

Kerry Road Structure Plan

Attachment 7: Kerry Road Structure Plan

The Kerry Road Structure Plan prevails where any conflict with the *Beautesert Shire Planning Scheme 2007* arises. Where there is a conflict between Codes listed in the Kerry Road Structure Plan (and where not listed in the *Beautesert Shire Planning Scheme 2007*) the highest provision shall prevail.

Where there is a conflict between Codes in the *Beautesert Shire Planning Scheme 2007*, the following applies:

- (1) If in relation to Code-assessable development there is a difference between the Assessment Criteria of one Code and the Assessment Criteria of another Code, where the Codes—
 - (a) are not in the same Category of Assessment Criteria as specified in Column 3 in Table 1 (Planning Scheme Outcomes), the Assessment Criteria which are to prevail shall be resolved in accordance with subsection (2) unless the relevant assessment provisions in the Code provide otherwise; and
 - (b) are in the same Category of Assessment Criteria as specified in Column 3 in Table 1. (Planning Scheme Outcomes), the relevant Assessment Criteria in the Code which requires a higher numerical standard or level of provision shall prevail unless the relevant assessment provisions in the Code provide otherwise.
- (2) For the purposes of subsection (1)(a)—
 - (a) Zone Code prevails over—
 - i. an Overlay Code except that the Overlay Code shall prevail over the Zone Code where a higher numerical standard or level of provision is stated in the Overlay Code; and
 - ii. Use Code; and
 - iii. Work Code; and
 - iv. Reconfiguring a Lot Code; and
 - (b) an Overlay Code prevails over a Use Code, a Work Code and a Reconfiguring a Lot Code; and
 - (c) Reconfiguring a Lot Code prevails over a Use Code and a Work Code; and
 - (d) Use Code prevails over a Work Code.

Table 1: Planning Scheme Outcomes

Column 1 Applicable Area or Development	Column 2 Outcomes	Column 3 Assessment Criteria
Zones and Precincts	Overall Outcomes, Specific Outcomes and Probable Solutions for assessable development. Acceptable Solutions for Self-assessable development.	Zone Codes (Chapter 3).
Overlays	Overall Outcomes, Specific Outcomes and Probable Solutions for assessable development Acceptable Solutions for Self-assessable development	Overlay Codes (Chapter 4).

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

a) Precincts

The Precincts within the Kerry Road Structure Plan include the Residential Precinct and Open Space Precinct as shown on the Kerry Road Structure Plan (Dwg Reference: 22370-20) prepared by RPS and dated December 2012.

The intent of each Precinct is as follows:

- **Residential Precinct**

Development within the Residential Precinct creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density, sewerred, urban residential development and ancillary/associated uses.

Development provides for the creation and maintenance of a pleasant and safe living environment which promotes a high standard of amenity and is compatible with the predominant surrounding residential character.

The predominant form of development is detached houses, 1 or 2 storeys in height with a minimum lot size permitted of 450m². Overall, the Residential Precinct will generally aim to create an overall net development density (i.e. excluding open space, roads, associated infrastructure etc) of approximately 6 dwellings per hectare, in accordance with the Kerry Road Design Guidelines.

Building envelopes for houses on small lots (i.e. lots less than 600m²) are defined so that amenity impacts to nearby dwellings and their private open spaces are minimised, in terms of maintaining access to sunlight, daylight and privacy. The building envelopes also seek to increase safety from fire hazard, maximise private landscaped space for new houses and avoid overbearing development that would occur if the bulk and setbacks of houses were out of scale or character with houses on adjoining lots.

Other residential development such as medium density residential may also be appropriately located in the Residential Precinct to promote housing diversity. Such development will be at a scale and density commensurate with the detached residential nature of the Precinct.

- **Open Space Precinct**

Development within the Open Space Precinct is characterised by a range of local and district sized parkland suitable for both informal or non-organised forms of recreational activity and also the playing of various outdoor sporting pursuits where appropriate.

b) Definitions

Definitions within the Structure Plan area are those noted in Schedule 1 of the *Beaudesert Shire Plan 2007* except where varied as follows:

Dual Occupancy means premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.

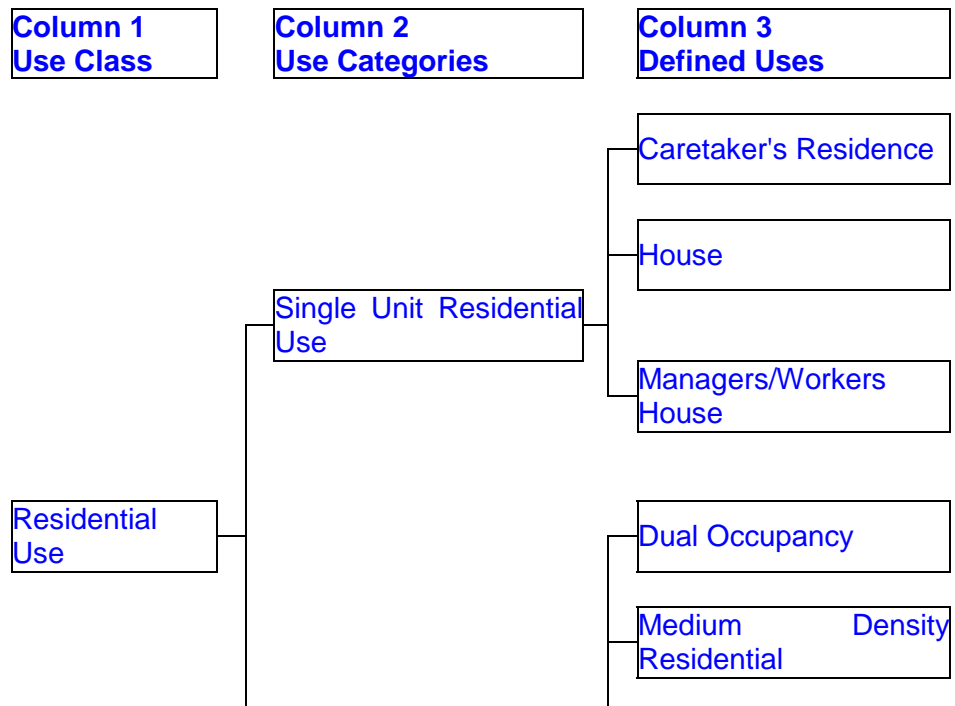
Note: The term does not include House or Medium Density Residential Development as defined herein.

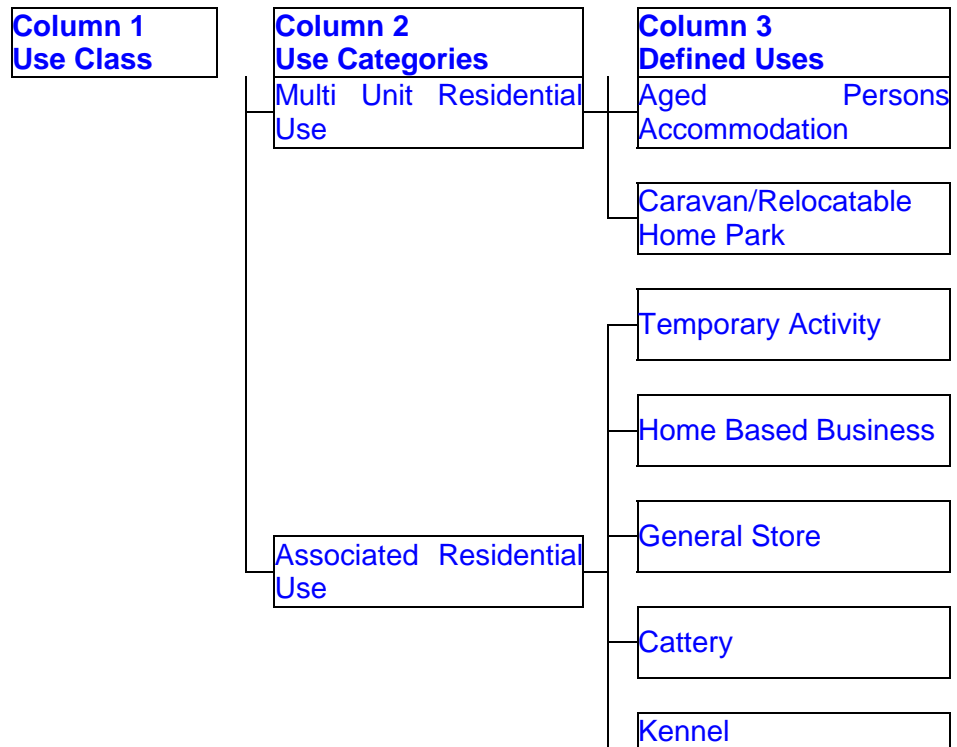
House means a dwelling unit, used for residential purposes, including the use of the premises for either long or short term accommodation.

The term also includes the following—
The care of up to 7 non-resident children on the site; and
The cultivation of any plant for the interest or enjoyment of the residents therein; and
The keeping of domestic animals that are incidental to the house; and
The parking of 1 heavy vehicle on an allotment less than 2 hectares in size, or 2 heavy vehicles on an allotment equal to or greater than 2 hectares in size.

Note: The term does not include Dual Occupancy or Medium Density Residential Development as defined herein.

Furthermore, Figure 1.2B under Schedule 1 - Dictionary, Part 2 has been adopted with the addition of the definition 'Dual Occupancy' to the 'Multi-Unit Residential Use' category as shown below:





Kerry Road Level of Assessment Table

The following Level of Assessment Table – Table 2 applies to both the Residential Precinct and Open Space Precinct under the Kerry Road Structure Plan (as shown on the Kerry Road Structure Plan, Dwg Reference: 22370-20) prepared by RPS and dated December 2012.

The Applicable Codes are those listed within Column 3 of the following Level of Assessment Table. The provisions of these codes apply except where varied by an approved development proposal plan, the Kerry Road Reconfiguring a Lot Code, the Kerry Road Dual Occupancy Code and/or the Kerry Road Design Guidelines.

Any uses not listed in the Table 2 and located within the Residential Precinct of the Kerry Road Structure Plan shall be considered as if the land was located in the Residential Precinct under the Beaudesert and Canungra Zone of the *Beaudesert Shire Planning Scheme 2007*.

Any uses not listed in Table 2 and located within the Open Space Precinct of the Kerry Road Structure Plan shall be considered as if the land was located in the Active Recreation Precinct under the Beaudesert and Canungra Zone of the *Beaudesert Shire Planning Scheme 2007*.

Table 2: Assessment Table for Material Change of Use

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Assessment Table for Material Change of Use		
Agriculture.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Countryside Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Emerging Community Precinct; or</p> <p>(c) Countryside Precinct; or</p> <p>(d) Active Recreation Precinct; or</p> <p>(e) Passive Recreation Precinct; or</p> <p>(f) Community Facilities Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p>
Animal Husbandry.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Countryside Precinct; or</p> <p>(c) Active Recreation Precinct; or</p> <p>(d) Passive Recreation Precinct; or</p> <p>(e) Community Facilities Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Rural Residential Precinct; or</p> <p>(b) Countryside Precinct; or</p> <p>(c) Active Recreation Precinct; or</p> <p>(d) Passive Recreation Precinct; or</p> <p>(e) Community Facilities Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Beaudesert and Canungra Townships Zone Code (section 3.6.8). Parking and Servicing Code (section 5.3.13).</p>
Bed and Breakfast.	<p>Self-assessable, if located in the Kerry Road Residential Precinct.</p>	<ul style="list-style-type: none"> Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
		<p>assessable. Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <ul style="list-style-type: none"> • Bed and Breakfast Code (section 5.2.2). • Advertising Devices Code (section 5.3.2). • Construction and Infrastructure Code (section 5.3.6) • Parking and Servicing Code (section 5.3.13). • Part E (Kerry Road Design Guidelines - Part 2.0) of the Kerry Road Structure Plan. •
Caravan/ Relocatable Home Park.	Code-assessable , if located in the Community Facilities Precinct.	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Caravan/Relocatable Home Park/Camping Ground Code (section 5.2.5).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Caretaker's Residence.	Self-assessable.	<p>Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable.</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Cattery.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Countryside Precinct. 	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8). Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscaping Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Child Care Facility.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Frame Precinct; or (b) Minor Convenience Centre Precinct; or (c) Community Facilities Precinct. 	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8). Child Care Facility Code (section 5.2.8). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Commercial Activity.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located— <ul style="list-style-type: none"> (i) on Lot 77 WD4386, Lot 138 WD4338 or Lot 5 RP217537; or (ii) in the— <ul style="list-style-type: none"> (A) Town Centre Core Precinct; or (B) Frame Precinct; or (C) Minor Convenience Centre Precinct; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only minor Building Work. <p>Code-assessable, if not Exempt and located in the—</p> <ul style="list-style-type: none"> (a) Town Centre Core Precinct; 	<p>If Exempt—None applicable. If Code-assessable— Beaudesert and Canungra Townships Zone Code (section 3.6.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	<p>or</p> <p>(b) Frame Precinct; or</p> <p>(c) Minor Convenience Centre Precinct; or</p> <p>(d) Industry Precinct and the use is associated with an industry use on the same lot.</p>	
Community Care Centre.	<p>Code-assessable, if—</p> <p>(a) located on Lot 100 RP910561; or</p> <p>(b) the use involves only a counselling / consulting function (no onsite accommodation) and is located in the—</p> <p>(i) Frame Precinct; or</p> <p>(ii) Community Facilities Precinct.</p>	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Convenience Restaurant.	<p>Code-assessable, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct.</p>	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Dual Occupancy.	<p>Code-assessable if on lots with a minimum lot size of 600m².</p> <p>Impact Assessable Otherwise.</p>	<p>Beaudesert and Canungra Townships Zone Code (Chapter 3, Part 6, Division 4)</p> <p>Part F (Kerry Road Dual Occupancy Code) of the Kerry Road Structure Plan</p> <p>Construction and Infrastructure Code (Chapter 5, Part 3, Division 3 or Section 3.5.6)</p> <p>Landscape Code (Chapter 5, Part 3, Division 4 or Section 5.3.10)</p> <p>Parking and Servicing Code (Chapter 5, Part 3, Division 5 or Section 5.3.13)</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
		Part G (Kerry Road Design Guidelines – Part 2.0) of the Kerry Road Structure Plan
Educational Establishment.	Code-assessable , if located in the Community Facilities Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Educational Establishment Code (section 5.2.17). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Equestrian Activities.	<p>Self-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Future Investigation Precinct; or</p> <p>(b) involves—</p> <p>(i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m²; or</p> <p>(ii) the keeping of any number of horses on a Lot with a minimum area of 10 hectares; or</p> <p>(iii) the use of a training track or arena (indoor or outdoor) on a Lot with a minimum area of 10 hectares.</p> <p>Code-assessable, if —</p> <p>(a) not Self-assessable; and</p> <p>(i) located in the —</p> <p>(A) Rural Residential Precinct; or</p> <p>(B) Countryside Precinct; and</p> <p>(ii) Involves the—</p> <p>(A) the keeping of between 5 and 10 horses on a Lot with an area between 8,000m²</p>	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Equestrian Activities Code (section 5.2.20).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	<p>and 10 hectares; or</p> <p>(B) the use of a training track or arena (indoor or outdoor) for up to 10 horses on a Lot with an area of more than 8,000m² but less than 10 hectares; or</p> <p>(C) the provision of sports fields or areas (indoor or outdoor) for equine based recreational or sporting pursuits on a Lot with an area greater than 8,000m² but less than 10 hectares; or</p> <p>(D) located in the Active Recreation Precinct, where the use involves the provision of sports fields or areas (indoor or outdoor) for equine based recreation or sporting pursuits on a Lot with an area greater than 8,000m² but less than 10 hectares.</p>	
Food Establishment/ Reception Centre.	<p>Exempt, if—</p> <p>(a) located in the Town Centre Core Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work; and</p> <p>(d) does not involve an extension to an outdoor eating area.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable— Beaudesert and Canungra Townships Zone Code (section 3.6.8). Food Premises Code (section 5.2.23). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	(b) Frame Precinct; or (c) Minor Convenience Centre Precinct.	Parking and Servicing Code (section 5.3.13).
Forestry.	Code-assessable , if located in the Countryside Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Forestry Code (section 5.2.26).
General Store.	Impact-assessable , if – (a) located in the Residential Precinct; or (b) located in the Rural Residential Precinct; or (c) located in the Kerry Road Residential Precinct.	If Impact-assessable – Beaudesert and Canungra Townships Zone Code (section 3.6.8). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Home Based Business.	Self-assessable , if a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 25m ² and is located in the Kerry Road Residential Precinct. Code-assessable , if not Self assessable and is— (a) a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business exceeds 25m ² but does not exceed 50m ² and located in the Kerry Road Residential Precinct; or (b) a category 2 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 50m ² and located in the Kerry Road Residential Precinct.	If Self-assessable or Code-assessable— <ul style="list-style-type: none"> • Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self assessable. Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development. • Home Based Business Code (section 5.2.29). • Advertising Devices Code (section 5.3.2). • Construction and Infrastructure Code (section 5.3.6). • Parking and Servicing Code (section 5.3.13). • Part E (Kerry Road Design Guidelines – Part 2.0) of the Kerry Road Structure Plan.
House.	Self-assessable , if located in the Kerry Road Residential Precinct; and access is via a constructed road;	If Self-assessable or Code-assessable: <ul style="list-style-type: none"> • Solutions S3.1, S3.2 and S3.3 of section 3.6.16,

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	<p>Code-assessable otherwise.</p>	<p>S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable.</p> <ul style="list-style-type: none"> • Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development. • House Code (section 5.2.35). • Construction and Infrastructure Code (section 5.3.6). • Parking and Servicing Code (section 5.3.13). • Part G (Kerry Road Design Guidelines – Part 2.0) of the Kerry Road Structure Plan.
<p>Indoor Sports, Recreation and Entertainment.</p>	<p>Exempt, if—</p> <p>(a) located—</p> <p>(i) on Lot 77 WD4386; or</p> <p>(ii) in the Active Recreation Precinct; or</p> <p>(iii) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and</p> <p>(b) does not involve fire arm activities; and</p> <p>(c) the gross floor area of the use does not exceed 150m².</p> <p>Code-assessable, if not Exempt and—</p> <p>(a) located in the Frame Precinct; or</p> <p>(b) located on—</p> <p>(i) Lot 112 RP32085, Lot 18 RP7563, Lots 11/17 RP7563, Lot 19 & 20 RP7563, Lot 4 SP121126 or Lot 2 RP7568; and</p> <p>(ii) the use is not for a theatre, cinema, amusement centre or firearm activities.</p>	<p>If Exempt—None applicable.</p> <p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Industry—General.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the Industry Precinct, and (b) does not involve Building Work or involves only minor Building Work; and (c) does not involve outdoor storage; and (d) is not located within 100 metres of land included in the— <ul style="list-style-type: none"> (i) Kerry Road Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct. <p>Code-assessable, if not Self-assessable and located in the Industry Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Industry—Low Impact/Service.	<p>Self assessable, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Frame Precinct; or (ii) Industry Precinct; or Community Facilities Precinct where located on Lot 32 SP113955; and (b) does not involve Building Work or involves only minor Building Work, and (c) does not involve outdoor storage; and (d) is not located within 100 metres of land in the— <ul style="list-style-type: none"> (i) Kerry Road Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) Rural Residential Precinct. <p>Code-assessable, if not Self-assessable and—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Frame Precinct; or (ii) Industry Precinct; or (iii) in association with the operation of the railway. 	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Intensive Agriculture.	Code-assessable , if located in the Countryside Precinct; and a wholesale plant nursery.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Intensive Agriculture Code (section 5.2.41). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Kennel.	Code-assessable , if— (a) located in the— (i) Rural Residential Precinct; or (ii) Countryside Precinct; and (b) the use involves the keeping of up to— (c) 5 dogs on a lot with a minimum area of 2 hectares; or (d) 10 dogs on a lot having a minimum area of 4 hectares.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Managers/ Workers House.	Code-assessable , if located in the Countryside Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Managers/Workers House Code (section 5.2.47). House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Market.	Code-assessable , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Active Recreation Precinct; or	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Market Code (section 5.2.50). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6).

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	(e) Passive Recreation Precinct on Lot 3 RP166161, Lot 4 RP166162 and Lot 2 RP144307. (f) Community Facilities Precinct; or	Parking and Servicing Code (section 5.3.13).
Medium Density Residential.	Code-assessable , where located on a lot with a minimum lot size of 900m ² . Impact-assessable otherwise.	<ul style="list-style-type: none"> • Beaudesert and Canungra Townships Zone Code (section 3.6.8). • Medium Density Residential Code (section 5.2.53). • Construction and Infrastructure Code (section 5.3.6). • Landscape Code (section 5.3.10). • Parking and Servicing Code (section 5.3.13). • Part G (Kerry Road Design Guidelines – Part 2.0) of the Kerry Road Structure Plan.
Motel.	Code-assessable , if located in the Frame Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Motel Code (section 5.2.56). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Outdoor Sports, Recreation and Entertainment.	Exempt , if— <ul style="list-style-type: none"> (a) located in the Active Recreation Precinct; and (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) does not involve motor sport, or firearm activities, a clubhouse or night lighting. Code-assessable , if not Exempt and—	If Exempt —None applicable. If Code-assessable — Beaudesert and Canungra Townships Zone Code (section 3.6.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	(a) located in the Residential Precinct, and (i) the development accords with an approved Master Plan as part of a development approval, and (ii) the use is not for a drive-in theatre, race track, golf course, golf driving range, motor sport or firearm activities.	5.3.10). Parking and Servicing Code (section 5.3.13).
Passenger Terminal.	Code-assessable , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Passenger Terminal Code (section 5.2.59). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Produce Store.	Code-assessable , if located in the— (a) Frame Precinct; or (b) Minor Convenience Centre Precinct at Canungra; or (c) Industry Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Public Park.	Exempt.	<ul style="list-style-type: none"> None applicable.
Public Worship.	Code-assessable , if located in the Community Facilities Precinct.	Beaudesert and Canungra Townships Zone Code (section 3.6.8). Public Worship Code (section 5.2.68). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
		5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Plant Nursery.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct. 	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>
Retail Showroom.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Town Centre Core Precinct; or (ii) Frame Precinct; or (iii) Minor Convenience Centre Precinct; or (iv) Industry Precinct where associated with an industry use on the same land and utilises a maximum of 35% of the gross floor area of the building that houses the industrial use; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only minor Building Work; and (d) does not involve outdoor storage or display areas. <p>Code-assessable, if not Exempt and located in the—</p> <ul style="list-style-type: none"> (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct where associated with an industry use on the same land and involves the display of machinery or vehicles. 	<p>If Exempt—None applicable. If Code-assessable— Beaudesert and Canungra Townships Zone Code (section 3.6.8). Retail Showroom Code (section 5.2.74). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Road.	Exempt.	None applicable.
Roadside Stall.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Countryside Precinct; and</p> <p>(b) the total floor area and display area is 5m² or less.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Countryside Precinct; and</p> <p>(b) the total floor area and display area is more than 5m² but not greater than 25m².</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Roadside Stall Code (section 5.2.77).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Service Station.	<p>Code-assessable, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct.</p>	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Service Station Code (section 5.2.80).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Shop.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Minor Convenience Centre Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Town Centre Core Precinct; or</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	<p>(ii) Minor Convenience Centre Precinct; and</p> <p>(b) the gross floor area of the development does not exceed—</p> <p>(i) 2,000m² in the Town Centre Core Precinct; or</p> <p>(ii) 800m² in the Frame Precinct; or</p> <p>(iii) 500m² in the Minor Convenience Centre Precinct.</p>	
Shopping Centre.	<p>Code-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Minor Convenience Centre Precinct; and</p> <p>(b) the gross floor area of the development does not exceed—</p> <p>(i) 2,000m² in the Town Centre Core Precinct; or</p> <p>(ii) 500m² in the Minor Convenience Centre Precinct.</p>	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Telecommunications Facility.	<p>Code-assessable, if located in the Industry Precinct; and not located within 200m of the—</p> <p>(a) Medium Density Residential Precinct; or</p> <p>(b) Kerry Road Residential Precinct; or</p> <p>(c) Rural Residential Precinct; or</p> <p>(d) Emerging Community Precinct; or</p> <p>(e) Community Facilities Precinct.</p>	Telecommunications Facility Code (section 5.2.86).
Temporary Estate Sales Office	Self-assessable , if located in the Kerry Road Residential Precinct.	<ul style="list-style-type: none"> Solutions S3.1, S3.2 and S3.3 of section 3.6.16, S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code where Self-assessable. Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
		<p>development.</p> <ul style="list-style-type: none"> • Temporary Estate Sales Office Code (section 5.2.89). • Advertising Devices Code (section 5.3.2). • Construction and Infrastructure Code (section 5.3.6). • Landscape Code (section 5.3.10). • Parking and Servicing Code (section 5.3.13). • Part E (Kerry Road Design Guidelines – Part 2.0) of the Kerry Road Structure Plan.
Tourist Cabins.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the Countryside Precinct; and (b) the development does not exceed 2 tourist cabins on the site. <p>Code-assessable, if not Self-assessable and—</p> <ul style="list-style-type: none"> (a) located in the Countryside Precinct; and (b) the development involves 3 to 6 tourist cabins on the site. 	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Tourist Cabins Code (section 5.2.95).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Tourist Facility.	<p>Code-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Minor Convenience Centre Precinct. 	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Truck Depot.	<p>Self-assessable, if involves the parking of—</p> <p>(a) up to 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct; or</p> <p>(b) up to 6 heavy vehicles on a lot located in the Industry Precinct.</p> <p>Code-assessable, if not Self-assessable and involves the parking of—</p> <p>(a) more than 6 heavy vehicles on a lot with a minimum area of 40 hectares and located in the Countryside Precinct; or</p> <p>(b) more than 6 heavy vehicles on a lot located in the Industry Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Truck Depot Code (section 5.2.101).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Utility—Local.	Exempt.	None applicable.
Utility—Major.	<p>Code-assessable, if—</p> <p>(a) located in the—</p> <p>(i) Industry Precinct; or</p> <p>(ii) Community Facilities Precinct; or</p> <p>(b) for a reservoir located in the—</p> <p>(i) Kerry Road Residential Precinct; or</p> <p>(ii) Rural Residential Precinct; or</p> <p>(iii) Emerging Community Precinct; or</p> <p>(iv) Countryside Precinct.</p>	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Utility-Major Code (section 5.2.104)</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Veterinary Surgery/ Hospital.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Frame Precinct; or</p> <p>(iii) Minor Convenience Centre Precinct; or</p> <p>(iv) Industry Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	(b) Frame Precinct; or (c) Industry Precinct; or (d) Minor Convenience Centre Precinct.	
Warehouse/ Storage Facility.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the Frame Precinct or the Industry Precinct, and (b) does not involve Building Work or involves only minor Building Work, and (c) does not involve outdoor storage, and (d) is not located within 100 metres of land included in the— <ul style="list-style-type: none"> (i) Kerry Road Residential Precinct; or (ii) Medium Density Residential Precinct; or (iii) the Rural Residential Precinct. <p>Code-assessable, if not Self-assessable and—</p> <ul style="list-style-type: none"> (a) located in the Frame Precinct; or (b) located in the Industry Precinct; or (c) where the use is in association with the operation of a railway. 	<p>If Self-assessable or Code-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	<p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Table 3 Assessment Table for Development not for a Material Change of Use

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Assessment Table for development not a Material Change of Use		
Building Work ¹ not associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .	<p>Exempt, if for an Exempt Fence.</p> <p>Self-assessable, if not Exempt.</p> <p>Code-assessable, if not Exempt or Self-assessable.</p>	<p>If Exempt—None applicable.</p> <p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.6.17 and S4.1, S4.2 and S4.3 of section 3.6.18 of the Beaudesert and Canungra Townships Zone Code.</p> <p>Construction and Infrastructure Code (section 5.3.6) if Building Work involving Filling, excavating or a retaining wall.</p>
Placing an Advertising Device not associated with a Material Change of Use.	<p>Exempt, if meets the criteria set out in Schedule 3 (Exempt Advertising Devices).</p> <p>Self-assessable, if a window sign in a business and industry area.</p> <p>Code-assessable, if not Exempt, Self-assessable or Impact-assessable.</p> <p>Impact-assessable, if a billboard which has a sign face with an area greater than 8m².</p>	<p>If Exempt—None applicable.</p> <p>If Self-assessable—</p> <p>Solutions S1.1, S47.1, S48.1, S49.1 and S49.2 of section 5.3.5 of the Advertising Devices Code.</p> <p>If Code-assessable or Impact-assessable—</p> <p>Beaudesert and Canungra Townships Zone Code (section 3.6.8).</p> <p>Advertising Devices Code (section 5.3.2).</p>
Reconfiguring a Lot	<p>Code-assessable where: Within the Residential Precinct under the Kerry Road Structure Plan.</p> <p>Impact Assessable otherwise.</p>	<ul style="list-style-type: none"> • Beaudesert & Canungra Townships Code. • Part E (Kerry Road Reconfiguration of a Lot Code) of the Kerry Road Structure Plan • Reconfiguring a Lot Code (Section 5.4.2).
Carrying out Operational Work for Reconfiguring a Lot	<p>Code-assessable.</p>	<ul style="list-style-type: none"> • Beaudesert and Canungra Townships Code (section 3.6.8). • Construction and Infrastructure Code (section 5.3.6). • Reconfiguring a Lot Code (section 5.4.2).

¹ A development application for Building Work which is required to be assessed against the *Standard Building Regulation 1993* is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a code assessable development application for Building Work is required to be assessed against the Planning Scheme.

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
Carrying out Operational Work being the construction of a crossover.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) concrete kerb and channel has been constructed along the road frontage of the lot; and (b) does not involve the crossing or interfering with a table drain. <p>Code-assessable if not Self-assessable.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Carrying out Operational Work being the construction of a driveway.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) located within an access easement; or (b) located in the access handle of a rear allotment; or (c) crosses a watercourse when providing access between the road and the building envelope or dwelling. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Carrying out Operational Work being the construction of a car park not associated with a Material Change of Use	<p>Code-assessable,</p>	<p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Filling or Excavation that is not associated with a Material Change of Use.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) for a dam ancillary to a Rural Use operating on the land; or (b) otherwise— <ul style="list-style-type: none"> (i) does not comprise more than 1,000m² in area; and (ii) does not exceed an average depth of 500 millimetres; and (iii) does not exceed a maximum depth of 800 millimetres; and (iv) does not involve earth batters with a slope greater than 1 in 8; and (v) does not interfere with the natural flow 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>

COLUMN 1 DEVELOPMENT	COLUMN 2 ASSESSMENT CATEGORY	COLUMN 3 APPLICABLE CODES
	<p>of stormwater; and</p> <p>(vi) not undertaken in a natural gully or overland flow path or below the adopted flood level; and</p> <p>(vii) not undertaken in a public utility easement or agreement; and</p> <p>(viii) not within 3 metres of an adjoining property; and</p> <p>(ix) involves fill material which is clean, dry, solid, inert material; and</p> <p>(x) not within 3 metres of a Local Government infrastructure item.</p> <p>Code Assessable if not Exempt</p>	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

- c) Development identified in Chapter 3, Part 6 Beaudesert and Canungra Townships Zone, Division 3: Table 3.6.7 - Consistent Development in the Beaudesert and Canungra Townships Zone is Consistent Development for all development in Kerry Road Structure Plan except where varied by Table 4 to include provisions for the definition 'Dual Occupancy' and modify Medium Density Residential as shown below:

Table 4 Consistent Development in the Kerry Road Structure Plan

Column 1 Development	Column 2 Consistent Development
Dual Occupancy	Where in the— i) Residential Precinct under the Kerry Road Structure Plan and on an allotment with a minimum lot size of 600m ²
Medium Density Residential	Where in the— i) Residential Precinct under the Kerry Road Structure Plan and on an allotment with a minimum of 900m ²

Assessment Provisions for Overlays

The Assessment Provisions for Overlays under Chapter 4 of the Beaudesert Shire Planning Scheme 2007 apply to all development outside an approved Building Envelope within Kerry Road Structure Plan as follows:

Table 5 Assessment Provision of Overlays Applicable to Kerry Road Structure Plan

Column 1 - Overlay	Column 2 - Overlay Maps	Column 3 - Assessment Criteria
Chapter 4, Part 4 Development Constraints	OV Maps 3.3A.	The Assessment Provisions applicable to development outside an approved building envelope triggered by the OV Map in Column 2 of this table includes the Assessment Table for Development Constraints Overlay (Table 4.4.4) and the Development Constraints Overlay Code (Table 4.4.8).
Chapter 4, Part 7 Catchment Management, Waterways and Wetlands Overlay	OV Map 6.1A	The Assessment Provisions applicable to development outside an approved building envelope triggered by the OV Map in Column 2 of this table includes the Assessment Table for Catchment Management, Waterways and Wetlands Overlay (Table 4.7.4) and the Catchment Management, Waterways and Wetlands Overlay Code (Table 4.7.5).

Assessment Criteria for Development of a Stated Purpose or of a Stated Type

The Codes for Development of a Stated Purpose or of a Stated Type under Chapter 5 of the *Beaudesert Shire Planning Scheme 2007*, except where varied below, applies to all development of a stated purpose or of a stated type within Kerry Road Structure Plan where applicable.

(a) Inclusion of Kerry Road Dual Occupancy Code and Kerry Road Reconfiguration of a Lot Code in Table 5.1.1

Table 5.1 Inclusion to Table 5.1.1 Codes for Development of a Stated Purpose or of a Stated Type

Column 1 Class of Codes	Column 2 Codes	Column 3 Section
Use Codes	Kerry Road Dual Occupancy Code	-
Reconfiguring a Lot Code	Kerry Road Reconfiguration of a Lot Code	-

d) Kerry Road Reconfiguring a Lot Code

The Reconfiguring a Lot Code under the *Beaudesert Shire Planning Scheme 2007* applies, except where varied as follows:

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

RECONFIGURING A LOT CODE	
SPECIFIC OUTCOME	PROBABLE SOLUTIONS
Lot Size	
<p>SO1 SO1 Development provides that Lot dimensions, shape and areas are in accordance with the standards in—</p> <p>a) Table 6 Lot Design Specifications for lots with a minimum of 600m²; or</p> <p>b) Table 7 Lot Design Specifications for lots between 450m² and 600m².</p>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development ensures that Lots have an appropriate area and dimensions (building area) for the siting and construction of potential Buildings, the provision of outdoor space, convenient vehicle access and parking.</p>	<p>S2.1 Where proposing lots less than 600m², building areas are to be shown within a nominated Building Envelope Plan, in accordance with the dimension standards in Table 7 Lot Design Specifications.</p> <p>The Building Envelope Plan is to be generally in accordance with <i>Planning Scheme Policy 1 (Building and Conservation Envelopes)</i> under the <i>Beaudesert Shire Planning Scheme 2007.</i></p>
<p>SO3 Development provides the surrounding areas with –</p> <p>a) a strong identity having regard to site characteristics, landmarks, views and places of environmental and cultural heritage significance;</p> <p>b) a legible street system and open space network; and</p> <p>c) a variety of lot sizes are provided to ensure housing choice.</p>	<p>S3.1 Development incorporates where relevant the design principles contained within the <i>Kerry Road Design Guidelines – Part 1.0</i></p>
Subdivision Design	
<p>SO9 Development provides the surrounding area with—</p> <p>a) a strong identity having regard to site characteristics, landmarks, views and places of environmental and cultural heritage significance;</p> <p>b) a legible street system and open space network; and</p> <p>c) a variety of lot sizes are provided to ensure housing choice.</p>	<p>S9.1 Development incorporates where relevant the design principles contained within the <i>Kerry Road Design Guidelines – Part 1.0.</i></p>

Table 6 – Lot Design Specifications for lots with a minimum of 600m ²									
Precinct	Lot Size	Minimum Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Residential – Kerry Road Structure Plan Area	>600m ²	18m	6m	22m	4:1	-	-	-	All lots are capable of containing a building envelope of 15 x 20m

Table 7 – Lot Design Specifications for lots between 450m ² and 600m ²									
Precinct	Lot Size	Minimum Frontage			Max Depth to Width Ratio	Rear Allotments			Qualifications
		Normal	Cul-de-sac	Corner Lot		Min Access Width	Max Access Length	Min Area Clear of Access	
Residential	<600m ²	10m	6m	14m	4:1	-	-	-	All lots are capable of containing a house where the walls of the house must be set back in accordance with the <i>Queensland Development Code as amended for lots 450² and under.</i>

e) Kerry Road Dual Occupancy Code

Purpose of the Dual Occupancy Code.

The overall outcomes for a Dual Occupancy are the purpose of the Dual Occupancy Code.

Overall outcomes for a Dual Occupancy

- (a) A Dual Occupancy contributes to the provision of a greater range of housing types for the community
- (b) A Dual Occupancy is developed on a single allotment serviced with an appropriate standard of infrastructure.

- (c) A Dual Occupancy protects and enhances the residential amenity and character of adjoining and nearby lots.
- (d) A Dual Occupancy is consistent with the desired character of the Kerry Road Design Guidelines – Part 2.0.

Specific Outcomes and Prescribed Solutions for a Dual Occupancy

Table 6 (Specific Outcomes and Prescribed Solutions for a Dual Occupancy) identifies in—

- (a) Column 1, the specific outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the acceptable solutions in respect of which code-assessable and impact-assessable development is to be assessed and the probable solutions in respect of which assessable development is to be assessed.

Table 6 Specific Outcomes and Prescribed Solutions for a Dual Occupancy	
Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if self-assessable Probable Solutions – if Code assessable
Site Area and Density	
SO1 The site must have sufficient area to accommodate the building and associated parking, landscape and setbacks.	S1.1 The site contains a maximum of 2 dwellings per lot. S1.2 The minimum site area is 600m ² and minimum frontage is 18m.
Building Height	
SO2 Development is of a height and scale that is consistent with the amenity and character of the surrounding area and does not adversely affect the amenity of adjoining premises.	S2.1 Development ensures that the maximum height of buildings and structures is- (a) 8.5 metres above natural ground level
Building Setback and Site Coverage	
SO3 Development is designed, sited and located so as to contribute to an aesthetically pleasing streetscape consistent with a country town where the built form is neither bulky nor visually intrusive.	S3.1 Development ensures that buildings— (a) are setback a minimum of 4.5 metres from the primary street frontage which provides vehicular access to the development; and (b) are setback a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and (c) are setback a minimum of 2.0 metres from a side and rear boundary to the outermost projection of the building. S3.2 The maximum site coverage is 50%.

Table 6 Specific Outcomes and Prescribed Solutions for a Dual Occupancy

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if self-assessable Probable Solutions – if Code assessable
Building Appearance	
<p>SO4 In order to achieve variation in Dual Occupancies, buildings must be designed to:</p> <ul style="list-style-type: none"> (a) Add visual interest to the streetscape. (b) Avoid stark or austere appearance. (c) Provide differentiation between dwellings by means of articulation. 	<p>S4.1 Development is designed to—</p> <ul style="list-style-type: none"> (a) provide visual interest through the use of varying building colour and materials, architectural design, landscape elements, pavement treatments, changes in roof form and pitch; (b) provide for roofed verandas or eaves; (c) ensure car ports and garages are visually compatible with, and subordinate to, the building form and appearance. <p>S4.2 Building design of the development differs from other approved or existing Dual Occupancies in the same street or immediate area.</p> <p>S4.3 Building materials, patterns, textures and colours are complementary to those of adjoining dwellings.</p> <p>S4.4 Facades on corner lots shall not be blank and are to incorporate windows, balcony / verandah or doors, with a variation in colours and materials.</p> <p>S4.5 Visual relief is provided by driveway pavement treatments and landscape elements.</p> <p>S4.6 Where on an allotment containing two (2) frontages, the development must address each separate road frontage.</p> <p>S4.7 Development provides—</p> <ul style="list-style-type: none"> (a) a communal driveway to the Dual Occupancy; or (b) a separate driveway to each dwelling unit where development is located on a corner lot and both dwelling units address different street frontages

Table 6 Specific Outcomes and Prescribed Solutions for a Dual Occupancy	
Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if self-assessable Probable Solutions – if Code assessable
<p>SO5 The building design must incorporate articulation of roofs and building footprints to:</p> <ul style="list-style-type: none"> (a) Add visual interest to the streetscape. (b) Provide differentiation between buildings by means of articulation. (c) Maximise the amenity of adjoining residences. 	<p>S5.1 The length of wall in any one place does not exceed 12 metres without being articulated.</p> <p>S5.2 A variety of building materials and colours are utilised so that development design does not incorporate a mirror image design</p>
<p>SO6 The building must be oriented to the street to facilitate casual surveillance of the street and provide visual interest.</p>	<p>S6.1 The building has windows and / or balconies facing the street.</p> <p>S6.2 The building has an entry visible from the street.</p>
<p>SO7 Development does not have an adverse effect on the visual and acoustic amenity and privacy of the surrounding area.</p>	<p>S7.1 Development prevents overlooking of the main internal living areas of dwellings on nearby allotments through measures such as-</p> <ul style="list-style-type: none"> (a) offsetting the development from the adjacent dwelling by a distance sufficient to limit views into the adjacent windows; or (b) incorporating sill heights a minimum of 1.5m above floor level; or (c) utilising screening devices, such as fixed frosted or textured glazing, for any part of the window below 1.5m above floor level; or (d) providing fixed external screens. <p>S7.2 Development provides that an unscreened window is located a minimum distance from a side or rear boundary of 2 metres at ground level.</p> <p>S7.3 When there is a direct view into the private open space of an adjoining dwelling from windows, landing stairs, decks, balconies, this view is obscured or screened by</p> <ul style="list-style-type: none"> (a) providing screening devices; or (b) existing or new planted landscaping that will achieve a minimum of 2m or greater in height at maturity.

Table 6 Specific Outcomes and Prescribed Solutions for a Dual Occupancy

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if self-assessable Probable Solutions – if Code assessable
	S7.4 Car accommodation does not occupy more than 40% of the street frontage.
Private Open Space	
S05 All dwellings must be provided with sufficient reasonable outdoor private recreation space.	S5.1 The private open space is- (a) at least 15% of the site area or 50m ² , whichever is greater, for each dwelling unit; (b) is located at the side or rear of the development; and (c) is directly accessible from the living room. S5.2 The private open space has a maximum gradient not exceeding one in ten. S5.3 Development ensures that sunlight to the ground-level private open space of an adjacent development is not reduced— (a) by more than 20%; or (b) to less than 4 hours between 9.00am and 3.00pm on 21 June.
Fencing	
S012 Buildings and landscape treatments must be designed to assist in crime prevention.	S12.1 All frontage fencing shall be a maximum of 1.2 metres in height. Fencing to the primary road frontage shall be a minimum of 50% transparent. S12.2 Lots with a secondary road frontage shall have fences set back 1 metre from the boundary to incorporate landscape indents of 1 metre width and length for every 3 metres of frontage and shall be 30% transparent. S12.3 All lots adjoining public open spaces shall have fencing of an open style with a minimum of 50% transparency and a minimum height of 1.2 metres and a maximum height of 1.8 metres.

Table 6 Specific Outcomes and Prescribed Solutions for a Dual Occupancy	
Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if self-assessable Probable Solutions – if Code assessable
Services	
SO13 Services facilities are provided to meet the needs of residents and are sited and designed in an unobtrusive and convenient manner.	S13.1 Service facilities include : (a) open air clothes drying facilities with a minimum of 10m ² that is screened from view from the street and internal driveways; and (b) screens air conditioning equipment from view from— (i) the street; and (ii) neighbouring properties; and (iii) internal driveways; and (c) waste and recycling bin storage areas that are located for convenient use and collection and area completely screened from the public view; and (d) Any rainwater tanks located between the building line and street frontage are located underground.

f) Kerry Road Design Guidelines

1.0 (Reconfiguration of a Lot)

Density

A variety of housing options will be delivered to cater for a range of family structures, budgets and socio economic groups.

The dwelling density will be a minimum of six (6) dwellings per hectare based on the following calculation methodology:

Total Site Area less Total Area of Regional Open Space less Total Area of Trunk Road (Trunk Collector +) = Nett Developable Area divided by Total number of dwellings = density per hectare

- Residential Lots are to be a minimum of 450m², with a minimum 15m frontage.
- Residential Lots less than 600m² are to be located within 200m of a local active recreation space and/or visual amenity.
- Residential Lots are to be a maximum of 1500m² with a maximum 30m frontage.

Open Space

Open space will be accessible, distributed and appropriately sized. A variety of parks shall be provided in accordance with the Council network strategy.

- Parkland shall be provided at a minimum rate of 0.75ha per 1000 people.
- Local active parks are to be central and accessible, or adjacent to a linear park.
- Local parks should be a regular shape and of sufficient dimensions to achieve their role in the Council park network. The minimum dimension of any part of the park should not be less than 10m,
- Linear parks should be co-located with waterway corridors where possible, and support broader Council pedestrian and cycleway connectivity objectives.
- Linear parks are to have a minimum dimension of 15m, but may be reduced to 10m for short distances in response to physical conditions.
- Open space should also be designed, provided and embellished generally in accordance an Infrastructure Agreement between the Developer and Council.

Access & Connectivity

The development street pattern will be effective and efficient, providing access to amenity, legibility and permeability.

The following criteria must be met:

- 50% of all park frontages must be esplanade road,
- Cul-de-sacs may be used where they do not adversely impact pedestrian permeability,
- The street network must have a functional hierarchy based on Complete Streets,
- The street pattern will be based on a perpendicular format, where possible, reflecting the suburban rural character of Beaudesert,
- Multiple access routes points are required to residential precincts of greater than 75 dwellings to facilitate the dispersion of vehicular traffic,
- Block lengths must not exceed 150m, and should be orientated to maximise north-south lot orientation where possible.

Streetscape

Development results in well designed streets supporting walkable communities; streets are attractive and vital, forming liveable and identifiable places; design of streets provides safe and environmentally healthy environments; streets are cost effective and support affordable living.

Street design is appropriate to the functions of the street and incorporates the following:

- property access,
- parking,
- provision for utilities and services,
- biodiversity,
- placemaking, and
- movement.

Street design contributes to placemaking through:

- Detailed design which includes footpaths, trees and plantings, kerbs, lighting and other elements that collectively contribute to a quality public realm and streetscape; and
- Appropriate scale and form to the existing or expected neighbouring buildings.

Safety and convenience of street users is maximised through street design.

Streets are cost effective to build and maintain, including carriageways of a minimum comfortable width to allow for sufficient on-street parking and efficient vehicle passing.

2.0 (Material Change of Use)

Density

- Medium Density Residential and Dual Occupancy is to be located on Lots where a minimum of 600m² with a 18m minimum frontage.
- Medium Density Residential must not sit within a 75m radius of another existing or approved multi-family dwelling, and must be placed on corner allotments.
- Medium Density Residential will be located within 200m of a local active recreation space and/or passive open space.

Access and Connectivity

- 90% of dwellings must be within 400m of an existing or planned public transport node.
- 90% of dwellings must be within 400m of a local active recreation space.

Streetscape

- Streetscape outcomes within the Kerry Road Structure Plan area should be varied and responsive. Garages will not dominate the streetscape and density should be dispersed.
- Dwellings are to comply with the following extraordinary setback standards:
 - Minimum 3.0m front setbacks on lots less than 600m², and minimum 4.5 front setbacks on lots with a minimum of 600m² are available to promote variety in the streetscape.
 - No more than three (3) houses in a sequence will be positioned on the same setback. Where a setback variation is required the difference is a minimum of 0.5m.
 - All garages shall be setback a minimum of 6.0m from the front boundary, and must be setback behind the balance building line by a minimum 0.5m.
 - All greater than 600m² must have one 2m side setback and one 3m side setback and rear setbacks in accordance with the *Queensland Development Code as amended*.
 - Any lots less than 600m² must have, as a minimum, one 2m side setback and one 1m side setback and rear setbacks in accordance with the *Queensland Development Code as amended*.

- Dwellings shall be restricted to a maximum height of 2 storeys and be contained within an 8.5m high envelope. Building footprints are not to exceed 50% of the site area
- Zero side setbacks are will not be approved.
- Garages should be located on the southern or western boundary where possible.
- Private open space shall be located in the most solar effective position on-site, and have a minimum area of 50sq.m and minimum dimension of 4m.

Built Form Character

Built form within the Kerry Road Structure Plan area should reflect the suburban rural character of Beaudesert.

Character Controls are to be included with each Reconfiguration Application. They are to control built form elements which include but are not limited to:

- A front porch/verandah is mandatory on all lots, it must extend for half of the front facade, excluding the garage, with a minimum depth of 1.5m.
- Verandah posts must be a minimum dimension of 125mm x 125mm,
- Garages or car accommodation must not exceed 40% of the street frontage.
- Front fencing is permissible but must not exceed 1.2m in height.
- Rear fencing must not address an Access or Collector Street.

g) Kerry Road Structure Plan (Dwg Ref: 22370-20 December 2012)



PROJECT TITLE	KERRY ROAD REDEVELOPMENT
DRAWING TITLE	PROPOSED STRUCTURE PLAN
BASE PROVIDED BY	N/A
SCALE	1:500 S:1
DESIGN	DP
DRAWN	DP
DATE	11/01/14
CHECKED	CH
DRAWING NO.	KERRY_PLAN_STRUCT_01
SHEET NO.	21 OF 21

NO	DATE	REVISION	BY



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- LEGEND**
- SITE BOUNDARY / STAGING BOUNDARY
 - CURVAETRE BOUNDARIES
 - RESIDENTIAL PRECINCT
 - OPEN SPACE PRECINCT
 - MAJOR CONNECTOR ROADS
 - 40M RADIUS FROM STRUCTURED PARKS

