based businesses*;
- (ii) include *Dual occupancies*, only where development:
 - (A) is located on large lots to maintain the low density residential character of the zone; and
 - (B) has the appearance of a single dwelling when viewed from the street;
- (iii) may include the non-*residential activities* listed in **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct** that:
 - (A) are small scale and of a low intensity;
 - (B) do not detract from the amenity of residential activities; and
 - (C) wherever possible, are co-located with other non-*residential activities* in the zone;
- (iv) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct**; or
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

(v) where not listed in **Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) is a low rise and low density residential environment that has a high level of amenity and privacy;
- (ii) involves limited non-*residential activities* of a residential scale and appearance;

(d) **Built form:**

- (i) is small scale;
- (ii) is low-rise and compatible with the building height of nearby residential development;
- (iii) enhances the streetscape character of the area by setting buildings back from the street frontage;
- (iv) involves space around buildings to:
 - (A) retain the low density character and high residential amenity of the zone;
 - (B) give a sense of openness between buildings when viewed from the street and public spaces; and
 - (C) maintain a high level of privacy to adjoining residences;
- (v) has a residential appearance and complements the surrounding built form and landscaped setting;

(e) **Lot design:**

- (i) supports low density residential living on existing lots;
- (ii) does not involve the creation of additional lots to maintain the existing village character and development pattern of land contained in the Mountain Residential Precinct and due to the unavailability of reticulated water supply and sewerage infrastructure.

Table 6.2.8.2.2 - Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial Activities other than <i>minor industrial activities</i>)	<i>Dual occupancy</i>
Community Services Activities	
<i>Emergency services</i>	<i>Child care centre</i> (where obtaining access from a <i>higher order road</i>) <i>Club</i> (where small scale and not involving a liquor licence)
Tourist Activities	
<i>Short-term accommodation</i> (where involving a <i>holiday home</i>)	
Infrastructure Activities	
<i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where a <i>minor utility installation</i>) <i>Major electricity infrastructure</i> (where proposed as underground infrastructure)	<i>Major electricity infrastructure*</i>
Rural Activities	
<i>Animal keeping</i> (excluding Kennel)	

Recreation Activities

Park

* other than as specified in column 1

6.2.8.3 Assessment Benchmarks

Table 6.2.8.3.1—Accepted and Assessable Development for Low Density Residential Zone (Where no precinct applies) and Low Density Residential Zone - Mountain Residential Precinct

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Setbacks: (1) assist in the protection of the residential character of the zone; (2) contribute to streetscape character; (3) assist in the protection of amenity and privacy to adjoining premises; (4) allow for access and landscaping around buildings; (5) provide a sense of openness between buildings and to the street; and (6) allow for on-site car parking between the front boundary and buildings.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th colspan="2" style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary</td> <th style="background-color: #d3d3d3;">Building Height</th> <th style="background-color: #d3d3d3;">Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage	6m																
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	For that part between 4.5m – 7.5m	2m															
For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that: (1) is low rise; (2) does not detract from the amenity of adjoining premises; and (3) is compatible with the height of nearby residential activities.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																

Table 6.2.8.3.2— Assessable Development - Low Density Residential Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; and (2) providing opportunities for casual surveillance.</p>	<p>AO1.1 Buildings are designed to address the street and public spaces.</p> <p>AO1.2 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.</p>
<p>PO2 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of:</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes						
(1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures.							
Land Uses							
PO3 Non-residential uses are: (1) small in scale and low in intensity; (2) do not detract from the amenity of residential activities; and (3) wherever possible, are co-located with other non-residential activities in the zone.	AO3 No Acceptable Outcome is prescribed.						
PO4 <i>Medium density residential activities</i> are adequately separated from land included in the Industry Zone or <i>centre zones</i> to ensure the ability of existing and future <i>industrial</i> and <i>commercial activities</i> to function safely and effectively is not compromised.	AO4 Development involving <i>medium density residential activities</i> are setback from land included in the Industry Zone and <i>centre zones</i> in accordance with the following table: <table border="1" style="margin-left: 20px; margin-top: 10px;"> <thead> <tr> <th style="background-color: #d3d3d3;">Zone</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Industrial Zone</td> <td>50m</td> </tr> <tr> <td><i>Centre zones</i></td> <td>5m</td> </tr> </tbody> </table>	Zone	Minimum Distances Measured in Metres (m)	Industrial Zone	50m	<i>Centre zones</i>	5m
Zone	Minimum Distances Measured in Metres (m)						
Industrial Zone	50m						
<i>Centre zones</i>	5m						
PO5 <i>Medium density residential activities</i> are located in close proximity to well serviced areas and are highly accessible to land in: (1) a <i>centre zone</i> ; or (2) the Recreation and Open Space Zone.	AO5 Development involving <i>medium density residential activities</i> are located within: (1) 800m of land in a <i>centre zone</i> ; or (2) 400m of land in a Recreation and Open Space Zone.						
PO6 Development involving a <i>Multiple dwelling</i> or a <i>Dual occupancy</i> : (1) maintains the low density residential character of the zone; and (2) caters for a mix of household sizes to meet the diverse housing needs of the community.	AO6.1 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements: (1) 300m ² for each 3 or more bedroom unit; (2) 270m ² for each 2 bedroom unit; and (3) 250m ² for each 1 bedroom unit.						
	AO6.2 A <i>Dual occupancy</i> is located on a lot 700m ² or greater.						
PO7 Development involving <i>Dual occupancies</i> , <i>Multiple dwellings</i> , <i>Residential care facilities</i> and <i>Retirement facilities</i> complements the height, scale and intensity of adjoining residential development.	AO7 No Acceptable Outcome is prescribed.						
Reconfiguration of a Lot							
PO8 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) supports low density residential living; and (3) complies with the standards in Table 9.4.6.3.2 -	AO8 No Acceptable Outcome is prescribed.						

Performance Outcomes	Acceptable Outcomes
Minimum Lot Size and Design.	

Table 6.2.8.3.3 — Assessable Development - Low Density Residential Zone - Mountain Residential Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of:</p> <ul style="list-style-type: none"> (1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures. 	<p>AO1 No Acceptable Outcome is prescribed.</p>
Land Uses	
<p>PO2 Non-residential uses are:</p> <ul style="list-style-type: none"> (1) small in scale and low in intensity; (2) do not detract from the amenity of <i>residential activities</i>; and (3) wherever possible, are co-located with other non-residential activities in the zone. 	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development involving <i>Dual occupancies</i>:</p> <ul style="list-style-type: none"> (1) are located on large lots to maintain the low density residential character of the zone; and (2) have the appearance of a single dwelling when viewed from the street. 	<p>AO3.1 <i>Dual occupancy</i> is located on a lot 8000m² or greater.</p>
	<p>AO3.2 The site cover of a <i>Dual occupancy</i> does not exceed 20% of the total site area or 700m² GFA, whichever is the lesser.</p>
	<p>AO3.3 A <i>Dual occupancy</i> is sited and designed to give the appearance of a single dwelling when viewed from the street.</p>
Reconfiguration of a Lot	
<p>PO4 No additional lots are created.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>

6.2.9 Low-medium Density Residential Zone Code



6.2.9.1 Application

This code applies to development:

- (1) within the Low-medium Density Residential Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Low-medium Density Residential Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.9.2 Purpose and Overall Outcomes

- (1) The purpose of the Low-medium Density Residential Zone is to provide for:
 - (a) a variety of dwelling types, including *Dwelling houses* and low to medium density *Multiple dwellings*; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The purpose of the Low-medium Density Residential Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a high level of residential amenity and protects the low to medium density residential character of the zone;
 - (ii) facilitates a range of housing choices that are responsive to the housing needs of the community;
 - (b) **Land uses:**
 - (i) consist of a range of low density residential activities such as *Dwelling houses*, *Home based businesses*, *Dual occupancies* and *Community residences*;
 - (ii) include medium density residential activities such as *Multiple dwellings*, *Residential care facilities* and *Retirement facilities* to meet the diverse housing needs of the community where:
 - (A) development complements the height and scale of adjoining development;
 - (B) located in areas that are well serviced and are highly accessible to land located in a *centre zone* or the *Recreation and Open Space Zone*; and
 - (C) development does not compromise the operations of existing or future land uses on adjoining land included in the *Industry Zone* or *centres zones*;
 - (iii) may include other non-residential activities listed in **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone** that:
 - (A) are small in scale and of a low intensity;
 - (B) directly support the needs of the immediate residential community;
 - (C) do not detract from the amenity of *residential activities*;
 - (D) wherever possible, are co-located with other non-residential activities in the zone;
 - (iv) includes:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone**; or
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density**

Residential Zone to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

- (v) where not listed in **Table 6.2.9.2.1 Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone** are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) is predominantly low rise and low-medium density residential environments that enjoy a high level of amenity;
- (ii) involves limited non-residential activities of a residential scale and appearance;
- (iii) maintains the visually prominent and sensitive upper slopes of the Birnam Range in Beaudesert in their natural state and protects the ridgeline from development impacts;

(d) Built form:

- (i) is low-medium scale, low rise and compatible with the building height of nearby residential activities;
- (ii) enhances the streetscape character of the area by:
 - (A) designing buildings to address the street and public spaces, and provide opportunities for casual surveillance;
 - (B) maintaining a residential appearance;
 - (C) setting buildings back from the road frontage;
- (iii) provides space around buildings to:
 - (A) maintain the residential character and amenity of the zone;
 - (B) give a sense of openness between buildings when viewed from the street and public spaces;
 - (C) maintain privacy to adjoining residential activities;
- (iv) where involving *Multiple dwellings*, *Residential care facilities* and *Retirement facilities*, is designed to ensure that the interface of the development is compatible with the height, scale and intensity of neighbouring *residential activities*;

(e) Lot design:

- (i) supports low-medium density residential living; and
- (ii) complies with the requirements relevant to the Low-medium Density Residential Zone of **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.9.2.1 - Consistent Uses and Potentially Consistent Uses in the Low-medium Density Residential Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (where on a lot 600m ² or greater) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Sales office</i> <i>Multiple dwelling</i> (where involving 6 dwelling units or less) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	<i>Residential care facility</i> * <i>Retirement facility</i> * <i>Multiple dwelling</i> *
Community Service Activities	
<i>Child care centre</i> (where obtaining access from a higher order road)	<i>Child care centre</i> * <i>Club</i> (where small scale and not involving a liquor

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Emergency services</i>	licence)
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving <i>minor utility installation</i>)	<i>Major electricity infrastructure*</i>
Recreational Activities	
<i>Park</i>	
Rural Activities	
<i>Animal keeping</i> (where an aviary or a cattery involving the breeding of cats)	
Tourism Activities	
<i>Short-term accommodation</i> (where involving a <i>holiday home</i>)	

* other than as specified in column 1

6.2.9.3 Assessment Benchmarks

Table 6.2.9.3.1 - Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Setbacks:</p> <ol style="list-style-type: none"> (1) assist in the protection of the residential character of the zone; (2) contribute to streetscape character; (3) assist in the protection of amenity and privacy to adjoining premises; (4) allow for access and landscaping around buildings; (5) provide a sense of openness between buildings and from the street; and (6) allow for on-site car parking between the front boundary and buildings. <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
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For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that:</p> <ol style="list-style-type: none"> (1) is predominantly low rise; (2) does not detract from the amenity of adjoining premises; and (3) is compatible with the height of nearby <i>residential activities</i>. 	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																

Table 6.2.9.3.2—Assessable Development

Performance Outcomes	Acceptable Outcomes						
Built Form and Urban Design							
<p>PO1 Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; and (2) providing opportunities for casual surveillance.</p>	<p>AO1.1 Buildings are designed to address the street and public spaces.</p> <p>AO1.2 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.</p>						
<p>PO2 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of: (1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>						
<p>PO3 The visually prominent and sensitive upper slopes of the Birnam Range at Beaudesert are maintained in a natural state and protected from development impacts.</p>	<p>AO3 Development does not occur above RL 140 metres AHD for land south of Beaudesert-Nerang Road and above RL 120 metres for land north of Beaudesert-Nerang Road.</p>						
Land Uses							
<p>PO4 Non-residential uses are: (1) small in scale and low in intensity; (2) do not detract from the amenity of residential activities; and (3) wherever possible, are co-located with other non-residential activities in the zone.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>						
<p>PO5 <i>Medium density residential activities</i> are adequately separated from land included in the Industry Zone or <i>centre zones</i> to ensure the ability of existing and future <i>industrial</i> and <i>commercial activities</i> to function safely and effectively is not compromised.</p>	<p>AO5 Development involving <i>medium density residential activities</i> are setback from land included in the Industry Zone or <i>centre zones</i> in accordance with the following table:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #d3d3d3;">Zone</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Industrial Zone</td> <td>50m</td> </tr> <tr> <td><i>Centre zones</i></td> <td>5m</td> </tr> </tbody> </table>	Zone	Minimum Distances Measured in Metres (m)	Industrial Zone	50m	<i>Centre zones</i>	5m
Zone	Minimum Distances Measured in Metres (m)						
Industrial Zone	50m						
<i>Centre zones</i>	5m						
<p>PO6 <i>Medium density residential activities</i> are within close proximity to well serviced areas and are highly accessible to land located in: (1) a <i>centre zone</i>; or (2) the Recreation and Open Space Zone.</p>	<p>AO6 Development involving <i>medium density residential activities</i> are located within: (1) 800m of land in a <i>centre zone</i>; or (2) 400m of land in a Recreation and Open Space Zone.</p>						
<p>PO7 Development involving a <i>Multiple dwelling</i> or <i>Dual occupancy</i>.</p>	<p>AO7.1 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements:</p>						

Performance Outcomes	Acceptable Outcomes
<p>(1) is consistent with the low-medium density residential character of the zone; and (2) caters for a mix of household sizes to meet the diverse housing needs of the community.</p>	<p>(1) 300m² for each 3 or more bedroom unit; (2) 270m² for each 2 bedroom unit; and (3) 250m² for each 1 bedroom unit. AO7.2 A <i>Dual occupancy</i> is located on a lot 600m² or greater.</p>
<p>PO8 Development involving <i>Multiple dwellings</i>, <i>Residential care facilities</i> and <i>Retirement facilities</i> is designed to ensure that the interface of the development complements the height, scale and intensity of adjoining residential development.</p>	<p>AO8 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO9 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) supports low-medium density residential living; and (3) complies with the minimum lot size in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO9 No Acceptable Outcome is prescribed.</p>

6.2.10 Major Centre Zone Code



6.2.10.1 Application

This code applies to development:

- (1) within the Major Centre Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Major Centre Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.10.2 Purpose and Overall Outcomes

- (1) The purpose of the Major Centre Zone is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The purpose of the Major Centre Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a range of shopping and commercial uses, cafes and dining, and community services that supports and services the needs of the region;
 - (ii) facilitates the administrative and higher order retailing needs of the region, which include department stores, discount department stores and retail showrooms;
 - (iii) contributes to place making and provides a high level of streetscape amenity;
 - (b) **Land uses:**
 - (i) include a range of *commercial activities* (excluding *Outdoor sales*) and *community services activities* that meet the needs of the region;
 - (ii) include *Community residences, Dwelling units, Multiple dwellings* and *Rooming accommodation*, where located above the ground floor of a commercial activity to maintain the predominant business and retail function of the zone;
 - (iii) include *Short-term accommodation* and *Tourist attractions* to service the travelling public;
 - (iv) does not include *industrial activities* or *Outdoor sales*;
 - (v) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.10.2.1 - Consistent Uses and Potentially Consistent Uses in the Major Centre Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.10.2.1 - Consistent Uses and Potentially Consistent Uses in the Major Centre Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone.

(vi) where not listed in **Table 6.2.10.2.1 Consistent Uses and Potentially Consistent Uses in the Major Centre Zone** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) consists of a vibrant and active activity centre during the day and night, with attractive and functional buildings, streets and public spaces that provide for the enjoyment and safety of people;
- (ii) is predominantly low to medium-rise development that does not detract from the amenity of adjacent land in a residential zone;
- (iii) consists of compact development designed to contribute to a walkable centre;

(d) **Built form:**

- (i) is low to medium-rise;
- (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof design;
- (iii) incorporates design elements that provide opportunities for casual surveillance of streets and public spaces;
- (iv) provides a safe and comfortable pedestrian experience through continuous shading along building frontages, and designing development that supports the efficient movement of people to streets, public spaces and neighbouring uses;
- (v) ensures outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and adjacent land located in a residential zone;
- (vi) does not detract from the amenity of adjacent land in a *residential zone*.

(e) **Lot design:**

- (i) supports the flexible range of land uses envisaged in the zone.

Table 6.2.10.2.1 - Consistent Uses and Potentially Consistent Uses in the Major Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
Adult store Agricultural supplies store Bar Car wash Food and drink outlet Function facility Funeral parlour Garden centre Hardware and trade supplies Health care service Hotel Market Nightclub entertainment facility Office Parking station Service industry Service station Shop Shopping centre Showroom Theatre	

<i>Veterinary service</i>	
Residential Activities	
<i>Community residence</i> <i>Dwelling unit</i> (where located above the ground storey of a <i>commercial activity</i>) <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Multiple dwelling</i> (where located above the ground storey of a <i>commercial activity</i>) <i>Rooming accommodation</i> (where located above the ground storey of a <i>commercial activity</i>)	
Tourism Activities	
<i>Short-term accommodation</i> <i>Tourist attraction</i>	
Community Services Activities	
<i>Child care centre</i> <i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i> <i>Place of worship</i>	<i>Hospital</i>
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving <i>minor utility installation</i>)	<i>Major electricity infrastructure*</i>
Recreational Activities	
<i>Indoor sport and recreation</i> <i>Park</i>	

6.2.10.3 Assessment Benchmarks

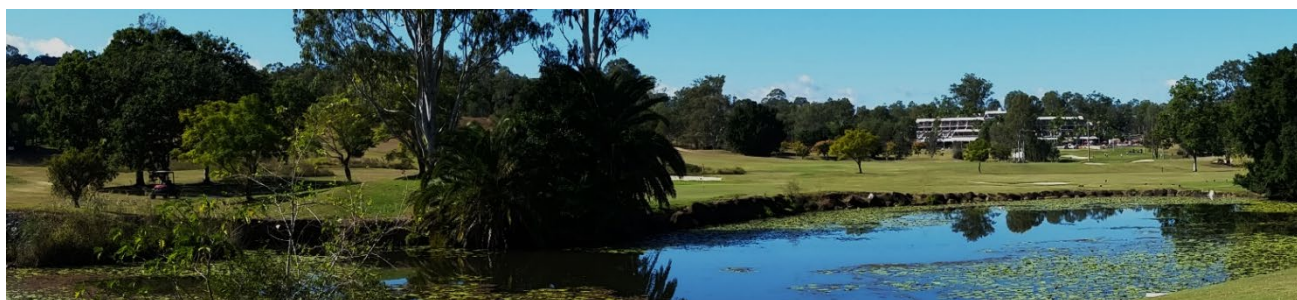
Table 6.2.10.3.1—Assessable Development

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Building setbacks: (1) contribute to the streetscape character and a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of the amenity of adjacent land in a residential zone; and (4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">0m (Maximum 2m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a residential zone)</td> <th>Building Height</th> <th>Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5 is added for every 3 m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes,</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	0m (Maximum 2m)		Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage	0m (Maximum 2m)																
Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback															
	Up to 4.5m	2m															
	For that part between 4.5m - 7.5m	2.5m															
For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m																

Performance Outcomes	Acceptable Outcomes
	<i>the higher numerical standard prevails.</i>
Height	
PO2 Development is of a low to medium rise height.	AO2 Development does not exceed 6 storeys and a maximum height of 21m.
Built Form and Urban Design	
PO3 Development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: <ol style="list-style-type: none"> (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances. 	AO3.1 Buildings are designed to address the street and public spaces.
	AO3.2 A minimum of 65% of the ground floor facade is windowed.
	AO3.3 The unarticulated length of any external wall along a street frontage or where buildings front a public space does not exceed 10m.
	AO3.4 Buildings achieve visual interest and articulation through a combination of the following: <ol style="list-style-type: none"> (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials and composition; and (4) canopies, awnings or projections.
	AO3.5 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.
	AO3.6 Building entrances are clearly visible from the street.
PO4 Development: <ol style="list-style-type: none"> (1) creates a comfortable pedestrian experience by providing continuous shading along building frontages; and (2) ensures that pedestrians can easily and efficiently access the street and public spaces. 	AO4 Buildings provide continuous shade to footpaths through the use of: <ol style="list-style-type: none"> (1) awnings, verandahs or the like; or (2) an overhanging first floor balcony.
PO5 Development: <ol style="list-style-type: none"> (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings. 	AO5 No Acceptable Outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
Amenity	
<p>PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) adjacent land in a <i>residential zone</i>.</p>	<p>AO6 No Acceptable Outcome is prescribed.</p>
<p>PO7 Development: (1) does not detract from the amenity of adjoining land in a residential zone; and (2) affords privacy to adjoining land in a residential zone.</p>	<p>AO7 Where adjoining land in a <i>residential zone</i>: (1) development provides <i>buffer landscaping</i> with a minimum width of 2m or solid fencing 1.8m high along the common boundary; (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i>.</p>
Reconfiguration of a Lot	
<p>PO8 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>AO8 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

6.2.11 Major Tourism Zone Code



6.2.11.1 Application

This code applies to development:

- (1) within the Major Tourism Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Major Tourism Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.11.2 Purpose and Overall Outcomes

(1) The purpose of the Major Tourism Zone is to provide for:

- (a) a variety of activities, facilities and places that:
 - (i) are for or support tourism; and
 - (ii) are large-scale and integrated; and
 - (iii) are in coastal, environmental, rural or urban areas; and
- (b) permanent accommodation for employees, if required for the activities, facilities and places stated in paragraph (a) and appropriate for the area.

Editor's Note - In accordance with section 6 of the Regulation, the purpose statement has been changed and took effect on the commencement date.

(2) The purpose of the Major Tourism Zone Code will be achieved through the following overall outcomes:

- (a) **Development:**
 - (i) supports Kooralbyn's role and function as a major tourist destination in the region;
 - (ii) facilitates an integrated tourist facility with a vibrant atmosphere that offers a diverse range of tourism uses, recreation choices and amenities;
 - (iii) supports *tourism and recreation activities* having an outdoor sport and recreation focus and uses reliant on the landscape setting and natural values of the locality; and
 - (iv) integrates well with surrounding land uses, particularly where the site adjoins *residential activities* or land in a *residential zone*;
- (b) **Land uses:**
 - (i) predominantly includes tourism activities;
 - (ii) include a range of complimentary uses such as commercial, community services, educational, infrastructure, recreational and limited rural activities, where they support the needs of tourists and visitors;
 - (iii) include *Shops and Shopping centres* for the retailing of tourism products only and excludes the retailing of domestic goods including *convenience retail, department stores, discount department stores, full-line supermarkets and supermarkets*;
 - (iv) do not include *residential activities* except where the use involves a *Caretaker's accommodation*;
 - (v) include *Outdoor sport and recreation*, where not involving a rifle or shooting range;
 - (vi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.11.2.1 Consistent Uses and Potentially Consistent Uses in the Major Tourism Zone**; or

(B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.11.2.1 Consistent Uses and Potentially Consistent Uses in the Major Tourism Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone.

(vii) where not listed in **Table 6.2.11.2.1 Consistent Uses and Potentially Consistent Uses in the Major Tourism Zone** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) involves large-scale integrated tourism facilities with a vibrant atmosphere, well-designed buildings and that offers many recreational choices and amenities;
- (ii) consists of development that is up to medium-rise and is of low to medium intensity where it does not adversely detract from the amenity of nearby land in a *residential zone*;
- (iii) involves development that complements the landscape setting and natural values of the locality;
- (iv) involves development that is integrated and easily accessible;
- (v) involves landscaping that enhances the appearance of buildings and structures;

(d) **Built form:**

- (i) includes medium scale development and low to medium-rise development;
- (ii) enhances the streetscape character through:
 - (A) locating and designing buildings to address the street and public spaces; and
 - (B) designing attractive building facades that complement surrounding development;
- (iii) is designed to provide a safe and comfortable pedestrian experience through:
 - (A) designing development that supports the efficient movement of people within the development and to streets, public spaces and neighbouring uses;
 - (B) incorporating design elements that provide opportunities for casual surveillance of streets and public spaces;
- (iv) is designed to ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and land located in a residential zone;
- (v) provides landscaping where buildings are set back from the street or a public space;
- (vi) is designed and located not to detract from the amenity of:
 - (A) a residential activity on an adjoining premises; and
 - (B) adjacent land in a *residential zone*;

(e) **Lot design:**

- (i) supports the tourism activities and other complimentary uses envisaged in the zone.

Table 6.2.11.2.1 - Consistent Uses and Potentially Consistent Uses in the Major Tourism Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Tourism Activities	
<i>Environment facility</i> <i>Nature-based tourism</i> <i>Short-term accommodation</i> <i>Tourist attraction</i> <i>Tourist park (where not exceeding 25 tourist accommodation sites)</i>	<i>Resort complex</i> <i>Tourist park*</i>
Commercial Activities	
<i>Bar</i> <i>Food and drink outlet</i> <i>Function facility</i> <i>Hotel</i> <i>Market</i> <i>Nightclub entertainment facility</i>	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Shop</i> (where involving the retail of tourism products only) <i>Shopping centre</i> (where involving the retail of tourism products only) <i>Theatre</i>	
Community Services Activities	
<i>Club</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i>	
Industrial Activities	
<i>Winery</i>	
Infrastructure Activities	
<i>Air service</i> (not involving an airstrip or helipad) <i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving a <i>minor utility installation</i>)	<i>Air service</i> * <i>Major electricity infrastructure</i> *
Recreational Activities	
<i>Indoor sport and recreation</i> <i>Outdoor sport and recreation</i> (where not involving a rifle or shooting range) <i>Park</i>	
Residential Activities	
<i>Caretaker's accommodation</i>	
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact and small scale) <i>Cropping</i>	

* other than as specified in column 1

6.2.11.3 Assessment Benchmarks

Table 6.2.11.3.1—Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes																				
Setbacks																					
<p>PO1 Building setbacks: (1) assist in the protection of amenity of adjacent land; (2) allow for access around the building; (3) accommodate landscaping to soften the impact of the built form; (4) contribute to the streetscape character; and (5) allow for on-site parking.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td colspan="3">Front</td> </tr> <tr> <td>Street frontage</td> <td colspan="2">6m</td> </tr> <tr> <td colspan="3">Side and Rear</td> </tr> <tr> <td rowspan="2">Side and rear boundary</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 7.5m</td> <td>2.0m</td> </tr> <tr> <td></td> <td>For that part exceeding 7.5m</td> <td>5.0m plus an extra 0.5m is added for every 3m in height or part thereof over</td> </tr> </tbody> </table>	Setback	Minimum Distances Measured in Metres (m)		Front			Street frontage	6m		Side and Rear			Side and rear boundary	Building Height	Setback	Up to 7.5m	2.0m		For that part exceeding 7.5m	5.0m plus an extra 0.5m is added for every 3m in height or part thereof over
Setback	Minimum Distances Measured in Metres (m)																				
Front																					
Street frontage	6m																				
Side and Rear																					
Side and rear boundary	Building Height	Setback																			
	Up to 7.5m	2.0m																			
	For that part exceeding 7.5m	5.0m plus an extra 0.5m is added for every 3m in height or part thereof over																			

Performance Outcomes	Acceptable Outcomes		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%; text-align: center;">10.5m</td> </tr> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>		10.5m
	10.5m		
Height			
<p>PO2 Development is of a height that: (1) is of low to medium rise; and (2) does not impact on the amenity of adjacent <i>residential activities</i> or land included in a residential zone.</p>	<p>AO2 Building height for development (excluding <i>infrastructure activities</i>) does not exceed 4 storeys with a maximum height of 18m.</p>		

Table 6.2.11.3.2 — Assessable Development

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Development: (1) is integrated and provides for a mix of tourism, recreational and supporting uses; and (2) incorporates urban design elements and landscaping that creates attractive buildings and recreational spaces.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
<p>PO2 Development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances.</p>	<p>AO2.1 Buildings are designed to address the street and public spaces.</p>
	<p>AO2.2 The unarticulated length of any external wall along a street frontage or where buildings front a public space does not exceed 10m.</p>
	<p>AO2.3 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials; and (4) canopies, awnings or projections.</p>
	<p>AO2.4 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.</p>
	<p>AO2.5 Building entrances are clearly visible from the street.</p>
<p>PO3 Development complements the natural land form and natural landscape features of the site such as waterways and vegetated areas.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
PO4 Pedestrian access to and within a development is clearly defined and safe, and separated from vehicular access.	AO4 No Acceptable Outcome is prescribed.
Amenity	
PO5 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) adjacent land in a residential zone.	AO5 No Acceptable Outcome is prescribed.
PO6 Development affords privacy to adjoining land in a <i>residential zone</i> .	AO6 Where adjoining land in a <i>residential zone</i> , development screens or obscures any window 1.8m above ground level that has a direct view of land in a residential zone.
Land Use	
PO7 Retail uses including <i>Shops</i> and <i>Shopping centres</i> involve the retailing of tourism products only and excludes the retailing of domestic goods including <i>convenience retail, department stores, discount department stores, full-line supermarkets</i> and <i>supermarkets</i> .	AO7 No Acceptable Outcome is prescribed.
Reconfiguration of a Lot	
PO8 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.	AO8 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design .

6.2.12 Minor Tourism Zone Code



6.2.12.1 Application

This code applies to development:

- (1) within the Minor Tourism Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Minor Tourism Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.12.2 Purpose and Overall Outcomes

- (1) The purpose of the Minor Tourism Zone is to provide for:
 - (a) a variety of activities, facilities and places that:
 - (i) are for or support tourism; and
 - (ii) have less than 20 employees; and
 - (iii) are in coastal, environmental, rural or urban areas; and
 - (b) permanent accommodation for employees, if required for the activities, facilities and places stated in paragraph (a) and appropriate for the area.

Editor's Note - In accordance with section 6 of the Regulation, the purpose statement has been changed and took effect on the commencement date.

- (2) The purpose of the Minor Tourism Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a range of unique small scale tourist and visitor oriented activities, with a focus on:
 - (A) locally made or unique products;
 - (B) accommodation;
 - (C) appreciation of the natural environment; or
 - (D) experiences and enjoyment for visitors;
 - (ii) provides for vibrant and unique tourist areas that involve the repurposing of existing *dwelling houses* or establishing new development that is complementary in scale and appearance to nearby residential areas;
 - (iii) does not detract from the amenity of development on adjacent land in a residential zone;
 - (b) **Land uses:**
 - (i) include small scale *tourism activities* but excludes higher impact *tourism activities* such as *Resort complex* and *Tourist park*;

- (ii) include small scale commercial activities, which enhance the unique experience enjoyed by visitors and tourists and where impacts on surrounding *sensitive receivers* are managed and mitigated;
 - (iii) include small scale *Shops* and *Shopping centres* for the retailing of tourism products only and excludes the retailing of domestic goods including *convenience retail*, *department stores*, *discount department stores*, *full-line supermarkets* and *supermarkets*;
 - (iv) include *Dwelling house*, *Dwelling unit* and *Home based business* to support residential accommodation, including employed personnel;
 - (v) do not involve a drive-through facility in association with a *Food and drink outlet*;
 - (vi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.12.2.1 Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.12.2.1 Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone** where the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone.
 - (vii) where not listed in **Table 6.2.12.2.1 Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of vibrant and unique tourist areas that provides for:
 - (A) the adaptive reuse of existing *Dwelling houses* into tourist uses or supporting businesses; or
 - (B) the establishment of new development that is complementary in scale and appearance to nearby residential areas;
 - (ii) consists of low-rise and small scale development that does not adversely detract from the amenity of nearby land in a *residential zone*;
- (d) **Built form:**
- (i) is small-scale and low-rise and compatible with the building height of development of adjoining premises;
 - (ii) enhances the streetscape character of the zone by:
 - (A) setting buildings back from the street;
 - (B) maintaining a low site cover;
 - (C) locating and designing buildings to address the street and public spaces; and
 - (D) designing attractive building facades.
 - (iii) provides landscaping to visually soften the front setback area and provide an attractive setting for the use;
 - (iv) is designed to protect the amenity of nearby land in a *residential zone*;
 - (v) where in Canungra, contribute to the traditional rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, building materials, bulk and scale;
 - (vi) where in Tamborine Mountain, complement the existing built form and landscape setting of the surrounding area in terms of scale, roof form, building materials and colours.
- (e) **Lot design:**
- (i) avoids further fragmentation of the land by preventing the creation of additional lots.

Table 6.2.12.2.1 - Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Tourism Activities	
<i>Environment facility</i> (not exceeding 500m ² TUA)	<i>Environment facility</i> *
<i>Nature-based tourism</i> (not exceeding 6 <i>tourist accommodation sites</i> or nature-based tourism)	<i>Nature-based tourism</i> *
	<i>Short term accommodation</i> *
	<i>Tourist attraction</i> *

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
activity not exceeding 500m ² TUA) <i>Short term accommodation</i> (not exceeding 6 <i>tourist accommodation sites</i> or tourist accommodation not exceeding 750m ² GFA) <i>Tourist attraction</i> (not exceeding 500m ² TUA)	
Commercial Activities	
<i>Bar</i> (where not located on <i>Main Western Road</i>) <i>Food and drink outlet</i> (not involving a drive through facility) <i>Function facility</i> (where not located on <i>Main Western Road</i> and where not exceeding 500m ² GFA in a permanent commercial building) <i>Market</i> <i>Parking station</i> <i>Shop</i> (where not exceeding 500m ² GFA and involving the retail of tourism products only) <i>Shopping centre</i> (where not exceeding 500m ² GFA and involving the retail of tourism products only)	<i>Function facility</i> * <i>Hotel</i> <i>Shop</i> (where involving the retail of tourism products only)* <i>Shopping centre</i> (where involving the retail of tourism products only)*
Community Service Activities	
<i>Community use</i>	<i>Emergency services</i>
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving a <i>minor utility installation</i>)	<i>Major electricity infrastructure</i> *
Recreational Activities	
<i>Park</i>	
Residential Activities	
<i>Dwelling house</i> <i>Dwelling unit</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>)	
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact and small scale) <i>Cropping</i>	

* other than as specified in column 1

6.2.12.3 Assessment Benchmarks

Table 6.2.12.3.1 — Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes																								
Setbacks																									
<p>PO1 Building setbacks: (1) allow for access around buildings; (2) accommodate landscaping to soften the built form; (3) contribute to the streetscape character; (4) assist in the protection of amenity of adjacent land; and (5) allow for on-site car parking.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th colspan="2" style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="background-color: #d3d3d3;">Front</td> </tr> <tr> <td style="background-color: #d3d3d3;">Street frontage</td> <td colspan="2" style="text-align: center;">6m</td> </tr> <tr> <td colspan="3" style="background-color: #d3d3d3;">Side and Rear</td> </tr> <tr> <td style="background-color: #d3d3d3;">Side and rear boundary</td> <td style="background-color: #d3d3d3;">Building Height</td> <td style="background-color: #d3d3d3;">Setback</td> </tr> <tr> <td></td> <td style="text-align: center;">Up to 4.5m</td> <td style="text-align: center;">1.5m</td> </tr> <tr> <td></td> <td style="text-align: center;">For that part between 4.5m – 7.5m</td> <td style="text-align: center;">2.0m</td> </tr> <tr> <td></td> <td style="text-align: center;">For that part exceeding 7.5m</td> <td style="text-align: center;">2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Front			Street frontage	6m		Side and Rear			Side and rear boundary	Building Height	Setback		Up to 4.5m	1.5m		For that part between 4.5m – 7.5m	2.0m		For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m
Setback	Minimum Distances Measured in Metres (m)																								
Front																									
Street frontage	6m																								
Side and Rear																									
Side and rear boundary	Building Height	Setback																							
	Up to 4.5m	1.5m																							
	For that part between 4.5m – 7.5m	2.0m																							
	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																							
Height																									
<p>PO2 Development is of a low rise character that does not affect the amenity and privacy of adjacent land.</p>	<p>AO2 Building height, excluding <i>infrastructure activities</i>, does not exceed 2 storeys and a maximum height of 8.5m.</p>																								
Site Cover																									
<p>PO3 Development has a low site cover to ensure: (1) the predominant low scale character of the zone and adjacent land in a residential zone is maintained; and (2) the on-site provision of: (a) landscaping; (b) access and car parking; (c) servicing and deliveries; and (d) waste water disposal, where required.</p>	<p>AO3 <i>Site cover</i> does not exceed 50 per cent.</p>																								

Table 6.2.12.3.2 — Assessable Development

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Buildings are designed to: (1) address the street and public spaces; (2) provide opportunities for casual surveillance; (3) use landscaping to visually soften the front setback area and create a landscaped setting;</p>	<p>AO1.1 Development provides for the adaptive reuse of <i>dwelling houses</i> for tourism uses and supporting businesses.</p> <p>AO1.2 Buildings are designed to address the street and</p>

Performance Outcomes	Acceptable Outcomes
<p>(4) incorporate attractive building facades;</p> <p>(5) where in Canungra, contribute to the traditional rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, building materials, bulk and scale;</p> <p>(6) where in Tamborine Mountain, complement the existing built form and landscape setting of the surrounding area in terms of scale, roof form, building materials and colours.</p>	<p>public spaces.</p> <p>AO1.3 Windows and/or balconies are provided on all floors which overlook the street and public spaces to provide opportunities for casual surveillance.</p> <p>AO1.4 Building entrances are clearly visible and accessible from the street.</p> <p>AO1.5 Outdoor storage, utility, service and loading areas are not visible from public view.</p> <p>AO1.6 <i>Aesthetic landscaping</i> with a minimum width of 1m is provided along the front boundary.</p>
Amenity	
<p>PO2 Development is designed to minimise impacts on land in an adjoining residential zone having regard to:</p> <p>(1) visual amenity;</p> <p>(2) overlooking and privacy; and</p> <p>(3) the location and design of parking areas.</p>	<p>AO2 Where adjoining land in a <i>residential zone</i>:</p> <p>(1) buildings are setback at least 5 metres from the common boundary; and</p> <p>(2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i>.</p>
Land Uses	
<p>PO3 Retail uses including <i>Shops</i> and <i>Shopping centres</i> involve the retailing of tourism products only and excludes the retailing of domestic goods including <i>convenience retail, department stores, discount department stores, full-line supermarkets</i> and <i>supermarkets</i>.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO4 No additional lots are created.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>

6.2.13 Mixed Use Zone Code



6.2.13.1 Application

This code applies to development:

- (1) within the Mixed Use Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Mixed Use Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.13.2 Purpose and Overall Outcomes

- (1) The purpose of the Mixed Use Zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
- (2) The purpose of the **Mixed Use Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a mix of activities that may include business, non-convenience retail, cafes and dining, residential, recreation and tourist uses to integrate with and support the centres of the region;
 - (ii) is subordinate to and does not detract from the role and function of the centres of the region, which accommodates the convenience and higher order retailing needs of the community;
 - (iii) contributes to place making and provides a high level of streetscape amenity;
 - (b) **Land uses:**
 - (i) include a range of commercial activities excluding *Shops* and *Shopping centres* where involving *convenience retail*, *supermarket*, *full-line supermarket*, *department store* or *discount department store*, which are intended to occur in the larger centres of the centre hierarchy;
 - (ii) include *Dwelling unit*, where located above the ground storey or behind a *Commercial activity*;
 - (iii) include *Multiple dwellings*, *Residential care facilities* and *Retirement facilities* to provide a range of housing options to meet the needs of the community where:
 - (A) compatible with the height and scale of adjacent development;
 - (B) a high level of residential amenity is achieved; and
 - (C) the operations of nearby commercial, community services, tourist or recreational activities are not compromised;
 - (iv) provide for a range of community services activities needed to cater for the social, cultural and lifestyle needs of the community;
 - (v) include:

- (A) the uses listed as a consistent use in column 1 of **Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
 - (vi) where not listed in **Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) involves development that provides for attractive and functional buildings that addresses and contributes to the visual amenity of the streetscape and public spaces;
 - (ii) where involving *residential activities*, is a low rise and a low-medium residential density environment that provides a high level of residential amenity and convenient access to a range of shopping, community and other local services.
- (d) **Built form for non-residential activities:**
- (i) is small to medium scale, low-rise and compatible with the building height of nearby development;
 - (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof form;
 - (iii) provides a safe pedestrian experience by incorporating design elements that promote opportunities for casual surveillance of streets and public spaces;
 - (iv) ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and residential activities;
 - (v) does not detract from the amenity of residential activities and residential zones;
- (e) **Built form for residential activities:**
- (i) is low rise and of a low-medium residential density;
 - (ii) enhances the streetscape character of the area by:
 - (A) designing buildings to address the street frontage and public spaces and provide opportunities for casual surveillance;
 - (B) setting buildings back from the road frontage;
 - (iii) is compatible with adjacent development in terms of height, scale and intensity;
- (f) **Lot design:**
- (i) supports the mix of uses envisaged in the zone.

Table 6.2.13.2.1 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash</i> (where not located on Tamborine Mountain) <i>Food and drink outlet</i> (where not involving a drive through facility on Tamborine Mountain)	<i>Car wash*</i> <i>Hotel</i> <i>Theatre</i>

<p>Function facility Funeral parlour Garden centre Hardware and trade supplies Health care service Market Office Outdoor sales Parking station Service industry Service station (where not located on Tamborine Mountain) Shop (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service</p>	
Residential Activities	
<p>Dwelling unit (where located above the ground storey of a commercial activity) Home based business (if not involving Industrial activities other than <i>minor industrial activities</i>) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less)</p>	<p>Multiple dwelling* Rooming accommodation Residential care facility* Retirement facility*</p>
Tourism Activities	
<p>Short term accommodation</p>	<p>Tourist attraction Tourist park</p>
Community Services Activities	
<p>Child care centre Club Community care centre Community use Educational establishment Emergency services</p>	<p>Hospital Place of worship</p>
Infrastructure Activities	
<p>Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a <i>minor utility installation</i>)</p>	<p>Major electricity infrastructure*</p>
Recreation Activities	
<p>Indoor sport and recreation Park</p>	

* other than as specified in column 1

(3) The purpose of the **Mixed Use Zone Code - Commercial Industrial Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates a mix of activities that may include business, non-convenience retailing, cafes and dining, lower impacting industrial uses and recreation uses to integrate with and support the centres of the region;
- (ii) is subordinate to and does not detract from the role and function of the centres of the region, which accommodates the convenience and higher order retailing needs of the community;
- (iii) contributes to place making and provides a high level of streetscape amenity;

(b) Land uses:

- (i) include a range of commercial activities excluding *Shops* and *Shopping centres* where involving *convenience retail, supermarket, full-line supermarket, department store or discount department store*, which are intended to occur in the larger centres of the centre hierarchy;
- (ii) can include lower impacting industries where impacts on the amenity of adjacent land in a *residential zone* is avoided;
- (iii) do not involve *residential activities* (other than *Caretakers accommodation*) and *tourist activities*;
- (iv) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.13.2.2 Consistent Uses and Potentially Consistent uses in the Mixed Use Zone - Commercial Industrial Precinct**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.13.2.2 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the Precinct;
- (v) where not listed in **Table 6.2.13.2.2 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) involves development that provides for attractive and functional buildings that addresses and contributes to the visual amenity of the streetscape and public spaces;
- (ii) is a predominately low-rise and low to medium intensity mixed use setting;
- (iii) where located in Canungra, provides for *commercial activities* and *community services activities* along Finch Road;
- (iv) where involving *industrial activities*, provides landscaping that enhance the appearance of buildings, structures, outdoor storage and car park areas when viewed from the street or a public space;
- (v) where in Canungra, involves development compatible with the existing rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, materials, scale and setbacks;
- (vi) where in Kalbar, involves development compatible with the existing rural village and historical character by incorporating design elements found in existing traditional buildings such as similar roof form, materials, scale and setbacks.

(d) Built form:

- (i) is small to medium scale, low-rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof form;
- (iii) provides a safe pedestrian experience by incorporating design elements that promote opportunities for casual surveillance of streets and public spaces;
- (iv) ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and residential activities;

- (v) where involving industrial activities, provides for well-designed and articulated building facades where addressing the street and public spaces;
- (vi) does not detract from the amenity of nearby residential activities and residential zones;
- (e) **Lot design:**
 - (i) supports the mix of uses envisaged in the zone.

Table 6.2.13.2.2 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash</i> (where not located on Tamborine Mountain) <i>Food and drink outlet</i> (where not involving a drive through facility on Tamborine Mountain) <i>Function facility</i> <i>Funeral parlour</i> <i>Garden centre</i> <i>Hardware and trade supplies</i> <i>Health care service</i> <i>Market</i> <i>Office</i> <i>Outdoor sales</i> <i>Parking station</i> <i>Service industry</i> <i>Service station</i> (where not located on Tamborine Mountain) <i>Shop</i> (where not involving a <i>supermarket, full-line supermarket, department store, discount department store, convenience retail</i>) <i>Shopping Centre</i> (where not involving a <i>supermarket, full-line supermarket, department store, discount department store, convenience retail</i>) <i>Showroom</i> <i>Veterinary service</i>	<i>Car wash*</i> <i>Hotel</i> <i>Theatre</i>
Industrial Activities	
<i>Bulk landscape supplies</i> <i>Low impact industry</i> <i>Research and technology industry</i> <i>Transport depot</i> <i>Warehouse</i>	
Residential Activities	
<i>Caretaker's accommodation</i>	
Community Services Activities	
<i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i>	<i>Child care centre</i> <i>Hospital</i> <i>Place of worship</i>
Infrastructure Activities	
<i>Air service</i> (where on Lot 142 RP182609) <i>Major electricity infrastructure</i> (where proposed as underground infrastructure)	<i>Major electricity infrastructure*</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation (where a minor utility installation)</i>	
Recreation Activities	
<i>Indoor sport and recreation</i> <i>Park</i>	

* other than as specified in column 1

6.2.13.3 Assessment Benchmarks

Table 6.2.13.3.1 - Assessable Development for Mixed Use Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes																													
Setbacks																														
<p>PO1 Building setbacks: (1) contribute to the streetscape character and where involving non-residential activities, create a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of adjacent land in a residential zone; and (4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Buildings are setback as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for <i>residential activities</i></td> <td colspan="2">6m</td> </tr> <tr> <td>Street frontage for other uses</td> <td colspan="2">0m (Maximum 1.5m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary for <i>residential activities</i></td> <th>Building Height</th> <th>Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>2.0m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> <tr> <td rowspan="3">Side and rear boundary for non-<i>residential activities</i> adjoining a lot in a <i>residential zone</i>)</td> <th>Building Height</th> <th>Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5 is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage for <i>residential activities</i>	6m		Street frontage for other uses	0m (Maximum 1.5m)		Side and rear boundary for <i>residential activities</i>	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2.0m	For that part exceeding 7.5m	An extra 0.5m is added for every 3m in height or part thereof over 7.5m		Side and rear boundary for non- <i>residential activities</i> adjoining a lot in a <i>residential zone</i>)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																													
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For that part exceeding 7.5m	An extra 0.5 is added for every 3m in height or part thereof over 7.5m																													
Height																														
<p>PO2 Development is of a height that: (1) is low-rise; and (2) does not impact on the amenity of adjacent land</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																													

Performance Outcomes	Acceptable Outcomes
in a <i>residential zone</i> .	
Residential Density	
PO3 Development involving a <i>Multiple dwelling</i> : (1) is consistent with the low-medium residential density character of the zone; and (2) provides diversity in housing options for a variety of household types.	AO3 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements: (1) 300m ² for each 3 or more bedroom unit; (2) 270m ² for each 2 bedroom unit; and (3) 250m ² for each 1 bedroom unit.
Built Form and Urban Design	
PO4 Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances.	AO4.1 Buildings are designed to address the street and public spaces.
	AO4.2 A minimum of 65% of the ground floor facade is windowed.
	AO4.3 The unarticulated length of any external wall along the street frontage or where buildings front a public space does not exceed 10m.
	AO4.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials and composition; and (4) canopies, awnings or projections.
	AO4.5 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.
	AO4.6 Building entrances are clearly visible from the street.
PO5 Non-residential development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.	AO5 No Acceptable Outcome is prescribed.
Amenity	
PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) residential activities and adjacent land in a residential zone.	AO6 No Acceptable Outcome is prescribed.
PO7	AO7

Performance Outcomes	Acceptable Outcomes
<p>Development involving non-residential activities:</p> <p>(1) does not detract from the amenity of adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i>; and</p> <p>(2) affords privacy to adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i>.</p>	<p>Development involving non-residential activities and adjoining a residential activity or land in a <i>residential zone</i>:</p> <p>(1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and</p> <p>(2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i>.</p>
<p>PO8</p> <p>Landscaping is provided to enhance the streetscape character where buildings are setback from the street or a public space.</p>	<p>AO8</p> <p>Where development is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 1m is provided along the boundaries, forward of the building.</p>
Land Uses	
<p>PO9</p> <p>Development involving <i>Multiple dwellings</i>, <i>Residential care facilities</i> and <i>Retirement facilities</i>:</p> <p>(1) ensure buildings address the street and public spaces;</p> <p>(2) complements the height and scale of adjacent residential activities;</p> <p>(3) ensures buildings are setback from adjoining premises to maintain a sense of openness and space around buildings and to maintain privacy to adjoining residences; and</p> <p>(4) locate any open space and private open space areas along the site boundary where adjoining non-residential activities.</p>	<p>AO9</p> <p>No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO10</p> <p>Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>AO10</p> <p>Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

Table 6.2.13.3.2 — Assessable Development for Mixed Use Zone - Commercial Industrial Precinct

Performance Outcomes	Acceptable Outcomes
Setbacks	

Performance Outcomes	Acceptable Outcomes																
<p>PO1 Building setbacks: (1) contribute to the streetscape character and a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of adjacent amenity, particularly where development adjoins a <i>residential zone</i>; and (4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1.1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th colspan="2" style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">0m (Maximum 1.5m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>)</td> <th style="background-color: #d3d3d3;">Building Height</th> <th style="background-color: #d3d3d3;">Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>3m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	0m (Maximum 1.5m)		Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>)	Building Height	Setback	Up to 4.5m	3m	For that part between 4.5m - 7.5m	5m	For that part exceeding 7.5m	An extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage	0m (Maximum 1.5m)																
Side and rear boundary (where sharing a boundary with a lot that has a <i>residential zone</i>)	Building Height	Setback															
	Up to 4.5m	3m															
	For that part between 4.5m - 7.5m	5m															
For that part exceeding 7.5m	An extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that: (1) is low-rise; (2) compatible with the building height of nearby development; and (3) does impact on the amenity of adjacent land in a residential zone.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																
Built Form and Urban Design																	
<p>PO3 Development presents an attractive and active frontage to all streets and public spaces, and enhances the desired character of the area through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; (4) clearly defined building entrances.</p>	<p>AO3.1 Buildings are designed to address the street and public spaces.</p> <p>AO3.2 A minimum of 65% of the ground floor facade is windowed.</p> <p>AO3.3 The unarticulated length of any external wall along the street frontage or where buildings front a public space does not exceed 10m.</p> <p>AO3.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials; and (4) canopies, awnings or projections.</p> <p>AO3.5 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.</p>																

Performance Outcomes	Acceptable Outcomes
	AO3.6 Building entrances are clearly visible from the street.
PO4 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.	AO4 No Acceptable Outcome is prescribed.
PO5 Where located in Canungra, buildings are designed to contribute to the existing rural village character by using design elements found in existing traditional buildings, including: (1) similar roof form and parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) little to no front boundary setback.	AO5 No Acceptable Outcome is prescribed.
Amenity	
PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) land in a neighbouring <i>residential zone</i> .	AO6 No Acceptable Outcome is prescribed.
PO7 Development: (1) does not detract from the amenity of adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i> ; and (2) affords privacy where the adjoining <i>residential activities</i> or land in a <i>residential zone</i> .	AO7 Where adjoining land in a <i>residential zone</i> or a <i>residential activity</i> : (1) development provides <i>buffer landscaping</i> with a minimum width of 2 metres or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i> .
PO8 Landscaping is provided to enhance the streetscape character where buildings are set back from the street or a public space.	AO8 Where development is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 1m is provided along the boundaries, forward of the building.
Land Uses	
PO9 Development involving <i>industrial activities</i> are established where they do not detract from the character and amenity of the zone and adjacent land in a <i>residential zone</i> .	AO9 No Acceptable Outcome is prescribed.
Reconfiguration of a Lot	
PO10 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses	AO10 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design .

Performance Outcomes	Acceptable Outcomes
<p>consistent with the purpose and overall outcomes of the zone; and (2) for an <i>industrial activity</i>, is of a size and configuration to minimise conflicts with adjacent <i>residential activities</i> and <i>residential zones</i>.</p>	

6.2.14 Neighbourhood Centre Zone Code



6.2.14.1 Application

This code applies to development:

- (1) within the Neighbourhood Centre Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Neighbourhood Centre Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.14.2 Purpose and Overall Outcomes

- (1) The purpose of the Neighbourhood Centre Zone is to provide for;
 - (a) a small variety of uses and activities to service local residents; and
 - (b) other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.
- (2) The purpose of the Neighbourhood Centre Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a limited range of *convenience retail* and commercial uses, cafes and dining, and community services that supports the needs of the immediate catchment of the Beaudesert East, Eagle Heights and Mount Tamborine neighbourhood centres;
 - (ii) is subordinate to and does not detract from the role and function of the major centre and district centres of the region, which accommodates higher order retailing that service a much larger catchment;
 - (iii) contributes to place making and provides a high level of streetscape amenity;
 - (b) **Land uses:**
 - (i) include a limited range of commercial activities including *convenience retail* and contains no more than one *supermarket* per neighbourhood centre of a size that only services the needs of the immediate catchment;
 - (ii) include *community services activities* that service the needs of the immediate catchment;
 - (iii) include a *Dwelling unit*, where located above the ground floor or behind a non-residential use;
 - (iv) do not include *Food and drink outlets* with drive-through facilities in the Eagle Heights and Mount Tamborine neighbourhood centres;
 - (v) do not include *Shopping centres* or *Shops* that support higher-order retailing including *department stores*, *discount department stores* and *full-line supermarkets* and *Showrooms*, which are intended to occur in the larger centres of the centre hierarchy;
 - (vi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.14.2.1 Consistent Uses and Potentially Consistent Uses in the Neighbourhood Centre Zone**; or

- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.14.2.1 Consistent Uses and Potentially Consistent Uses in the Neighbourhood Centre Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone; and
- (vii) where not listed in **Table 6.2.14.2.1 Consistent Uses and Potentially Consistent Uses in the Neighbourhood Centre Zone** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of a vibrant and active activity centre during the day and evening, with attractive and functional buildings, streets and public spaces that provide for the enjoyment and safety of people;
 - (ii) low-rise and low scale commercial development that does not detract from the amenity of adjacent land in a *residential zone*;
 - (iii) consists of compact development that is designed to contribute to a walkable centre;
- (d) **Built form:**
- (i) is low-rise and compatible with the building height of nearby development;
 - (ii) enhances the streetscape character of the centre by:
 - (A) locating buildings close to the street, creating a 'main street' appearance;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades and roof forms;
 - (iii) incorporates design elements that provide opportunities for casual surveillance of streets and public spaces;
 - (iv) provides a safe and comfortable pedestrian experience through continuous shading along building frontages and designing development that supports the efficient movement of people to streets, public spaces and neighbouring uses;
 - (v) ensures outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces and adjacent land located in a residential zone;
 - (vi) provides landscaping where buildings are set back from the street or a public space;
 - (vii) does not detract from the amenity of adjacent land in a residential zone;
- (e) **Lot design:**
- (i) supports the flexible range of land uses envisaged in the zone.

Table 6.2.14.2.1 - Consistent Uses and Potentially Consistent Uses in the Neighbourhood Centre Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Bar</i> <i>Car wash</i> (where not located on Tamborine Mountain) <i>Food and drink outlet</i> (not involving a drive-through facility on Tamborine Mountain) <i>Function facility</i> <i>Garden centre</i> (where GFA does not exceed 250m ²) <i>Hardware and trade supplies</i> (where GFA does not exceed 250m ²) <i>Health care service</i> <i>Market</i> <i>Office</i> <i>Parking station</i> <i>Service industry</i>	<i>Car wash</i> * <i>Garden Centre</i> * <i>Hardware and trade supplies</i> * <i>Hotel</i> <i>Shop</i> (where not involving a <i>department store</i> , <i>discount department store</i> or <i>full-line supermarket</i>)* <i>Shopping centre</i> (where not involving a <i>department store</i> , <i>discount department store</i> or <i>full-line supermarket</i>)*

<p><i>Service station</i> (where not located on Tamborine Mountain) <i>Shop</i> (where involving a <i>supermarket</i> up to 1,500m² GFA, otherwise up to 250m² GFA) <i>Shopping centre</i> (where involving a <i>supermarket</i> up to 1,500m² GFA or where each tenancy does not exceed 250m² GFA) <i>Veterinary service</i></p>	
Community Services Activities	
<p><i>Child care centre</i> <i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i></p>	
Infrastructure Activities	
<p><i>Substation</i> <i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Telecommunications facility</i> <i>Place of Worship</i> (where not located on Tamborine Mountain) <i>Utility Installation</i> (where involving <i>minor utility installation</i>)</p>	<i>Major electricity infrastructure*</i>
Recreational Activities	
<p><i>Indoor sport and recreation</i> <i>Park</i></p>	
Residential Activities	
<p><i>Community residence</i> <i>Dwelling unit</i> (where located above the ground storey or behind a <i>commercial activity</i>) <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>)</p>	

* other than as specified in column 1

6.2.6.3 Assessment Benchmarks

Table 6.2.6.3.1—Assessable Development

Performance Outcomes	Acceptable Outcomes																
Setbacks																	
<p>PO1 Building setbacks: (1) contribute to the streetscape character and a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of amenity of adjacent land in a residential zone; and (4) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td colspan="2">0m (Maximum 1.5m)</td> </tr> <tr> <td rowspan="3">Side and rear boundary (where sharing a boundary with a lot that has a residential zone)</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>2m</td> </tr> <tr> <td>For that part between 4.5m - 7.5m</td> <td>2.5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">An extra 0.5 is added for every 3 m in height or part thereof over 7.5m</td> </tr> </tbody> </table>	Setback	Minimum Distances Measured in Metres (m)		Street frontage	0m (Maximum 1.5m)		Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback	Up to 4.5m	2m	For that part between 4.5m - 7.5m	2.5m	For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage	0m (Maximum 1.5m)																
Side and rear boundary (where sharing a boundary with a lot that has a residential zone)	Building Height	Setback															
	Up to 4.5m	2m															
	For that part between 4.5m - 7.5m	2.5m															
For that part exceeding 7.5m	An extra 0.5 is added for every 3 m in height or part thereof over 7.5m																

	<i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>
Height	
PO2 Development is of a height that: (1) is low-rise; and (2) does not impact on the amenity of adjacent land in a residential zone.	A02 Development does not exceed 2 storeys and a maximum height of 8.5m.
Built Form and Urban Design	
PO3 Development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; (4) clearly defined building entrances.	A03.1 Buildings are designed to address the street and public spaces.
	A03.2 A minimum of 65% of the ground floor facade is windowed.
	A03.3 The unarticulated length of any external wall along a street frontage or where buildings front a public space does not exceed 10m.
	A03.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures and building materials; and (4) canopies, awnings or projections.
	A03.5 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.
	A03.6 Building entrances are clearly visible from the street.
PO4 Development: (1) creates a comfortable pedestrian experience by providing continuous shading along building frontages; and (2) ensures that pedestrians can easily and efficiently access the street and public spaces.	A04 Buildings provide continuous shade to footpaths through the use of: (1) awnings, verandahs or the like; or (2) an overhanging first floor balcony.
PO5 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.	A05 No Acceptable Outcome is prescribed.
Amenity	

<p>PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) adjacent land in a <i>residential zone</i>.</p>	<p>AO6 No Acceptable Outcome is prescribed. Wall</p>
<p>PO7 Development: (1) does not detract from the amenity of adjoining land in a residential zone; and (2) affords privacy to adjoining land in a residential zone.</p>	<p>AO7 Where adjoining land in a residential zone: (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a residential zone.</p>
<p>PO8 Development involving non-residential activities that operate during the evening or night does not detract from the amenity of nearby land in a <i>residential zone</i>.</p>	<p>AO8 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO9 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>AO9 Reconfiguring a Lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

6.2.15 Recreation and Open Space Zone Code



6.2.15.1 Application

This code applies to development:

- (1) within the Recreation and Open Space Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Recreation and Open Space Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.15.2 Purpose and Overall Outcomes

- (1) The purpose of the Recreation and Open Space Zone is to provide for:
 - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
 - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
 - (ii) parks and other areas for the conservation of natural areas; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The purpose of the Recreation and Open Space Zone Code (Where no precinct applies) will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates active and passive recreation activities and supports community uses and infrastructure;
 - (ii) contributes to the regional open space network;
 - (iii) facilitates the co-location of activities and the multi-use of facilities, where possible;
 - (iv) does not detract from the amenity of *sensitive receivers*.
 - (b) **Land uses:**
 - (i) include *recreational activities*, provided that higher impacting uses such as *Motor sport facilities* and *Outdoor sport and recreation* (involving rifle or shooting range) are separated from *sensitive receivers*;
 - (ii) include tourism activities limited to *Environment facility* and *Tourist park* for the enjoyment and appreciation of the natural landscape;
 - (iii) include low impact rural activities for maintenance and community projects;
 - (iv) include *Caretaker's accommodation*, *Clubs*, *community services activities* and *Food and drink outlets* (without drive through facilities) where the use is demonstrated to be:
 - (A) ancillary to recreation activities on the site; and
 - (B) subordinate in scale to the primary use of the site;
 - (v) are limited to:

- (A) the uses listed as a consistent use in column 1 of **Table 6.2.15.2.1 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone (Where no precinct applies)**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.15.2.1 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
 - (vi) where not listed in **Table 6.2.15.2.1 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of:
 - (A) safe and accessible public areas in a natural, urban or rural location, with facilities and infrastructure consistent with the setting, to allow for their recreation and enjoyment by the local community and visitors; and
 - (B) natural and undeveloped land, open space and areas that manage overland flow and stormwater, which may or may not be easily accessible;
 - (ii) involves development that contributes to creating a vibrant and active community, with attractive and functional buildings, streets and public spaces that:
 - (A) provide for the enjoyment and safety of people; and
 - (B) complements the design of surrounding development;
 - (C) consists of development that is predominately low-rise and of a low to medium intensity that does not detract from the amenity of nearby *sensitive receivers*;
- (d) **Built form:**
- (i) where possible, is designed to be flexible, adaptable and multi-use to support the variety of uses envisaged in the zone;
 - (ii) complements the scale, height and bulk of surrounding development;
 - (iii) enhances the streetscape character by:
 - (A) locating and designing buildings to address the street and public spaces; and
 - (B) designing attractive building facades;
 - (iv) is designed to provide a safe and comfortable pedestrian experience through:
 - (A) designing development that supports the efficient movement of people to streets, public spaces and neighbouring uses; and
 - (B) incorporating design elements that provide opportunities for casual surveillance of streets and public spaces;
 - (v) is designed to ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces;
 - (vi) is designed to protect the amenity of nearby sensitive receivers;
 - (vii) maintains views to significant landscape features, such as ridgelines.
- (e) **Lot design:**
- (i) allows land to be used for a variety of community, recreation and open space related uses.

Table 6.2.15.2.1 - Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Recreational Activities	
<i>Indoor sport and recreation</i> <i>Outdoor sport and recreation (excluding rifle or shooting range)</i> <i>Park</i>	<i>Major sport, recreation and entertainment facility</i> <i>Motor sport facility</i> <i>Outdoor sport and recreation*</i>

Community Service Activities	
<i>Club</i> <i>Community use</i> <i>Emergency services</i>	
Infrastructure Activities	
<i>Major electricity infrastructure</i> <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation (where minor utility installation)</i>	<i>Renewable energy facility</i>
Tourism Activities	
<i>Environment facility</i> <i>Tourist park (not exceeding 50 tourist accommodation sites)</i>	<i>Tourist park*</i>
Commercial Activities	
<i>Food and drink outlet (where not exceeding 200m² GFA and not involving a drive-through facility)</i> <i>Market</i> <i>Outdoor sales (where involving a livestock saleyard)</i> <i>Parking station</i>	<i>Food and drink outlet (not involving a drive-through facility on Tamborine Mountain) *</i>
Residential Activities	
<i>Caretaker's accommodation</i>	
Rural Activities	
<i>Animal husbandry</i> <i>Cropping</i> <i>Permanent plantation</i>	

*other than as specified in column 1

(3) The purpose of the **Recreation and Open Space Zone - Passive Recreation Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) provides for low-impact informal or non-organised forms of recreational activity which are carried out in an ecologically sustainable manner in a natural environment;
- (ii) protects the integrity of open space and reserve areas with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community;
- (iii) does not detract from the amenity of *sensitive receivers*; and
- (iv) contributes to the regional open space network.

(b) **Land Uses:**

- (i) include low-scale and low intensity *recreational activities*, including *Park* and small-scale *Outdoor sport and recreation*;
- (ii) include tourism activities limited to *Environment facility* for the enjoyment and appreciation of the natural landscape;
- (iii) include low impact rural activities for maintenance and community projects;
- (iv) include *Caretaker's accommodation* where the use is demonstrated to be:
 - (A) ancillary to passive recreation activities on the site; and
 - (B) subordinate in scale to the primary use of the site;
- (v) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.15.2.2 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.15.2.2 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct** where further assessment has

determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

(vi) where not listed in **Table 6.2.15.2.2 Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct**, are inconsistent uses and are not intended to occur in the zone;

(c) Character:

(i) consists of:

- (A) land in a natural or rural location, with limited facilities and infrastructure consistent with the setting, to allow for their recreation and enjoyment by the local community and visitors; and
- (B) natural and undeveloped land, areas with scenic amenity or nature conservation values and areas that manage overland flow and stormwater, which may or may not be easily accessible;

(d) Built form:

(i) complements the bushland and natural landscape setting;

(ii) is located and designed to:

- (A) protect areas of significant environmental value;
- (B) minimise the removal of vegetation and natural habitat areas;
- (C) minimise modifications to the natural landform.

(e) Lot Design:

(i) allows land to be used for a variety of passive recreation and open space related uses.

Table 6.2.15.2.2 - Consistent Uses and Potentially Consistent Uses in the Recreation and Open Space Zone - Passive Recreation Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Recreational Activities	
<i>Park</i>	<i>Outdoor sport and recreation</i>
Infrastructure Activities	
<i>Major electricity infrastructure Substation Telecommunications facility Utility installation (where minor utility installation)</i>	<i>Renewable energy facility</i>
Tourism Activities	
<i>Environment facility</i>	
Residential Activities	
<i>Caretaker's accommodation</i>	
Rural Activities	
<i>Animal husbandry Cropping Permanent plantation</i>	

**other than as specified in column 1*

6.2.15.3 Assessment Benchmarks

Table 6.2.15.3.1—Accepted and Assessable Development for Recreation and Open Space Zone (Where no precinct applies) and Recreation and Open Space Zone (Passive Recreation Precinct)

Performance Outcomes	Acceptable Outcomes
Setbacks	

Performance Outcomes	Acceptable Outcomes						
<p>PO1 Building setbacks: (1) assist in the protection of the amenity of adjacent land; and (2) reduce the visual dominance of the built form from the road or adjoining dwellings.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" data-bbox="799 353 1441 506"> <thead> <tr> <th>Setback</th> <th>Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front boundary</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary</td> <td>10m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Front boundary	10m	Side and rear boundary	10m
Setback	Minimum Distances Measured in Metres (m)						
Front boundary	10m						
Side and rear boundary	10m						
Height							
<p>PO2 Development is of a low rise character that does not affect the amenity of adjacent areas, particularly land included in a <i>residential zone</i>.</p>	<p>AO2 Building height (excluding <i>infrastructure activities</i> and lighting towers) does not exceed 2 storeys with a maximum height of 8.5m.</p>						

Table 6.2.15.3.2 — Assessable Development - for Recreation and Open Space Zone (Where no precinct applies)



Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Where possible, development is designed to facilitate the co-location of activities and the multi-use of facilities.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
<p>PO2 Pedestrian access to and within areas used for <i>recreational activities</i> is clearly defined and safe, and separated from vehicular access.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO3 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road. Refer to Figure 1.</p> <div style="text-align: center;">  <p>Figure 1</p> </div>
<p>PO4 The design and location of development: (1) is of a scale and height that is compatible with any adjacent <i>residential activities</i> or land in a <i>residential zone</i>; (2) ensures buildings are visually interesting through articulation and variation to the external appearance; (3) provides opportunities for casual surveillance and clearly defined building entrances; (4) minimises excavation and fill and other modifications to the natural landform; (5) maximises the retention of vegetation and provides landscaping between buildings; (6) prevents overlooking and maintains the privacy of nearby <i>residential activities</i> or land in a <i>residential zone</i>; and (7) facilitates safe and efficient vehicular access.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the zone.</p>	<p>AO5 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

Table 6.2.15.3.3 — Assessable Development - for Recreation and Open Space Zone - Passive Recreation Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Development associated with public visitation for passive recreation purposes ensures that:</p> <ul style="list-style-type: none"> (1) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; (2) visitor facilities are located where access is via a road with an appropriate design capacity; (3) visitor facilities are located such that buffering is retained to any adjoining residential area; (4) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected. 	<p>A01 No Acceptable Outcome is prescribed.</p>
<p>PO2 The design and location of development:</p> <ul style="list-style-type: none"> (1) is low scale and subordinate to the open space or natural character of the landscape; (2) ensures the visual impact of buildings is minimised through a design that allows the natural setting to remain the dominant feature of the land; (3) provides opportunities for casual surveillance and clearly defined building entrances; (4) minimises excavation and fill and other modifications to the natural landform; (5) maximises the retention of vegetation; (6) prevents overlooking and maintains the privacy of nearby <i>residential activities</i> or land in a <i>residential zone</i>; and (7) facilitates safe and efficient vehicular access. 	<p>A02 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development provides a benefit to and satisfies a community need of the local residents and provides for social interaction.</p>	<p>A03 No Acceptable Outcome is prescribed.</p>
<p>PO4 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>A04 Development:</p> <ul style="list-style-type: none"> (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road. Refer to Figure 1. <div style="text-align: center;">  <p>The diagram shows a cross-section of a landscape. At the bottom left, there is a road with a house. A dashed line labeled 'View line from the road' extends from the house towards a hill. The hill has a dashed line at its peak labeled 'Ridgeline'. Below the ridgeline, there is a building labeled 'Building Below ridgeline'. The hill is covered with trees. The sky is blue with light clouds.</p> </div>

Performance Outcomes	Acceptable Outcomes
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the zone.</p>	<p>AO5 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

6.2.16 Rural Residential Zone Code



6.2.16.1 Application

This code applies to development:

- (1) within the Rural Residential Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Rural Residential Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.16.2 Purpose and Overall Outcomes

- (1) The purpose of the Rural Residential Zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The purpose of the **Rural Residential Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates low density residential living on large lots;
 - (ii) protects the high level of residential amenity and privacy expected in the zone;
 - (b) **Land uses:**
 - (i) consist of predominantly *Dwelling houses* and *Home based businesses*;
 - (ii) include *Dual occupancies*, only where development:
 - (A) is located on large lots to maintain the low density residential character of the zone; and
 - (B) has the appearance of a single dwelling when viewed from the street;
 - (iii) may include the non-residential activities listed in **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)** that:
 - (A) are small scale and of a low intensity;
 - (B) do not detract from the amenity of *residential activities*; and
 - (C) wherever possible, are co-located with other non-residential activities in the zone;
 - (iv) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)**; or
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)** only where further assessment has determined that the

use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;

- (v) where not listed in **Table 6.2.16.2.1 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) is a low rise and very low density residential environment that has a high level of amenity and privacy;
- (ii) maintains a semi-rural or natural landscape setting, where natural landscape features and environmental values such as ridgelines, waterways, vegetation, ecological corridors and open space prevail over the built form;
- (iii) involves limited non-residential activities of a residential scale and appearance;

(d) **Built form:**

- (i) is small scale;
- (ii) is low-rise and compatible with the building height of nearby residential development;
- (iii) enhances the streetscape character of the area by setting buildings back from the street frontage;
- (iv) involves space around buildings to:
 - (A) retain the low density character and high residential amenity of the zone;
 - (B) give a sense of openness between buildings when viewed from the street and public spaces; and
 - (C) maintain a high level of privacy to adjoining residences;
- (v) has a residential appearance and complements the surrounding built form;

(e) **Lot design:**

- (i) supports low density residential living on large lots;
- (ii) where outside a wastewater service catchment, provides sufficient area for onsite wastewater disposal; and
- (iii) complies with **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.16.2.1 - Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy (on a lot 4000m² or greater and where not located in a Mountain Community)</i> <i>Dwelling house</i> <i>Home based business (if not involving Industrial activities other than minor industrial activities)</i> <i>Sales office</i>	<i>Dual occupancy*</i>
Community Services Activities	
<i>Emergency services</i>	<i>Child care centre (where obtaining access from a higher order road)</i> <i>Club (where small scale and not involving a liquor licence)</i>
Tourist Activities	
<i>Short-term accommodation (where involving a holiday home)</i>	
Infrastructure Activities	
<i>Major electricity infrastructure (where proposed as underground infrastructure)</i> <i>Substation</i>	<i>Major electricity infrastructure*</i>

Telecommunications facility Utility installation (where a minor utility installation)	
Rural Activities	
Animal husbandry Animal keeping (excluding Kennel) Cropping Roadside stall	
Recreation Activities	
Park	

* other than as specified in column 1

(3) The purpose of the **Rural Residential Zone Code - Rural Residential A Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates low density residential living on large acreage lots in a semi-rural or natural landscape setting;
- (ii) protects the high level of residential amenity and privacy expected in the zone;
- (iii) complements the semi-rural or natural landscape setting;

(b) **Land uses:**

- (i) consist of predominantly *Dwelling houses* and *Home based businesses*;
- (ii) include *Dual occupancies*, only where development:
 - (A) is located on large lots to maintain the low density residential character of the zone;
 - (B) has the appearance of a single dwelling when viewed from the street;
- (iii) include rural activities that are small in scale and low in intensity where any impacts are managed within boundary of the site;
- (iv) may include small-scale *Nature based tourism* and *Environment facilities* on large lots where impacts on the high level of residential amenity expected in the zone are avoided and privacy is maintained;
- (v) may include other non-residential activities listed in **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct** that:
 - (A) are small scale and of a low intensity;
 - (B) do not detract from the amenity of *residential activities*; and
 - (C) wherever possible, are co-located with other non-residential activities in the zone;
- (vi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct**; or
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
- (vii) where not listed in **Table 6.2.16.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) involves low density residential living on large acreage lots, in a semi-rural or natural landscape setting, where natural landscape features and environmental values such as ridgelines, waterways, vegetation, ecological corridors and open space prevail over the built form;

- (ii) a low rise and low intensity environment that achieves a high level of residential amenity and privacy;
- (d) **Built form:**
 - (i) is small scale;
 - (ii) is low-rise and compatible with the building height of nearby residential development;
 - (iii) complements the semi-rural or natural landscape setting;
 - (iv) enhances the streetscape character of the area by setting buildings back from the street frontage;
 - (v) involves space around buildings to:
 - (A) retain the low density character and high residential amenity of the zone;
 - (B) give a sense of openness between buildings when viewed from the street and public spaces; and
 - (C) maintains a high level of privacy and minimise nuisance to adjoining residences;
 - (vi) has a residential appearance and complements the existing surrounding built form;
- (e) **Lot design:**
 - (i) supports low density residential living on large acreage lots in a semi-rural or natural landscape setting;
 - (ii) where outside a wastewater service catchment, provides sufficient area for onsite wastewater disposal; and
 - (iii) complies with the requirements of **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.16.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Residential Zone - Rural Residential A Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (on a lot 1ha or greater and where not located in a <i>Mountain Community</i>) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Sales office</i>	<i>Dual occupancy*</i>
Community Services Activities	
<i>Emergency services</i>	<i>Child care centre</i> (where obtaining access from a <i>higher order road</i>) <i>Club</i> (where small scale and not involving a liquor licence)
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where a <i>minor utility installation</i>)	<i>Major electricity infrastructure *</i>
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact or small kennels on large lots) <i>Aquaculture</i> (<i>minor aquaculture</i>) <i>Cropping</i> <i>Intensive horticulture</i> (not exceeding 500m ²)	<i>Animal keeping</i> (other kennels) <i>Aquaculture</i> <i>Intensive horticulture*</i> <i>Wholesale nursery*</i>

GFA) Roadside stall Wholesale nursery (not exceeding 500m ² TUA)	
Tourism Activities	
Short-term accommodation (where involving a holiday home)	Nature based tourism Environment facility
Commercial Activities	
Veterinary service	
Industrial activities	
Transport depot (not exceeding 4 heavy vehicles)	
Recreation Activities	
Park	

* other than as specified in column 1

6.2.16.3 Assessment Benchmarks

Table 6.2.16.3.1—Accepted and Assessable Development for Rural Residential Zone (Where no precinct applies) and Rural Residential Zone – Rural Residential A Precinct

Performance Outcomes	Acceptable Outcomes																
Setback																	
<p>PO1</p> <p>Setbacks:</p> <ol style="list-style-type: none"> (1) assist in the protection of the low density residential character of the zone; (2) contribute to streetscape character; (3) assist in the protection of residential amenity and privacy to adjoining premises; (4) allow for access and landscaping around the building; (5) provide a sense of space and openness between buildings and from the street; and (6) allow for on-site car parking between the front boundary and buildings. <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1</p> <p>Setbacks are as follows:</p> <table border="1"> <thead> <tr> <th>Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for all other uses</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundary</td> <td>Building Height</td> <td>Setback</td> </tr> <tr> <td>Up to 4.5m</td> <td>3m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>5m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p> <p><i>Editor's Note - For setbacks relating to a Dwelling house or Dual occupancy, refer to the relevant use code</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage for all other uses	6m		Side and rear boundary	Building Height	Setback	Up to 4.5m	3m	For that part between 4.5m – 7.5m	5m	For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage for all other uses	6m																
Side and rear boundary	Building Height	Setback															
	Up to 4.5m	3m															
	For that part between 4.5m – 7.5m	5m															
For that part exceeding 7.5m	5m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	
<p>PO2</p> <p>Development is of a height that:</p> <ol style="list-style-type: none"> (1) is low rise; (2) does not detract from the amenity of adjoining premises; and (3) is compatible with the height of nearby residential 	<p>AO2</p> <p>Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																

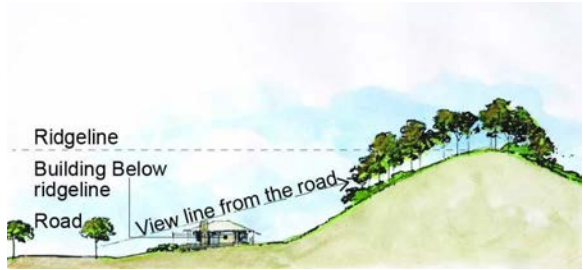
Performance Outcomes	Acceptable Outcomes
activities.	
Dual Occupancy	
PO3 Where involving a <i>Dual occupancy</i> , development: <ol style="list-style-type: none"> (1) has low site cover to maintain the low density residential character of the zone; and (2) has the appearance of a single dwelling when viewed from the street. 	AO3.1 The site cover of a <i>Dual occupancy</i> does not exceed 20% of the total site area or 700m ² GFA, whichever is the lesser.
	AO3.2 A <i>Dual occupancy</i> is sited and designed to give the appearance of a single dwelling when viewed from the street.

Table 6.2.16.3.2 — Assessable Development - Rural Residential Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of: <ol style="list-style-type: none"> (1) similar design elements; (2) similar roof form; and (3) complementary materials, colours, patterns and textures. 	AO1 No Acceptable Outcome is prescribed.
Land Uses	
PO2 Non-residential uses are: <ol style="list-style-type: none"> (1) small in scale and low in intensity; (2) do not detract from the amenity of <i>residential activities</i>; and (3) wherever possible, are co-located with other non-residential activities in the zone. 	AO2 No Acceptable Outcome is prescribed.
PO3 <i>Dual occupancies</i> are located on large lots to maintain the low density residential character of the zone.	AO3 A <i>Dual occupancy</i> is located on a lot: <ol style="list-style-type: none"> (1) 4000m² or greater and where not located in a <i>Mountain Community</i>; or (2) 8000m² or greater where located in a <i>Mountain Community</i>..
Reconfiguration of a Lot	
PO4 Reconfiguring a lot: <ol style="list-style-type: none"> (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) facilitates low density residential living on large lots; (3) where outside a wastewater service catchment, 	AO4 No Acceptable Outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
<p>provides sufficient area for onsite wastewater disposal; and</p> <p>(4) complies with the requirements of Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	

Table 6.2.16.3.3 — Assessable Development - Rural Residential Zone - Rural Residential A Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of similar design elements, materials and colours.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO2 Development involving non-residential activities maintains and is subordinate to the natural land form and natural landscape features of the site such as waterways and vegetated areas.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development maintains and protects important views to significant landscape features, including ridgelines.</p>	<p>AO3 Development: (1) protects the views of significant landscapes features where viewed from the street and public spaces; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road. Refer to Figure 1.</p> <div style="text-align: center;">  </div> <p style="text-align: center;">Figure 1.</p>
Land Uses	
<p>PO4 Non-residential uses are: (1) small scale and of a low intensity; (2) do not detract from the amenity of adjacent <i>residential activities</i>; (3) maintains the privacy of adjacent <i>residential activities</i> or land in a <i>residential zone</i>; and (4) wherever possible, are co-located with other non-residential activities in the zone.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
<p>PO5 <i>Dual occupancies</i> are located on large lots to</p>	<p>AO5 A <i>Dual occupancy</i> is located on a lot:</p>

Performance Outcomes	Acceptable Outcomes
maintain the low density residential character of the zone.	<ul style="list-style-type: none"> (1) 1ha or greater and where not located in a <i>Mountain Community</i>; or (2) 2ha or greater where located in a <i>Mountain Community</i>..
Reconfiguration of a Lot	
<p>PO6 Reconfiguring a lot:</p> <ul style="list-style-type: none"> (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) facilitates very low density residential living on large lots that maintain the semi-rural or natural landscape setting; (3) where outside a wastewater service connection area, provides sufficient site area for onsite wastewater disposal; and (4) complies with the requirements of Table 9.4.6.3.2 - Minimum Lot Size and Design. 	<p>AO6 No Acceptable Outcome is prescribed.</p>

6.2.17 Rural Zone Code



6.2.17.1 Application

This code applies to development:

- (1) within the Rural Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Rural Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.17.2 Purpose and Overall Outcomes

(1) The purpose of the Rural Zone is to:

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with:
 - (i) existing and future rural uses and activities; and
 - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

(2) The purpose of the **Rural Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:

(a) **Development** facilitates:

- (i) a wide range of rural uses, rural living and complementary non-rural uses that protect or enhance;
 - (A) the use of the land for agricultural production; and
 - (B) the rural character, natural landscape and environmental values of the zone.

(b) **Land uses**:

- (i) include a mix of *rural activities* including *Aquaculture, Animal husbandry, Animal keeping, Cropping, Permanent plantation, Roadside stall, Rural industry* and *Wholesale nursery*;
- (ii) include *Intensive animal industry* and *Intensive horticulture* where:
 - (A) located, designed and managed to avoid adverse impacts on the amenity and landscape character of the locality; and
 - (B) appropriately serviced by necessary road infrastructure.
- (iii) include *Dwelling houses, Dual occupancies, Home based businesses* and *Rural workers' accommodation* to support rural activities or provide rural living opportunities;
- (iv) include *tourism activities* and *recreation activities* of a scale, nature and intensity that complements and protects the rural and natural landscape setting;

- (v) where involving a use other than a *rural activity* or *residential activity*:
 - (A) maintain the capacity of the land for agricultural production;
 - (B) are complementary and remain ancillary to the agricultural resource base;
- (vi) facilitate diversification or value-adding opportunities that support or increase agricultural production and the ongoing operation of *rural activities*;
- (vii) protect or enhance the rural and natural landscape character of the zone;
- (viii) minimise the potential for land use conflict with surrounding rural land;
- (ix) protect the rural amenity expected in the zone;
- (x) are appropriately serviced by necessary road infrastructure;
- (xi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.17.2.1 - Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.17.2.1 - Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.
- (xii) where not listed in **Table 6.2.17.2.1- Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone.

(c) Character consists of:

- (i) rural and natural landscapes characterised by large expanses of productive agricultural land, hinterland areas, forested mountains, hills and valley settings and waterways and dams in a varying natural landscape from the upper reaches to the low-lying areas of their catchments;
- (ii) rural buildings and infrastructure, with the visibility of large-scale buildings and structures associated with *Rural industry*, *Intensive animal industries* and *Intensive horticulture* minimised through siting or the provision of screen landscaping;
- (iii) rural living opportunities that experience a level of amenity typical of a traditional rural environment; and
- (iv) limited non-rural activities that complement the rural and natural landscape setting of the zone.

(d) Built form:

- (i) where involving large-scale buildings or structures associated with *Rural industry*, *Intensive animal industries* or *Intensive horticulture*, are sited or provided with screen landscaping to minimise their bulk and visibility from roads, public places or *sensitive land uses*; and
- (ii) where involving non-rural activities:
 - (A) is small scale, low-rise and set back from property boundaries to protect the potential for or ongoing operation of agricultural production on adjacent land, maintain the low density character of the zone and to afford privacy to *residential activities*; and
 - (B) is located and designed to complement the rural and natural landscape setting of the zone.

(e) Lot design:

- (i) facilitates agricultural production, and minimises the loss and fragmentation of land for agricultural production; and
- (ii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.17.2.1—Consistent Uses and Potentially Consistent Uses in the Rural Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<p><i>Agricultural supplies store</i> (not exceeding 750m² GFA and obtaining access from a <i>higher order road</i>)</p> <p><i>Food and drink outlet</i> (not exceeding 200m² GFA and not involving a drive through)</p> <p><i>Garden centre</i> (not exceeding a 50m² TUA, operating in association with a <i>Wholesale nursery</i> or <i>Intensive horticulture</i> and obtaining access from a sealed road)</p> <p><i>Market</i></p> <p><i>Outdoor sales</i> (where involving a <i>livestock saleyard</i>)</p> <p><i>Veterinary service</i></p>	<p><i>Function facility</i></p> <p><i>Garden centre*</i></p>
Community Service Activities	
<p><i>Emergency services</i></p> <p><i>Place of worship</i> (where involving an extension to an existing <i>Place of worship</i> and the extension does not exceed 200m² GFA)</p>	<p><i>Cemetery</i></p> <p><i>Club</i> (where access is obtained from a <i>higher order road</i>)</p> <p><i>Community use</i></p> <p><i>Educational establishment</i></p> <p><i>Outstation</i></p> <p><i>Place of worship*</i></p>
Industrial Activities	
<p><i>Bulk landscape supplies</i> (where the <i>development footprint</i> does not exceed 1ha, on a site greater than 10ha and access is obtained from a <i>higher order road</i>)</p> <p><i>Low impact industry</i> (if on a site greater than 4ha in area)</p> <p><i>Medium impact industry</i> (where concrete batching associated with an <i>Extractive industry</i> (quarry))</p> <p><i>Transport depot</i> (not exceeding 15 <i>heavy vehicles</i> and on a site greater than 10ha)</p> <p><i>Winery</i></p>	<p><i>Bulk landscape supplies*</i></p> <p><i>Crematorium</i></p> <p><i>Low impact industry*</i></p> <p><i>Transport depot*</i></p>
Infrastructure Activities	
<p><i>Major electricity infrastructure</i></p> <p><i>Renewable energy facility</i></p> <p><i>Substation</i></p> <p><i>Telecommunications facility</i></p> <p><i>Utility installation</i> (where involving <i>minor utility installation</i> or groundwater extraction)</p>	<p><i>Air service</i></p> <p><i>Utility Installation*</i></p>
Recreational Activities	
<p><i>Outdoor sport and recreation</i> (not exceeding 1000m² GFA and not involving a rifle or shooting range)</p> <p><i>Park</i></p>	<p><i>Indoor sport and recreation</i></p> <p><i>Major sport, recreation and entertainment facility</i></p> <p><i>Motor sport facility</i></p> <p><i>Outdoor sport and recreation*</i></p>
Residential Activities	
<p><i>Community residence</i></p> <p><i>Dual occupancy</i> (on a lot 4,000m² or greater)</p> <p><i>Dwelling house</i></p>	<p><i>Dual occupancy*</i></p> <p><i>Non-residence workforce accommodation</i></p>

<i>Home based business</i> <i>Rural workers' accommodation</i>	
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact or involving a small kennel) <i>Aquaculture</i> <i>Cropping</i> <i>Extractive industry</i> (if extracting less than 5,000 tonnes of quarry material per annum or if involving <i>groundwater extraction</i>) <i>Intensive animal industry</i> # <i>Intensive horticulture</i> <i>Permanent plantation</i> <i>Roadside stall</i> <i>Rural industry</i> (not exceeding 500m ² GFA) <i>Wholesale nursery</i>	<i>Animal keeping</i> * <i>Extractive industry</i> * <i>Intensive animal industry</i> (where involving an ERA) <i>Rural industry</i> *
Tourism Activities	
<i>Environment facility</i> <i>Nature-based tourism</i> (not exceeding 6 <i>tourist accommodation sites</i> or a tourist activity not exceeding 200m ² GFA) <i>Short-term accommodation</i> (where involving a <i>holiday home</i> or not exceeding 6 cabins) <i>Tourist attraction</i> (not exceeding 200m ² GFA) <i>Tourist park</i> (not exceeding 25 <i>tourist accommodation sites</i>)	<i>Nature-based tourism</i> * <i>Short term accommodation</i> * (excluding a Motel, Backpackers, Serviced apartments and Accommodation hotel) <i>Tourist attraction</i> * <i>Tourist park</i> *

other than as specified in column 2

* other than as specified in column 1

(3) The purpose of the **Rural Zone Code - Rural Escarpment Protection Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates very low intensity activities that protect the regionally significant natural landscape and environmental values of the precinct.

(b) **Land Uses:**

- (i) include *Dwelling houses*, *Home based businesses* and *Dual occupancies* and low impact *rural activities* including *Animal husbandry*, *Animal keeping*, *Aquaculture*, *Cropping*, *Permanent plantation* and *Roadside stall*;
- (ii) include small scale *tourism activities* that involve a *holiday home* or have a focus on the conservation, interpretation or appreciation of areas of natural landscape and environmental value;
- (iii) include small scale *Food and drink outlets* without drive-through facilities;
- (iv) where involving a use other than a low-impact *rural activity* or *low density residential activity*:
- (A) protect or enhance the natural landscape values of the precinct;
- (B) maintain or enhance vegetation cover;
- (C) are small scale and of a very low intensity; and
- (D) do not detract from the amenity and privacy of adjoining premises.
- (v) do not include *Extractive industry* including for *groundwater extraction*;
- (vi) are limited to:
- (A) the uses listed as a consistent use in column 1 of **Table 6.2.17.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct**; or
- (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.17.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural**

Escarpment Protection Precinct where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

- (vii) where not listed in **Table 6.2.17.2.2 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct** are inconsistent uses and are not intended to occur in the zone.

(c) **Character consists of:**

- (i) land in a predominantly natural state where the regionally significant natural landscape value of the precinct is protected;
- (ii) low rise and very low intensity development that protects and complements the natural landscape value of the precinct and maintains existing vegetation cover.

(d) **Built form:**

- (i) is located and designed to complement and protect the natural landscape setting of the precinct;
- (ii) does not exceed the predominant height of the vegetation canopy; and
- (iii) is small scale, low-rise and setback from property boundaries to maintain the low density character of the zone and maintain the amenity and privacy to adjoining premises.

(e) **Lot design:**

- (i) protects the regionally significant natural landscape and environmental values of the precinct; and
- (ii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.17.2.2—Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Food and drink outlet (where not exceeding 200m² GFA and not involving a drive through facility)</i>	
Infrastructure Activities	
<i>Substation Telecommunications facility Utility installation (where involving a minor utility installation)</i>	
Recreational Activities	
<i>Park</i>	
Residential Activities	
<i>Community residence Dwelling house Home based business</i>	<i>Dual occupancy</i>
Rural Activities	
<i>Animal husbandry Animal keeping (where low impact or not involving animal boarding) Aquaculture Cropping (not involving forestry for wood production) Intensive animal industry (where keeping poultry not involving an ERA) Permanent plantation Roadside stall</i>	
Tourism Activities	
<i>Environment facility (not exceeding 200m² TUA) Nature-based tourism (where located on a site</i>	<i>Environment facility (not exceeding 500m² TUA) Nature-based tourism (not exceeding 10 tourist</i>

greater than 2ha and not exceeding a total of 4 *tourist accommodation sites*, or a tourist activity not exceeding 200m² TUA)
Short-term accommodation (where involving a *holiday home*)

accommodation sites or a tourist activity not exceeding 500m² TUA)

* other than as specified in column 1

(4) The purpose of the **Rural Zone Code - Tamborine Mountain Rural Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

(i) facilitates a mix of low impact agricultural production, tourism and rural living opportunities that:

(A) complement the semi-rural and natural landscape setting of the precinct; and

(B) do not detract from the amenity and privacy of nearby land in a *residential zone*.

(b) **Land Uses:**

(i) include a mix of low impact rural activities including *Animal husbandry, Animal keeping, Aquaculture, Cropping, Intensive horticulture* (not involving mushroom farming), *Permanent plantation, Roadside stall, Rural workers' accommodation* and *Wholesale nursery*;

(ii) include *Dwelling houses, Dual occupancies* and *Home based businesses* to support rural activities or provide rural living opportunities;

(iii) include *tourism activities* and *recreation activities* that are of a scale, nature and intensity that complement and protect the semi-rural and natural landscape setting of the precinct and that are compatible with nearby land in a *residential zone*;

(iv) include *Food and drink outlets* without drive-through facilities;

(v) where involving a use other than a low impact rural activity or *low density residential activity*:

(A) protect or enhance the semi-rural and natural landscape values of the precinct;

(B) are small scale and of a low intensity;

(C) facilitate diversification or value-adding opportunities that support or increase agricultural production and the ongoing operation of low-impact rural activities;

(D) do not detract from the amenity and privacy of adjoining premises;

(vi) do not include *Intensive animal industries* (with the exception of small-scale poultry keeping) and *Intensive horticulture* (involving mushroom farming) due to the prevailing small rural lot size and the proximity of residential zoned land to the precinct;

(vii) do not include *Extractive industry* including *groundwater extraction*;

(viii) are limited to:

(A) the uses listed as a consistent use in column 1 of **Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct**; or

(B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct** only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity;

(ix) where not listed in **Table 6.2.17.2.3 - Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct** are inconsistent uses and are not intended to occur in the zone.

(c) **Character** consists of a mix of small farms, low density residential living opportunities and small scale tourist activities and recreation activities set amongst a semi-rural and natural landscape setting.

(d) **Built form:**

(i) is located and designed to complement and protect the semi-rural and natural landscape setting of the precinct;

- (ii) is small scale, low-rise and set back from property boundaries to maintain the low density character of the zone and maintain the amenity (in terms of noise, odour and visual amenity) and afford privacy to adjoining premises.

(e) **Lot design:**

- (i) prevents fragmentation of land;
- (ii) maintains the semi-rural and natural landscape setting; and
- (iii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.17.2.3—Consistent Uses and Potentially Consistent Uses in the Rural Zone - Tamborine Mountain Rural Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Food and drink outlet</i> (not exceeding 200m ² GFA and not involving a drive-through facility) <i>Garden centre</i> (not exceeding 50m ² TUA , operating in association with <i>Wholesale nursery</i> or <i>Intensive horticulture</i> , and obtaining access from a sealed road) <i>Market</i> <i>Veterinary service</i>	<i>Agricultural supplies store</i> <i>Function facility</i> <i>Garden centre*</i>
Community Service Activities	
<i>Club</i> (where located in an existing <i>commercial building</i> not exceeding 200m ² GFA, obtaining access from a <i>higher order road</i> and not involving a liquor licence) <i>Emergency services</i>	<i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i>
Industrial Activities	
<i>Winery</i> <i>Transport depot</i> (not exceeding 4 heavy vehicles)	<i>Bulk landscape supplies</i> <i>Transport depot*</i>
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (where involving a <i>minor utility installation</i>)	<i>Air Service</i> (helipad only) <i>Major electricity infrastructure*</i>
Recreational Activities	
<i>Outdoor sport and recreation</i> (where on a site greater than 4ha, not exceeding 200m ² TUA and not involving a rifle or shooting range) <i>Park</i>	<i>Indoor sport and recreation</i> <i>Outdoor sport and recreation*</i> (not involving a rifle or shooting range)
Residential Activities	
<i>Community residence</i> <i>Dwelling house</i> <i>Home based business</i>	<i>Dual occupancy</i>
Rural activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact or involving a small kennel) <i>Aquaculture</i> <i>Cropping</i> <i>Intensive animal industry</i> (where keeping poultry not involving an ERA) <i>Intensive horticulture</i> (not involving mushroom	<i>Rural Industry</i>

farming) <i>Permanent plantation</i> <i>Roadside stall</i> <i>Rural Industry</i> (not exceeding 200m ² GFA) <i>Wholesale nursery</i>	
Tourism activities	
<i>Environment facility</i> <i>Nature-based tourism</i> (where not exceeding a total of 6 <i>tourist accommodation sites</i> or involving a tourist activity not exceeding 200m ² TUA) <i>Short-term accommodation</i> (where involving a <i>holiday home</i> or not exceeding 6 cabins) <i>Tourist attraction</i> (where not exceeding 200m ² TUA) <i>Tourist park</i> (where not exceeding 6 <i>tourist accommodation sites</i>)	<i>Nature-based tourism</i> * <i>Short term accommodation</i> * (excluding a motel, backpackers, serviced apartments and accommodation hotel) <i>Tourist attraction</i> * <i>Tourist park</i> *

other than as specified in column 2


* other than as specified in column 1

6.2.17.3 Assessment Benchmarks

Table 6.2.17.3.1—Accepted and Assessable Development - Rural Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the very low density character of the zone; (2) assist in the protection of adjacent amenity and privacy; (3) allow for access around the buildings; and (4) minimise the potential for land use conflict.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving <i>tourism activities</i>)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving <i>tourism activities</i>)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving <i>tourism activities</i>)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise where involving non-rural activities; (2) does not detract from the amenity of adjoining premises; and (3) complements the rural and natural landscape setting of the zone.</p>	<p>AO2.1 Development involving non-rural activities does not exceed 2 storeys and a maximum height of 8.5m.</p> <p>AO2.2 For development involving <i>rural activities</i>, no Acceptable Outcome is prescribed.</p>								

Table 6.2.17.3.2 — Assessable Development - Rural Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO1 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).</p> <div style="text-align: center;">  <p>Figure 1.</p> </div>
Land Uses	
<p>PO2 Large buildings or structures associated with <i>Rural industry</i>, <i>Intensive animal industries</i> or <i>Intensive horticulture</i> are sited or provided with screen</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>

Performance Outcomes	Acceptable Outcomes
<p>landscaping to minimise their bulk and visibility from roads, public places or <i>sensitive land uses</i>.</p>	
<p>PO3 Development other than a rural activity: (1) is located and designed to complement the rural and natural landscape setting of the zone; (2) is of a scale and intensity that protects the rural amenity of the zone; (3) maintains and is subordinate to the natural land form and natural landscape features of the site such as waterways and vegetated areas; (4) maximises the retention of vegetation; (5) maintains the capacity of the site and adjacent land for agricultural production; (6) minimises the potential for land use conflict with adjacent rural land; and (7) is appropriately serviced by necessary road infrastructure.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO4 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) facilitates agricultural production, and minimises the loss and fragmentation of land for agricultural production; and (3) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>

Table 6.2.17.3.3—Accepted and Assessable Development - Rural Zone - Rural Escarpment Protection Precinct

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the low density character of the zone; (2) assist in the protection of amenity and privacy of adjoining premises; (3) allow for access and landscaping around the building; and (4) contribute to the natural landscape character of the precinct.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving <i>tourism activities</i>)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving <i>tourism activities</i>)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving <i>tourism activities</i>)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise; (2) does not detract from the amenity or privacy of adjoining premises; and (3) does not exceed the predominant height of the vegetation canopy on the site.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>								

Table 6.2.17.3.4 — Assessable Development - Rural Zone – Rural Escarpment Protection Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Built form: (1) is small scale; (2) minimises modifications to the natural landform; (3) maximises the retention of vegetation; and is designed to integrate with the natural character of the zone through the use of complementary materials and colours.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
<p>PO2 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO2 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road (refer to Figure 1).</p>


Performance Outcomes	Acceptable Outcomes
	 <p style="text-align: center;">Figure 1.</p>
Amenity	
<p>PO3 Development other than <i>rural or low density residential activities</i> does not detract from the amenity and privacy of nearby land in a <i>residential zone</i>.</p>	<p>A03 Where involving development other than <i>rural or low density residential activities</i>, and adjoining land in a <i>residential zone</i>:</p> <ol style="list-style-type: none"> (1) buildings are setback at least 5 metres from any common boundary; (2) development provides <i>buffer landscaping</i> with a minimum width of 2 metres or solid fencing 1.8m high along any common boundary; and (3) development screens or obscures any window 1.8 metres above ground level that has a direct view of land in a <i>residential zone</i>. (4) does not detract from the amenity (in terms of noise, odour and visual amenity) and privacy of adjoining premises.
Land Uses	
<p>PO4 Development involving a use other than a <i>low density residential activity</i>:</p> <ol style="list-style-type: none"> (1) is located and designed to complement the regionally significant natural landscape and environmental setting of the precinct; (2) is of a small scale and low intensity to protect the natural landscape values of the precinct; and (3) maintains or enhances vegetation cover of the site. 	<p>A04 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot:</p> <ol style="list-style-type: none"> (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) protects the regionally significant natural landscape and environmental values of the precinct; and (3) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design. 	<p>A05 No Acceptable Outcome is prescribed.</p>

Table 6.2.17.3.5—Accepted and Assessable Development - Rural Zone – Tamborine Mountain Rural Precinct

Performance Outcomes	Acceptable Outcomes								
Setbacks									
<p>PO1 Building setbacks: (1) maintain the low density character of the zone; (2) assist in the protection of amenity and privacy on adjoining premises; (3) allow for access and landscaping around the building; and (4) contribute to the semi-rural and natural landscape character.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage</td> <td>10m</td> </tr> <tr> <td>Side and rear boundary (other than where specified below)</td> <td>6m</td> </tr> <tr> <td>Side and rear boundary (where involving <i>tourism activities</i>)</td> <td>20m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)	Street frontage	10m	Side and rear boundary (other than where specified below)	6m	Side and rear boundary (where involving <i>tourism activities</i>)	20m
Setback	Minimum Distances Measured in Metres (m)								
Street frontage	10m								
Side and rear boundary (other than where specified below)	6m								
Side and rear boundary (where involving <i>tourism activities</i>)	20m								
Height									
<p>PO2 Development is of a height that: (1) is low-rise; and (2) does not detract from the amenity or privacy of adjoining premises.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>								

Table 6.2.17.3.6 — Assessable Development - Rural Zone – Tamborine Mountain Rural Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Built form: (1) is small scale; (2) minimises modifications to the natural landform; (3) maximises the retention of vegetation; and (4) is designed to reflect the natural character of the zone, with the use of: (a) timber or natural materials; (b) soft natural exterior colours; and (c) patterns and textures.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO2 Development other than <i>rural or low density residential activities</i> does not detract from the amenity and privacy of nearby land in a <i>residential zone</i>.</p>	<p>AO2 Where involving development other than <i>rural or low density residential activities</i>, and <i>adjoining land</i> in a <i>residential zone</i>: (1) buildings are setback at least 5 metres from any common boundary; (2) development provides <i>buffer landscaping</i> with a minimum width of 2 metres or solid fencing 1.8m high along any common boundary; and (3) development screens or obscures any window 1.8</p>

Performance Outcomes	Acceptable Outcomes
	metres above ground level that has a direct view of land in a <i>residential zone</i> .
Land Uses	
<p>PO3 Development involving <i>Rural industry</i> or <i>Intensive horticulture</i> are sited or provided with screen landscaping to minimise their bulk and visibility from roads, public places or <i>sensitive land uses</i>.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
<p>PO4 Development other than a rural or low density residential activity:</p> <ol style="list-style-type: none"> (1) is located and designed to complement the semi-rural and natural landscape setting of the zone; (2) is of a small scale and low intensity to protect the semi-rural and natural landscape values of the precinct; (3) maximises or enhances the existing vegetation cover; (4) maintains the capacity of the site and adjacent rural land for agricultural production; (5) minimises the potential for land use conflict with adjacent rural land; and (6) does not detract from the amenity (in terms of noise, odour and visual amenity) and privacy of adjoining premises. 	<p>AO4 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO5 Reconfiguring a lot:</p> <ol style="list-style-type: none"> (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone; (2) prevents fragmentation of land; (3) maintains the semi-rural and natural landscape setting; and (4) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design. 	<p>AO5 No Acceptable Outcome is prescribed.</p>

6.2.18 Special Purpose Zone Code



6.2.18.1 Application

This code applies to development:

- (1) within the Special Purpose Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Special Purpose Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.18.2 Purpose and Overall Outcomes

(1) The purpose of the Special Purpose Zone is to:

- (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
- (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

***Editor's Note** - The Scenic Rim Planning Scheme does not apply to the following development of the below land contained within the Special Purposes Zone:*

- (i) Material change of use in the Bromelton State Development Area, which is required under section 84 of the State Development and Public Works Organisation Act 1971, to be assessed by the Coordinator-General against the provisions of the Development Scheme for the Bromelton State Development Area;
- (ii) All development in the Defence Land (Kokoda Barracks, Canungra), which is regulated under the Commonwealth Defence Act 1903; and
- (iii) All development in the Palen Creek Correctional Centre, Palen Creek, which has been declared a prison under the Corrective Services Act 2006 and the Correctional Services Regulations 2006.

(2) The purpose of the **Special Purpose Zone Code** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates activities and uses that are owned or operated by a government entity including defence establishments, water supply storage and correctional facilities;

(3) The purpose of the **Special Purposes Zone - Bromelton State Development Area Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) protects the role and function of the Bromelton State Development Area as an industrial area of regional, state and national significance for multi-modal freight and logistic operations, manufacturing and warehousing facilities, and industries reliant on rail access;
- (ii) does not compromise the ability for rail-dependent industries to obtain safe and efficient access to the road and rail network;
- (iii) provides for large lots to accommodate large scale rail-related industries or industries that require separation distances or other specialist needs;
- (iv) provides for low impact rural and agricultural activities on large lots, which remain compatible with the industrial development expected to occur in the Bromelton State Development Area.

(b) **Land uses:**

- (i) are regulated under the Development Scheme for the Bromelton State Development Area and are not subject to the planning scheme;

(c) **Lot design:**

- (i) allows for the efficient operation of Bromelton as an industrial area of regional, state and national significance;
- (ii) facilitates the preferred uses identified in the Development Scheme for the Bromelton State Development Area;
- (iii) provides for large lots to accommodate industrial activities and any necessary separation distances; and
- (iv) provides for the creation of limited additional lots in the rural areas of the Bromelton State Development Area.

(4) The purpose of the **Special Purposes Zone - Bulk Water Storage Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) located in the Maroon, Moogerah and Wyaralong dam sites primarily facilitates the bulk storage and distribution of water, including water for human consumption;
- (ii) facilitates *tourism* and *recreational activities* (whether on the water or on the lands adjacent to the water storages) that are consistent with, and do not compromise the primary role of the precinct;

(b) **Land uses:**

- (i) primarily include bulk water storage facilities and associated *infrastructure activities* (excluding *Air service*);
- (ii) include *recreational activities* (excluding *Motor sport facility*) and *tourism activities* (excluding *Resort complex*), and low impact *rural activities* where they do not compromise the primary use of the land for the bulk storage and distribution of water;
- (iii) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.18.2.1 Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.18.2.1 Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct** where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone.
- (iv) where not listed in **Table 6.2.18.2.1 Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct** or are inconsistent uses and are not intended to occur in the zone;

(c) **Character:**

- (i) consists of dams for the storage of water and supporting infrastructure, and surrounding catchment areas that are predominantly retained in a natural state;
- (ii) ensures natural features (such as waterways, vegetation and bushland) remains visually dominant over built form;
- (iii) involves low-rise and low-medium intensity development that caters for a variety of water and land-based recreational pursuits and maintains the amenity of the surrounding area;

(d) **Built form:**

- (i) is low-rise and of small to medium scale;
- (ii) complements the bushland or natural landscape setting;
- (iii) is designed and located to not detract from the amenity of adjoining premises;

(e) **Lot design:**

- (i) primarily supports the use of the land for the bulk storage and distribution of water.

Table 6.2.18.2.1 - Consistent Uses and Potentially Consistent Uses in the Special Purposes Zone - Bulk Water Storage Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Caretaker's accommodation</i>	
Recreational Activities	
<i>Indoor sport and recreation Major sport, recreation and entertainment facility Outdoor sport and recreation Park</i>	
Community Services Activities	
<i>Club Community use Emergency services</i>	
Infrastructure Activities	
<i>Landing Major electricity infrastructure Renewable energy facility Substation Telecommunications facility Utility installation</i>	
Tourism Activities	
<i>Environment facility Nature based tourism Short term accommodation Tourist attraction Tourist park</i>	
Commercial Activities	
<i>Market</i>	
Rural Activities	
<i>Animal husbandry Cropping Permanent plantation</i>	

* other than as specified in column 1

6.2.18.3 Assessment Benchmarks

Table 6.2.18.3.1— Assessable Development - Bromelton State Development Area Precinct (BSDA)

Performance Outcomes	Acceptable Outcomes
Lot Design	
PO1 Reconfiguring a lot creates lots of an appropriate size, dimensions and arrangement which ensures intended uses can be conducted in a manner consistent with the purpose and overall outcomes of the zone.	AO1 Reconfiguring a Lot complies with the requirements of Table 9.4.6.3.2 - Minimum Lot Size and Design.
Infrastructure and Services	
PO2 Development: (1) does not interfere with or adversely impact upon any existing, planned or adjacent infrastructure; (2) does not place an adverse loading on any existing	AO2 No Acceptable Outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
or planned infrastructure; and (3) is extended only where it can be readily supported by appropriate infrastructure.	

Table 6.2.18.3.2 - Accepted and Assessable Development - Bulk Water Storage Precinct

Performance Outcomes	Acceptable Outcomes
Height	
PO1 Development is of a height that: (1) is low rise; and (2) does not detract from the amenity and privacy of adjoining premises.	AO1 Building height (excluding <i>infrastructure activities</i>) does not exceed 2 storeys with a maximum height of 8.5m.

Table 6.2.18.3.3 - Assessable Development - Bulk Water Storage Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Design	
PO1 Development encourages and facilitates the co-location and multi-use of sport and recreational facilities.	AO1 No acceptable outcome is prescribed.
PO2 Pedestrian access to and within areas used for <i>recreational activities</i> is clearly defined and safe, and separated from vehicular access.	AO2 No acceptable outcome is prescribed.
PO3 The <i>gross floor area</i> of the development: (1) results in a building scale that is compatible with surrounding development; (2) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; (3) maximises the retention of existing vegetation and allows for landscaping between buildings; and (4) facilitates vehicular access.	AO3 No acceptable outcome is prescribed.
PO4 Development: (1) utilises, where possible, existing cleared areas of the land; (2) minimises excavation and fill and other modifications to the landform; (3) where effluent treatment is required, provides for the sustainable on-site treatment and disposal of effluent; and (4) provides opportunities for <i>recreational and tourism activities</i> that are consistent with the primary role of the precinct, being for bulk storage and distribution of water, including water for human consumption.	AO4 No acceptable outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
Amenity	
<p>PO5 Development maintains and protects important views to significant landscape features, such as ridgelines.</p>	<p>AO5 Development: (1) protects the views from public places of significant landscapes features; (2) avoids building on a ridgeline; and (3) does not obstruct the views to a ridgeline from a road. Refer to Figure 1.</p> <div data-bbox="842 524 1417 786" data-label="Image"> </div> <p>Figure 1.</p>
Infrastructure and Services	
<p>PO6 Development: (1) does not interfere with or adversely impact upon any existing, planned or adjacent infrastructure; (2) does not place an adverse loading on any existing or planned infrastructure; and (3) is extended only where it can be readily supported by appropriate infrastructure.</p>	<p>AO6 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO7 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.</p>	<p>AO7 No Acceptable Outcome is prescribed.</p>

6.2.19 Township Zone Code



6.2.19.1 Application

This code applies to development:

- (1) within the Township Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Township Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.19.2 Purpose and Overall Outcomes

- (1) The purpose of the Township Zone is to provide for:
 - (a) small to medium urban areas in a rural area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.

Editor's Note - In accordance with section 6 of the Regulation, the purpose statement has been changed and took effect on the commencement date.

- (2) The purpose of the **Township Zone (Where no precinct applies)** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates a mix of low scale convenience retail, commercial, residential and limited community uses;
- (ii) supports the needs of the township and its immediate rural or rural residential catchment;
- (iii) contributes to place making and provides a high level of streetscape amenity;
- (iv) maintains the existing traditional rural village and historical character;

(b) **Land uses:**

- (i) include a range of low scale *commercial* and *community services activities* that supports the needs of the township and its immediate rural and/or rural residential catchment;
- (ii) include *low density residential activities* including *Community residences, Dual occupancies, Dwelling houses, Dwelling units*, small scale and low intensity *Residential care facilities* and *Retirement facilities* (where involving 10 bedrooms or less) and *Home based businesses*;
- (iii) include *Short-term accommodation, Tourist attractions* and *Tourist park* to meet the needs of the travelling public;
- (iv) include low impacting *industrial activities* limited to *Bulk landscape supplies, Low impact industry, Transport depot* and *Warehouse* where not detracting from the amenity of adjacent land in a *residential zone*;
- (v) do not include *Shopping centres* or *Shops* that support higher-order retailing including *department stores, discount department stores, full-line supermarkets* or *Showrooms*, which are intended to occur in the larger centres of the centre hierarchy;

- (vi) are limited to:
- (A) the uses listed as a consistent use in column 1 of **Table 6.2.19.2.1 - Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)** to occur;
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.19.2.1 - Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)** to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity;
- (vii) where not listed in **Table 6.2.19.2.1 Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) is small historical settlements with a 'main street' focus surrounded by rural or rural residential areas;
- (ii) is a predominately low rise and low scale mixed-use setting where rural township character is maintained through the retention of traditional or heritage design elements;
- (iii) where located along Leach Road in Tamborine, *commercial activities* and *community services activities* address and obtain access from Leach Road;

(d) Built form:

- (i) is low scale, low rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the township by:
 - (A) locating buildings close to the street;
 - (B) locating and designing buildings to address the street and public spaces;
 - (C) locating on-site car parking behind and/or to the side of buildings; and
 - (D) designing attractive building facades;
- (iii) is designed to ensure outdoor storage, utility, service and loading areas are screened from public view to maintain the amenity of the street and public spaces, and adjacent land in a *residential zone*;
- (iv) is designed to not detract from the amenity of nearby land in a *residential zone*; and
- (v) retains the township's existing traditional rural village or historical character by incorporating design elements found in existing traditional buildings such as roof form, use of materials, scale and setbacks.

(e) Lot design:

- (i) ensures lots have an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone;
- (ii) where outside a reticulated sewerage service catchment, provides sufficient area for onsite wastewater disposal.

Table 6.2.19.2.1 - Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Commercial Activities	
<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash</i> <i>Food and drink outlet</i> <i>Function facility</i> <i>Funeral parlour</i> <i>Garden centre (where TUA does not exceed 250m²)</i>	<i>Garden centre*</i> <i>Hardware and trade supplies*</i> <i>Hotel</i> <i>Shop (where not involving a department store, discount department store or full-line supermarket)</i> <i>Shopping centre (where not involving a department store, discount department store or full-line supermarket)</i>

<p>Hardware and trade supplies (where GFA does not exceed 250m²)</p> <p>Health care service</p> <p>Market</p> <p>Office</p> <p>Outdoor sales</p> <p>Parking station</p> <p>Service industry</p> <p>Service station</p> <p>Shop (where not exceeding 250m² GFA)</p> <p>Shopping centre (where each tenancy does not exceed 250m² GFA)</p> <p>Theatre</p> <p>Veterinary service</p>	
Tourism Activities	
<p>Short-term accommodation</p> <p>Tourist attraction</p> <p>Tourist park</p>	
Community Services Activities	
<p>Child care centre</p> <p>Club</p> <p>Community care centre</p> <p>Community use</p> <p>Educational establishment</p> <p>Emergency services</p>	<p>Place of worship</p>
Infrastructure Activities	
<p>Major electricity infrastructure (where proposed as underground infrastructure)</p> <p>Substation</p> <p>Telecommunications facility</p> <p>Utility installation (where involving minor utility installation)</p>	<p>Major electricity infrastructure *</p>
Industrial Activities	
<p>Low impact industry</p> <p>Transport depot</p> <p>Warehouse</p>	<p>Bulk landscape supplies</p>
Recreational Activities	
<p>Indoor sport and recreation</p> <p>Park</p>	
Residential Activities	
<p>Community residence</p> <p>Dual occupancy (on a minimum site area of 1,000m² where connected to the reticulated sewerage network, otherwise a minimum site area of 4,000m²)</p> <p>Dwelling house</p> <p>Dwelling unit</p> <p>Home based business (if not involving Industrial activities other than <i>minor industrial activities</i>)</p> <p>Residential care facility (if involving 10 bedrooms or less)</p> <p>Retirement facility (involving 10 bedrooms or less)</p>	<p>Dual occupancy*</p> <p>Residential care facility*</p> <p>Retirement facility*</p>

* other than as specified in column 1

(3) The purpose of the **Township Zone - Township Residential Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates low density residential living on large lots;
- (ii) protects the high level of residential amenity and privacy expected in the zone;

(b) **Land uses:**

- (i) predominantly consist of *Dwelling houses* and *Home based businesses*;
- (ii) include *Dual occupancies*, only where development:
 - (A) is consistent with the low density residential character of the zone;
 - (B) is located on large lots; and
 - (C) has the appearance of a single dwelling when viewed from the street;
- (iii) include small scale and low intensity *Residential care facility* (where involving 10 bedrooms or less) and *Retirement facility* (where involving 10 bedrooms or less) that:
 - (A) are compatible with the character of the zone;
 - (B) complements the height and scale of adjoining development; and
 - (C) are located in areas that are well serviced and are highly accessible;
- (iv) include small scale *community services activities* that meets the needs of nearby residents and where they do not compromise the amenity and character of the precinct;
- (v) does not include *commercial or industrial activities*;
- (vi) include:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.19.2.2 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct** to occur;
 - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.19.2.2 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct** to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity;
- (vii) where not listed in **Table 6.2.19.2.2 Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) **Character consists of:**

- (i) low density residential living on large lots;
- (ii) a low rise and low intensity residential setting that has a high level of amenity and privacy;

(d) **Built form:**

- (i) is small scale;
- (ii) is low-rise and compatible with the building height of nearby residential development;
- (iii) enhances the streetscape character of the area by setting buildings back from the street frontage;
- (iv) has a residential appearance and complements surrounding development;
- (v) where involving a *Residential care facility* and *Retirement facility*, are designed to ensure that the interface of the development with adjacent buildings are complementary in terms of height, scale and intensity;
- (vi) where involving *Dual occupancy* has the appearance of a single dwelling when viewed from the street;

(e) **Lot design:**

- (i) supports low density residential living on large lots;
- (ii) where outside a reticulated sewerage service catchment, provides sufficient area for onsite wastewater disposal; and
- (iii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

Table 6.2.19.2.2 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (on a 1,000m ² or greater lot where connected to the reticulated sewerage network, otherwise on a 4,000m ² or greater lot) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	<i>Dual occupancy</i> * <i>Residential care facility</i> * <i>Retirement facility</i> *
Community Services Activities	
<i>Child care centre</i> (where obtaining access from a higher order road) <i>Club</i> (if not involving a liquor licence) <i>Community care centre</i> <i>Community use</i> <i>Emergency services</i>	
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving <i>minor utility installation</i>)	<i>Major electricity infrastructure</i> *
Rural Activities	
<i>Animal keeping</i> (where low impact and small scale)	
Recreational Activities	
<i>Park</i>	
Tourism Activities	
<i>Short term accommodation</i> (where involving a holiday home)	

* other than as specified in column 1

6.2.19.3 Assessment Benchmarks

Table 6.2.19.3.1—Accepted and Assessable Development – Township Zone - Where no precinct applies

Performance Outcomes	Acceptable Outcomes								
Setbacks									
PO1 Building setbacks: (1) contribute to the streetscape character; (2) assist in the protection of the amenity of adjacent land in a residential zone; and (3) allow for access and landscaping around the building. <i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>	AO1 Building setbacks are as follows: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Setback</th> <th>Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for residential activities</td> <td>6m</td> </tr> <tr> <td>Street frontage for other uses</td> <td>0m (Maximum 1.5m)</td> </tr> <tr> <td>Side and rear</td> <td>Building Height Setback</td> </tr> </tbody> </table>	Setback	Minimum Distances Measured in Metres (m)	Street frontage for residential activities	6m	Street frontage for other uses	0m (Maximum 1.5m)	Side and rear	Building Height Setback
Setback	Minimum Distances Measured in Metres (m)								
Street frontage for residential activities	6m								
Street frontage for other uses	0m (Maximum 1.5m)								
Side and rear	Building Height Setback								

Performance Outcomes	Acceptable Outcomes		
	boundary	Up to 4.5m	1.5m
		For that part between 4.5m – 7.5m	2m
		For that part 6m exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m
<p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails</i></p>			
Height			
<p>PO2 Development is of a height that: (1) is low-rise; and (2) does not impact on the amenity of adjacent land in a residential zone.</p>	<p>AO2 Development height does not exceed 2 storeys and a maximum height of 8.5m.</p>		

Table 6.2.19.3.2 — Assessable Development – Township Zone - Where no precinct applies

Performance Outcomes	Acceptable Outcomes		
Built Form and Urban Design			
<p>PO1 Development presents an attractive frontage to all streets and public spaces and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances.</p>	<p>AO1.1 Buildings are designed to address the street and public spaces.</p>		
	<p>AO1.2 Buildings achieve visual interest through variation in: (1) colour, patterns, textures and building materials; and (2) parapet design or roof form.</p>		
	<p>AO1.3 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.</p>		
	<p>AO1.4 Building entrances are clearly visible from the street.</p>		
<p>PO2 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>		
<p>PO3 Buildings are designed to retain the historical or traditional rural village character by using design elements found in existing traditional buildings, including:</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>		

Performance Outcomes	Acceptable Outcomes
(1) similar roof form or parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) little to no front boundary setback.	
PO4 Development involving <i>commercial activities</i> and <i>community services activities</i> located along Leach Road in Tamborine, address and obtain access from Leach Road.	AO4 No Acceptable Outcome is prescribed.
Amenity	
PO5 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) land in an adjacent <i>residential zone</i> .	AO5 No Acceptable Outcome is prescribed.
PO6 Development: (1) does not detract from the amenity of adjoining land in a <i>residential zone</i> ; and (2) affords privacy to adjoining land in a <i>residential zone</i> .	AO6 Where adjoining land in a <i>residential zone</i> : (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i> .
Land Uses	
PO7 <i>Industrial activities</i> are of a low intensity and do not detract from the character and amenity of the <i>township</i> .	AO7 No Acceptable Outcome is prescribed
Reconfiguration of a Lot	
PO8 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.	AO8 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design .

Table 6.2.19.3.3—Accepted and Assessable Development - Township Zone - Township Residential Precinct

Performance Outcomes	Acceptable Outcomes
Setbacks	

Performance Outcomes	Acceptable Outcomes																
<p>PO1 Setbacks: (1) assist in the protection of the low density residential character of the zone; (2) contribute to streetscape character; (3) assist in the protection of residential amenity and privacy to adjoining premises; (4) minimise nuisance to adjoining residences; and (5) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th colspan="2" style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for residential activities</td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundaries</td> <th style="background-color: #d3d3d3;">Building Height</th> <th style="background-color: #d3d3d3;">Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage for residential activities	6m		Side and rear boundaries	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage for residential activities	6m																
Side and rear boundaries	Building Height	Setback															
	Up to 4.5m	1.5m															
	For that part between 4.5m – 7.5m	2m															
For that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m																
Height																	
<p>PO2 Development is of a height that: (1) is low rise; and (2) compatible with the height of nearby residential development.</p>	<p>AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																

Table 6.2.19.3.4—Assessable Development - Township Zone - Township Residential Precinct

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character of the zone through the use of: (1) similar design elements; (2) similar roof form and pitch; and (3) complementary materials, colours, patterns and textures.</p>	<p>AO1 No Acceptable Outcome is prescribed.</p>
Land Uses	
<p>PO2 Non-residential uses are: (1) small scale and of a low intensity; (2) do not detract from the amenity of <i>adjacent land</i> in a <i>residential zone</i>; and (3) wherever possible, are co-located with other non-residential activities in the zone.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development involving a <i>Dual occupancy</i>:</p>	<p>AO3.1 <i>Dual occupancy</i> is located on a lot 4000m² or greater.</p>

Performance Outcomes	Acceptable Outcomes
<p>(1) are located on large lots and has the appearance of a single dwelling when viewed from the street; and</p> <p>(2) is consistent with the low density residential character of the zone.</p>	<p>AO3.2 A <i>Dual occupancy</i> is sited and designed to give the appearance of a single dwelling when viewed from the street.</p> <p>AO3.3 The site cover of a <i>Dual occupancy</i> does not exceed 20% of the total site area or 700m² GFA, whichever is the lesser.</p>
Reconfiguration of a Lot	
<p>PO4 Reconfiguring a lot:</p> <p>(1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone;</p> <p>(2) facilitates low density residential living on large lots; and</p> <p>(3) where outside a reticulated sewerage service catchment, provides sufficient area for onsite wastewater disposal; and</p> <p>(4) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>