

## Part 2 Mt Lindesay Corridor Zone

### Division 1 Preliminary

#### 3.2.1 Application of Assessment Provisions

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

**Table 3.2.1 Mt Lindesay Corridor Zone and Precincts**

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

#### 3.2.2 Structure of Assessment Provisions

Part 2 (Mt Lindesay Corridor Zone) comprises—

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

## Division 2 Assessment Tables

### 3.2.3 Interpretation of Assessment Tables

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

- (a) a development specified in column 1 of an Assessment Table that is specified as Self-assessable in column 2 of an Assessment Table, is Code-assessable if the development does not comply with the Acceptable Solutions of the applicable Code, unless otherwise provided in the Assessment Tables; and
- (b) a development specified in column 1 of an Assessment Table that does not meet the specified circumstances in column 2 of an Assessment Table, is Impact-assessable unless otherwise provided in the Assessment Tables; and
- (c) the Assessment Category specified in column 2 of an Assessment Table does not apply where—
  - (i) State legislation specifies a different Assessment Category which cannot be varied by the Planning Scheme<sup>7</sup>; or
  - (ii) subject to paragraph (i), a higher Assessment Category is specified in an Assessment Table for an Overlay applicable to the development; or
  - (iii) subject to paragraph (i), a lower Assessment Category is specified in an Assessment Table for an Overlay applicable to the development and the provisions applicable to the Assessment Table for the Overlay expressly provide that a lower Assessment

<sup>7</sup> The Assessment Category specified in the Assessment Tables may be affected by Schedule 8 (Assessable development and Self-assessable development) of the Integrated Planning Act 1997 and Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan. Under section 1.1.7 only land within the Urban Footprint is Zoned for an Urban Purpose for purposes of Division 2 of the regulatory provisions of the SEQ Regional Plan.

Category is to apply to the development in accordance with section 1.4.6(2) (Relationship between Assessment Categories in Assessment Tables); and

- (d) the Assessment Criteria specified in column 3 of an Assessment Table also includes—
  - (i) the Assessment Criteria specified in an Assessment Table for an Overlay applicable to the development; and
  - (ii) in the case of Code-assessable development, the Assessment Criteria specified in section 3.5.4 (Code assessment) of the *Integrated Planning Act 1997*; and
  - (iii) in the case of Impact-assessable development, the Assessment Criteria specified in section 3.5.5 (Impact assessment) of the *Integrated Planning Act 1997*; and
- (e) a reference in column 3 of an Assessment Table to a Code includes all the provisions of the Code (unless otherwise specified) notwithstanding that the section referred to in column 3 of an Assessment Table only refers to the first provision of the Code.

### 3.2.4 Assessment Table for Material Change of Use

Table 3.2.4 (Assessment Table for Material Change of Use in the Mt Lindesay Corridor Zone) identifies the development for a Material Change of Use in column 1<sup>8</sup> which is subject to the level of assessment in column 2<sup>9</sup> in respect of the Assessment Criteria in column 3<sup>10</sup>.

**Table 3.2.4 Assessment Table for Material Change of Use in the Mt Lindesay Corridor Zone<sup>11</sup>**

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Agriculture.	<b>Exempt</b> , if on a lot with a minimum area of 8,000m <sup>2</sup> located in the— (a) Park Living Precinct; or	If <b>Exempt</b> —None applicable. If <b>Code-assessable</b> —

<sup>8</sup> See section 1.1 (Defined Uses) in Schedule 1 (Dictionary) and Section 1.3.5 Material Change of Use and Associated Work).

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

<sup>10</sup> See section 1.2.11 (Assessment Criteria).

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

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(b) Rural Residential Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct. <b>Code-assessable</b> , if located in the— (a) Active Recreation Precinct; or (b) Passive Recreation Precinct; or (c) Community Facilities Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8).
Animal Husbandry.	<b>Exempt</b> , if on a lot with a minimum area of 8,000m <sup>2</sup> located in the— (a) Park Living Precinct; or (b) Rural Residential Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct; or (e) Active Recreation Precinct; or (f) Passive Recreation Precinct; or (g) Community Facilities Precinct. <b>Code-assessable</b> , if not Exempt and located in the— (a) Rural Residential Precinct; or (b) Future Investigation Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Passive Recreation Precinct; or Community Facilities Precinct.	If <b>Exempt</b> —None applicable. If <b>Code-assessable</b> — Mt Lindesay Corridor Zone Code (section 3.2.8). Parking and Servicing Code (section 5.3.13).
Bed and Breakfast.	<b>Self-assessable</b> , if located in the Countryside Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development. Bed and Breakfast Code (section 5.2.2). Advertising Devices Code (section 5.3.2).

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Caretaker's Residence.	<b>Self-assessable</b> , if not located in the Conservation Precinct.	Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where Self-assessable. Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development. House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Cattery.	<b>Code-assessable</b> , if located in the— (a) Rural Residential Precinct; or (b) Countryside Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Child Care Facility.	<b>Code-assessable</b> , if located in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Community Facilities Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). 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).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Commercial Activity.	<p><b>Exempt</b>, if—</p> <p>(a) located in the—</p> <p>(i) Town Centre Core Precinct; or</p> <p>(ii) Frame Precinct; or</p> <p>(iii) Mixed Use Precinct; and</p> <p>(b) does not involve the reuse of a House; and</p> <p>(c) does not involve Building Work or involves only minor Building Work.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Mixed Use Precinct; or</p> <p>(d) Industry Precinct and the use is associated with an industry use on the same land.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Community Care Centre.	<p><b>Code-assessable</b> —</p> <p>(a) located in the Active Recreation Precinct on Lot 1 SP133557; 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) Mixed Use Precinct; or</p> <p>(iii) Community Facilities Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Convenience Restaurant.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Mixed Use Precinct; or</p> <p>Minor Convenience Centre Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Equestrian Activities.	<p><b>Self-assessable</b>, if—</p> <p>(a) Located in the—</p> <p>(i) Rural Residential Precinct; or</p> <p>(ii) Future Investigation Precinct; or</p> <p>(iii) Countryside Precinct; and</p> <p>(b) involves—</p> <p>(i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m<sup>2</sup>; 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><b>Code-assessable</b>, if —</p> <p>(a) not Self-assessable; and</p> <p>(i) located in the —</p> <p>(A) Rural Residential Precinct; or</p> <p>(B) Future Investigation Precinct; or</p> <p>(C) Countryside Precinct; and</p> <p>(ii) Involves the—</p> <p>(A) the keeping of between 5 and 10 horses on a Lot with an area between 8,000m<sup>2</sup> 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</p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Equestrian Activities Code (section 5.2.20).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

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	<p>more than 8,000m<sup>2</sup> 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 8,000m<sup>2</sup> but less than 10 hectares; or</p> <p>(b) located in the Active Recreation Precinct, where the use involves the provision of sports fields or areas (indoor or outdoor) for equine based recreation or sporting pursuits on a Lot with an area greater than 8,000m<sup>2</sup> but less than 10 hectares.</p>	
Food Establishment/ Reception Centre.	<p><b>Exempt</b>, 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><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Mixed Use Precinct; or</p> <p>(c) Active Recreation Precinct being Lot 1 SP 133557.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Forestry.	<p><b>Code-assessable</b>, if located in the—</p> <p>(a) Future Investigation Precinct; or</p> <p>(b) Countryside Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Forestry Code (section 5.2.26).</p>



Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Home Based Business.	<p><b>Self-assessable</b>, if a category 1 Home Based Business with a use area that does not exceed 25m<sup>2</sup> and located in the—</p> <ul style="list-style-type: none"> <li>(a) Residential Precinct; or</li> <li>(b) Park Living Precinct; or</li> <li>(c) Rural Residential Precinct; or</li> <li>(d) Emerging Community Precinct; or</li> <li>(e) Future Investigation Precinct; or</li> <li>(f) Countryside Precinct.</li> </ul> <p><b>Code-assessable</b>, if not Self-assessable and is—</p> <ul style="list-style-type: none"> <li>(a) a category 1 Home Based Business with a use area that exceeds 25m<sup>2</sup> but does not exceed 50m<sup>2</sup> located in the— <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Park Living Precinct; or</li> <li>(iii) Rural Residential Precinct; or</li> <li>(iv) Future Investigation Precinct; or</li> <li>(v) Countryside Precinct; or</li> </ul> </li> <li>(b) a category 2 Home Based Business with a use area that does not exceed 50m<sup>2</sup> and located in the— <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Park Living Precinct; or</li> <li>(iii) Rural Residential Precinct; or</li> <li>(iv) Emerging Community Precinct; or</li> <li>(v) Future Investigation Precinct; or</li> <li>(vi) Countryside Precinct.</li> </ul> </li> </ul>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where self assessable.</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Home Based Business Code (section 5.2.29).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Hotel/Club.	<p><b>Code-assessable</b>, if located in the Active Recreation Precinct on Lot 1 SP133557.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		<p>Specific Outcomes S03 to S08 Food Premises Code (section 5.2.23)</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
House.	<p><b>Self-assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct with a minimum lot size of 2,000m<sup>2</sup>; or</p> <p>(iii) Rural Residential Precinct with a minimum lot size of 2,000m<sup>2</sup>; or</p> <p>(iv) Future Investigation Precinct with a minimum lot size of 2,000m<sup>2</sup>; or</p> <p>(v) Countryside Precinct with a minimum lot size of 2,000m<sup>2</sup>; and</p> <p>(b) access is via a constructed road; and</p> <p>(c) where involving a secondary dwelling the gross floor area of the secondary dwelling does not exceed 100m<sup>2</sup> and is located within 20 metres of the house.</p> <p><b>Code-assessable</b>, if not Self-assessable and located in the—</p> <p>(a) Residential Precinct; or</p> <p>(b) Park Living Precinct; or</p> <p>(c) Rural Residential Precinct; or</p> <p>(d) Future Investigation Precinct; or</p> <p>(e) Countryside Precinct.</p>	<p><b>If Self-assessable or Code-assessable—</b></p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where self assessable.</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Indoor Sports, Recreation and Entertainment.	<p><b>Exempt</b>, if—</p> <p>(a) located in the Active Recreation Precinct; or</p> <p>(b) on a lot identified in Schedule 2 (Land</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Self-assessable or Code-assessable—</b></p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>Identified for Community Facilities); and</p> <p>(c) does not involve fire arm activities; and</p> <p>(d) the gross floor area of the use does not exceed 150m<sup>2</sup>.</p> <p><b>Self-assessable</b>, if—</p> <p>(a) located in the Industry Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work; and</p> <p>(c) the use is for an indoor sports centre or gymnasium.</p> <p><b>Code-assessable</b>, if not Exempt or Self-assessable and located in the—</p> <p>(a) Town Centre Core Precinct and the use is for a theatre; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Mixed Use Precinct; or</p> <p>(d) Industry Precinct and the use is for an indoor sports centre or gymnasium; or</p> <p>(e) Active Recreation Precinct on Lot 1 SP133557 or Lot 32 RP158248.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Industry—General.	<p><b>Self-assessable</b>, if—</p> <p>(a) located in the Industry Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work; and</p> <p>(c) does not involve outdoor storage; and</p> <p>(d) is not located within 100 metres of land in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct; or</p> <p>(iii) Rural Residential Precinct.</p> <p><b>Code-assessable</b>, if not Self-assessable and in the Industry Precinct.</p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Industry—Low Impact/Service.	<p><b>Self-assessable</b>, if—</p> <ul style="list-style-type: none"> <li>(a) located in the— <ul style="list-style-type: none"> <li>(i) Industry Precinct; or</li> <li>(ii) Mixed Use Precinct; and</li> </ul> </li> <li>(b) does not involve Building Work or involves only minor Building Work; and</li> <li>(c) does not involve outdoor storage; and</li> <li>(d) is not located within 100 metres of land in the— <ul style="list-style-type: none"> <li>(i) Residential Precinct; or</li> <li>(ii) Park Living Precinct; or</li> <li>(iii) Rural Residential Precinct.</li> </ul> </li> </ul> <p><b>Code-assessable</b>, if not Self-assessable and located in the—</p> <ul style="list-style-type: none"> <li>(a) Industry Precinct; or</li> <li>(b) Mixed Use Precinct.</li> </ul>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Intensive Agriculture.	<p><b>Code-assessable</b>, if the use is a wholesale plant nursery and located in the—</p> <ul style="list-style-type: none"> <li>(a) Future Investigation Precinct; or</li> <li>(b) Countryside Precinct.</li> </ul>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Intensive Agriculture Code (section 5.2.41).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Kennel.	<p><b>Code-assessable</b>, if—</p> <ul style="list-style-type: none"> <li>(a) located in the— <ul style="list-style-type: none"> <li>(i) Rural Residential Precinct; or</li> <li>(ii) Future Investigation Precinct; or</li> <li>(iii) Countryside Precinct; and</li> </ul> </li> <li>(b) the use involves the keeping of up to— <ul style="list-style-type: none"> <li>(i) 5 dogs on a lot with a minimum area of 2 hectares; or</li> </ul> </li> </ul>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Kennel and Cattery Code (section 5.2.44).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(ii) 10 dogs on a lot with a minimum area of 4 hectares.	
Managers/ Workers House.	<b>Code-assessable</b> , if located in the Countryside Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). Managers/Workers House Code (section 5.2.47). House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Market.	<b>Code-assessable</b> , if located in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). Market Code (section 5.2.50). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Motel.	<b>Code-assessable</b> , if located in the— (a) Frame Precinct; or (b) Mixed Use Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). Motel Code (section 5.2.56). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Outdoor Sports, Recreation and Entertainment.	<b>Exempt</b> , if— (a) located in the Active Recreation Precinct; and (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) does not involve motor sport, fire arm activities, a clubhouse or night lighting.	If <b>Exempt</b> —None applicable. If <b>Code-assessable</b> — Mt Lindesay Corridor Zone Code (section 3.2.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2).

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<b>Code-assessable</b> , if— <ul style="list-style-type: none"> <li>(a) not Exempt and located in the Active Recreation Precinct; or</li> <li>(b) located in the Passive Recreation Precinct on Lot 83 RP845844; or</li> <li>(c) located in the Future Investigation Precinct where adjoining Lot 83 RP845844 to the south; or</li> <li>(d) in the Emerging Community Precinct where adjoining Lot 32 RP158248 to the west.</li> </ul>	Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Passenger Terminal.	<b>Code-assessable</b> , if located in the— <ul style="list-style-type: none"> <li>(a) Town Centre Core Precinct; or</li> <li>(b) Frame Precinct; or</li> <li>(c) Mixed Use Precinct.</li> </ul>	Mt Lindesay Corridor Zone Code (section 3.2.8). 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.	<b>Code-assessable</b> , if located in the Industry Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Public Park.	<b>Exempt.</b>	None applicable.
Retail Plant Nursery.	<b>Code-assessable</b> , if located in the— <ul style="list-style-type: none"> <li>(a) Town Centre Core Precinct; or</li> <li>(b) Frame Precinct; or</li> <li>(c) Mixed Use Precinct; or</li> </ul>	Mt Lindesay Corridor Zone Code (section 3.2.8). Produce Store/Retail Plant Nursery Code (section 5.2.65).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(d) Minor Convenience Centre Precinct.	Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Showroom.	<p><b>Exempt</b>, if—</p> <p>(a) located in the—</p> <p>(i) Frame Precinct; or</p> <p>(ii) Mixed Use Precinct; or</p> <p>(iii) Industry Precinct where associated with an industry use on the same land and utilises a maximum of 35% of the gross floor area of the building that houses the industry use; or</p> <p>(iv) Industry Precinct and involves the display of machinery or vehicles; and</p> <p>(b) does not involve Building Work or involves only minor Building Work; and</p> <p>(c) does not involve outdoor storage or display areas.</p> <p><b>Code-assessable</b>, if—</p> <p>(a) not Exempt and located in the—</p> <p>(i) Frame Precinct; or</p> <p>(ii) Mixed Use Precinct; or</p> <p>(iii) Industry Precinct; and</p> <p>(b) the combined total gross floor area for the development and existing approved Retail Uses, Retail Bulky Goods and Office/Professional Uses does not exceed—</p> <p>(i) 6,000m<sup>2</sup> at Logan Village for development at Logan Village; and</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8). 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 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(ii) 14,000m <sup>2</sup> at Jimboomba for development at Jimboomba; and (iii) 10,500m <sup>2</sup> at Greenbank for development at Greenbank; and (iv) 10,500m <sup>2</sup> at Flagstone for development at Flagstone.	
Road.	<b>Exempt.</b>	None applicable.
Roadside Stall.	<b>Exempt, if—</b> (a) located in the— (i) Rural Residential Precinct; or (ii) Future Investigation Precinct; or (iii) Countryside Precinct; and (b) the total floor area and display area is 5m <sup>2</sup> or less. <b>Code-assessable, if—</b> (a) not Exempt and located in the— (i) Rural Residential Precinct; or (ii) Future Investigation Precinct; or (iii) Countryside Precinct; and (b) the total floor area and display area is more than 5m <sup>2</sup> but not greater than 25m <sup>2</sup> .	If <b>Exempt</b> —None applicable If <b>Code-assessable</b> — Mt Lindesay Corridor Zone Code (section 3.2.8). Roadside Stall Code (section 5.2.77). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).

# Part 2 - Mt Lindesay Corridor Zone



Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Service Station.	<b>Code-assessable</b> , if located in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Industry Precinct.	Mt Lindesay Corridor Zone Code (section 3.2.8). Service Station Code (section 5.2.80). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Shop.	<b>Exempt</b> , if— (a) located in the— (i) Town Centre Core Precinct; or (ii) Minor Convenience Centre Precinct; and (b) does not involve the reuse of a House; and (c) does not involve Building Work or involves only minor Building Work. <b>Code-assessable</b> , if— (a) not Exempt and located in the— (i) Town Centre Core Precinct; or (ii) Mixed Use Precinct; and (b) the combined total gross floor area for the development and existing approved Retail Uses, Retail - Bulky Goods and Office/Professional Uses does not exceed— (i) 6,000m <sup>2</sup> at Logan Village for development at Logan Village; and (ii) 14,000m <sup>2</sup> at Jimboomba for development at Jimboomba; and (iii) 10,500m <sup>2</sup> at Greenbank for	If <b>Exempt</b> —None applicable. If <b>Code-assessable</b> — Mt Lindesay Corridor Zone Code (section 3.2.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	development at Greenbank; and (iv) 10,500m <sup>2</sup> at Flagstone for development at Flagstone.	
Shopping Centre.	<b>Code-assessable</b> , if— (a) located in the Town Centre Core Precinct; and (b) the combined total gross floor area for the development and existing approved Retail Uses, Retail - Bulky Goods and Office/Professional Uses does not exceed— (i) 6,000m <sup>2</sup> at Logan Village for development at Logan Village; and (ii) 14,000m <sup>2</sup> at Jimboomba for development at Jimboomba; and (iii) 10,500m <sup>2</sup> at Greenbank for development at Greenbank; and (iv) 10,500m <sup>2</sup> at Flagstone for development at Flagstone.	Mt Lindesay Corridor Zone Code (section 3.2.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Telecommunications Facility.	<b>Code-assessable</b> , if located in the Industry Precinct; and not located within 200m of the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Community Facilities Precinct.	Telecommunications Facility Code (section 5.2.86).
Temporary Activity.	<b>Exempt.</b>	None applicable.
Temporary Estate Sales Office.	<b>Self-assessable</b> , if located in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct.	Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code where self assessable.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		<p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Temporary Estate Sales Office Code (section 5.2.89).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Tourist Cabins.	<p><b>Self-assessable</b>, if—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) the development does not exceed 2 Tourist Cabins on the site.</p> <p><b>Code-assessable</b>, if not Self-assessable and—</p> <p>(a) located in the Countryside Precinct; and</p> <p>(b) the development involves 3 to 6 Tourist Cabins on the site.</p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) 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><b>Code-assessable</b>, if located in the—</p> <p>(a) Town Centre Core Precinct; or</p> <p>(b) Frame Precinct; or</p> <p>(c) Mixed Use Precinct; or</p> <p>(d) Minor Convenience Centre Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Tourist Facility Code (section 5.2.98).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Truck Depot.	<p><b>Self-assessable</b>, if involves the parking of—</p> <p>(a) up to 6 heavy vehicles on a lot with a minimum area</p>	<p>If <b>Self-assessable</b> or <b>Code-assessable</b>—</p>

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Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>of 40 hectares located in the Future Investigation Precinct, or Countryside Precinct; or</p> <p>(b) up to 6 heavy vehicles on a lot in the Industry Precinct.</p> <p><b>Code-assessable</b>, if not Self-assessable and involves the parking of more than 6 heavy vehicles on a lot located in the Industry Precinct.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Truck Depot Code (section 5.2.101).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Utility—Local.	<b>Exempt.</b>	None applicable.
Utility—Major.	<p><b>Code-assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Industry Precinct; or</p> <p>(ii) Community Facilities Precinct; or</p> <p>(b) for a reservoir located in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct; or</p> <p>(iii) Rural Residential Precinct; or</p> <p>(iv) Emerging Community Precinct; or</p> <p>(v) Future Investigation Precinct; or</p> <p>(vi) Countryside Precinct; or</p> <p>(c) for a waste water treatment plant on Lot 2 RP899347 or Lot 11 RP908213.</p>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</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><b>Exempt</b>, if—</p> <p>(a) located in the Frame Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p><b>Code-assessable</b>, if not Exempt and located in the—</p> <p>(a) Frame Precinct; or</p> <p>(b) Town Centre Core Precinct at Greenbank.</p>	<p>If <b>Exempt</b>—None applicable.</p> <p>If <b>Code-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Warehouse/ Storage Facility.	<p><b>Self assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Industry Precinct; or</p> <p>(ii) Mixed Use Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work; and</p> <p>(c) does not involve outdoor storage; and</p> <p>(d) is not located within 100 metres of land in the—</p> <p>(i) Residential Precinct; or</p> <p>(ii) Park Living Precinct; or</p> <p>(iii) Rural Residential Precinct.</p> <p><b>Code-assessable</b>, if not Self-assessable and located in the—</p> <p>(a) Industry Precinct; or</p> <p>(b) Mixed Use Precinct.</p>	<p><b>If Self-assessable or Code-assessable—</b></p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Other Defined Uses and Uses which are not Defined Uses.	<b>Impact-assessable.</b>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

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

Table 3.2.5 (Assessment Table for Development not for a Material Change of Use in the Mt Lindesay Corridor Zone) identifies the

development not for a Material Change of Use in column 1<sup>12</sup> which is subject to the level of assessment in column 2<sup>13</sup> in respect of the Assessment Criteria in column 3<sup>14</sup>.

**Table 3.2.5 Assessment Table for Development not for a Material Change of Use in the Mt Lindesay Corridor Zone<sup>15</sup>**

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work <sup>16</sup> not associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .	<b>Exempt</b> , if for an Exempt Fence. <b>Self-assessable</b> , if not Exempt. <b>Code-assessable</b> , if not Exempt or Self-assessable.	If <b>Exempt</b> —None applicable. If <b>Self-assessable</b> or <b>Code-assessable</b> — Solutions S3.1, S3.2 and S3.3 of section 3.2.17 and S4.1, S4.2 and S4.3 of section 3.2.18 of the Mt Lindesay Corridor Zone Code. Construction and Infrastructure Code (section 5.3.6) if Building Work involving Filling, excavating or a retaining wall.
Placing an Advertising Device not associated with a Material Change of Use.	<b>Exempt</b> , if meets the criteria set out in Schedule 3 (Exempt Advertising Devices). <b>Self-assessable</b> , if a window sign in a business and industry area. <b>Code-assessable</b> , if not Exempt, Self-assessable or Impact-assessable. <b>Impact-assessable</b> , if a billboard which has a sign face with an area greater than 8m <sup>2</sup> .	If <b>Exempt</b> —None applicable. If <b>Self-assessable</b> — Solutions S1.1, S47.1, S48.1, S49.1 and S49.2 of section 5.3.5 of the Advertising Devices Code. If <b>Code-assessable</b> or <b>Impact-assessable</b> — Mt Lindesay Corridor Zone Code (section 3.2.8). Advertising Devices Code (section 5.3.2).

<sup>12</sup> See section 1.3 (Defined Terms) in Schedule 1 (Dictionary).

<sup>13</sup> See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary). Reference should also be made to Schedule 9 of the *Integrated Planning Act 1997* for additional development which is exempt.

<sup>14</sup> See section 1.2.11 (Assessment Criteria).

<sup>15</sup> Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

<sup>16</sup> A development application for Building Work which is required to be assessed against the *Standard Building Regulation 1993* is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a code assessable development application for Building Work is required to be assessed against the Planning Scheme.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Reconfiguring a Lot <sup>17</sup> .	<p><b>Code-assessable</b>, if—</p> <p>(a) located in the—</p> <p>(i) Industry Precinct; or</p> <p>(ii) Residential Precinct; or</p> <p>(iii) Town Centre Core Precinct; or</p> <p>(iv) Frame Precinct; or</p> <p>(v) Mixed Use Precinct; or</p> <p>(vi) Minor Convenience Centre Precinct; or</p> <p>(vii) Park Living Precinct; or</p> <p>(viii) Active Recreation Precinct; or</p> <p>(ix) Passive Recreation Precinct; or</p> <p>(x) Community Facilities Precinct; or</p> <p>(b) is carried out in accordance with a development approval for a Material Change of Use that has not lapsed; or</p> <p>(c) is a boundary realignment where no additional lots are created.</p> <p><b>Impact-assessable</b>, otherwise.</p>	<p>If <b>Code-assessable</b> or <b>Impact-assessable</b>—</p> <p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Reconfiguring a Lot Code (section 5.4.2).</p>
Carrying out Operational Work for Reconfiguring a Lot.	<b>Code-assessable.</b>	<p>Mt Lindesay Corridor Zone Code (section 3.2.8).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Reconfiguring a Lot Code (section 5.4.2)</p>

<sup>17</sup> The subdivision of land within the Mt Lindesay/North Beaudesert Study Area of the South East Queensland Regional Plan may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.



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



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

### Division 3 Consistent Development Table

#### 3.2.6 Interpretation of the Consistent Development Table

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

- (a) potentially consistent with the Mt Lindesay Corridor Zone Code and the relevant Overlay Codes if the development is identified as a Consistent Development in section 3.2.7 (Consistent Development Table); and

- (b) inconsistent with the Mt Lindesay Corridor Zone Code and the relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.2.7 (Consistent Development Table)<sup>18</sup>.

### 3.2.7 Consistent Development Table

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

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

**Table 3.2.7 Consistent Development in the Mt Lindesay Corridor Zone**

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

<sup>18</sup> See section 1.2.12 (Consistent Development Tables).

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

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

Column 1 Development	Column 2 Consistent Development
	(a) Town Centre Core Precinct. Where for a use other than a theatre in the - (a) Industry Precinct.
Industry—General.	Where in the Industry Precinct.
Industry—Low Impact/Service.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Industry Precinct.
Intensive Agriculture.	Where the use is a wholesale plant nursery in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Future Investigation Precinct; or (d) Countryside Precinct.
Intensive Animal Husbandry.	Where in the— (a) Future Investigation Precinct; or (b) Countryside Precinct.
Kennel.	Where in the— (a) Rural Residential Precinct on a lot with an area greater than 1 hectare; or (b) Future Investigation Precinct; or (c) Countryside Precinct.
Managers/Workers House.	Where in the Countryside Precinct.
Market.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Active Recreation Precinct; or (f) Community Facilities Precinct.
Medium Density Residential.	Where in the— (a) Town Centre Core Precinct at Greenbank; or (b) Residential Precinct.
Motel.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct.
Outdoor Sports, Recreation and Entertainment.	Where for a use other than motor sport, fire arm activities a club house or night lighting in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Future Investigation Precinct; or (e) Countryside Precinct; or

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Column 1 Development	Column 2 Consistent Development
	(f) Active Recreation Precinct; or (g) Passive Recreation Precinct.
Passenger Terminal.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct.
Poultry Farm.	Where in the Countryside Precinct.
Produce Store.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Public Worship.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Residential Precinct; or (d) Park Living Precinct; or (e) Rural Residential Precinct; or (f) Emerging Community Precinct; or (g) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Industry Precinct.
Retail Showroom.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Roadside Stall.	Where in the— (a) Rural Residential Precinct; or (b) Future Investigation Precinct; or (c) Countryside Precinct; or (d) Active Recreation Precinct; or (e) Community Facilities Precinct.
Service Station.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.

Column 1 Development	Column 2 Consistent Development
Shop.	Where in the— (a) Town Centre Core Precinct; or (b) Minor Convenience Centre Precinct.
Shopping Centre.	(a) Where in the Town Centre Core Precinct.
Telecommunication Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct; or (e) Industry Precinct; or (f) Park Living Precinct; or (g) Rural Residential Precinct; or (h) Future Investigation; or (i) Countryside Precinct; or (j) Active Recreation Precinct; or (k) Passive Recreation Precinct; or (l) Community Facilities Precinct.
Temporary Estate Sales Office.	Where in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct.
Tourist Cabins.	Where in the Countryside Precinct.
Tourist Facility.	Where in the— (a) Town Centre Core Precinct; or (b) Frame Precinct; or (c) Mixed Use Precinct; or (d) Minor Convenience Centre Precinct.
Transport Terminal.	Where in the Industry Precinct.
Truck Depot.	Where in the— (a) Industry Precinct; or (b) Future Investigation Precinct; or (c) Countryside Precinct.
Utility—Major.	Where in the— (a) Residential Precinct; or (b) Park Living Precinct; or (c) Rural Residential Precinct; or (d) Industry Precinct; or (e) Emerging Community Precinct; or (f) Future Investigation Precinct; or (g) Countryside Precinct; or (h) Community Facilities Precinct.
Veterinary Surgery/Hospital.	Where in the—

Column 1 Development	Column 2 Consistent Development
	(a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Minor Convenience Centre Precinct; or (d) Industry Precinct.
Warehouse/Storage Facility.	Where in the— (a) Frame Precinct; or (b) Mixed Use Precinct; or (c) Industry Precinct.

## Division 4      Mt Lindesay Corridor Zone Code

### Subdivision 1      Preliminary

#### 3.2.8      Compliance with the Mt Lindesay Corridor Zone Code

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

- (a) Self-assessable development, there is compliance with the Acceptable Solutions of the Mt Lindesay Corridor Zone Code; and
- (b) Code-assessable development, there is compliance with the Specific Outcomes of the Mt Lindesay Corridor Zone Code; and
- (c) Impact-assessable development, there is compliance with the Specific Outcomes of the Mt Lindesay Corridor Zone Code and the purpose of the Mt Lindesay Corridor Zone Code being the Overall Outcomes for the Mt Lindesay Corridor Zone<sup>19</sup>.

### Subdivision 2      General Assessment Criteria for the Mt Lindesay Corridor Zone

#### 3.2.9      Purpose of the Mt Lindesay Corridor Zone Code

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

#### 3.2.10      Overall Outcomes for the Mt Lindesay Corridor Zone

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

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



**Table 3.2.10 Overall Outcomes for the Mt Lindesay Corridor Zone**

<b>Overall Outcomes for Mt Lindesay Corridor Zone</b>	
<b>Amenity, Environmental Management and Greenspace</b>	
OO1	Development provides for the creation and maintenance of a pleasant and safe living and working environment.
OO2	Development in a residential area promotes a high standard of amenity and is compatible with the existing residential character.
OO3	Development maintains and enhances the amenity of the local area by avoiding or minimising adverse impacts arising from; noise, hours of operation, odour or other air emissions, traffic generation, lighting, and signage.
OO4	Development minimises risks and nuisance to people and property through location and design.
OO5	Development does not involve the establishment of new Intensive Rural Uses within or adjoining residential, rural residential or centre areas and the continuation of existing Intensive Rural Uses is not entrenched or perpetuated by development.
OO6	Development recognises and provides for the retention of identified scenic amenity.
OO7	Development in the Emerging Community Precinct and Future Investigation Precinct— (a) does not compromise the potential future use of the Precinct; and (b) protects the future residential amenity; and (c) is visually appropriate and protects the scenic amenity of the location; and (d) protects, enhances and restores Ecologically Significant Areas, Ecological Corridors and other nature conservation values.
OO8	Development is located, designed and managed to— (a) consolidate areas of existing urban development; and (b) maintain existing and proposed residential amenity and streetscape quality; and (c) enhance landscape character; and (d) be compatible with other existing or proposed development; and (e) not compromise the multi-use of existing or proposed sport and recreation facilities; and (f) minimise impacts on environmental values and places of environmental and cultural heritage significance.
OO9	Development provides for the reuse of degraded sites in a way that does not compromise the safety or amenity of the community.
<b>Community Identity, Urban Design Principles and Image</b>	
OO10	Development provides for the establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place.
OO11	Development in the Town Centre Core Precinct, Frame Precinct and the Mixed Use Precinct is located, designed and managed so as to— (a) maintain connectivity and provide a high level of integration and legibility between uses; and

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<b>Overall Outcomes for Mt Lindesay Corridor Zone</b>	
	<p>(b) provide a high level of amenity and contribute positively to landscaping, streetscape and existing built form; and</p> <p>(c) provide for a rationalisation of vehicular and pedestrian access; and</p> <p>(d) provide appropriate parking, manoeuvring and access areas.</p>
OO12	Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct is generally consistent with the existing scale form, intensity and character of development.
<b>Community Services</b>	
OO13	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO14	Development for community services is located to provide the most effective and efficient delivery of those services.
OO15	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.
<b>Cultural Heritage</b>	
OO16	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
<b>Defence Facility Area</b>	
OO17	Development does not compromise the existing or future operational capability of the defence establishment at Greenbank.
<b>Ecological Sustainability</b>	
OO18	Development protects and enhances Ecologically Significant Areas including native vegetation of regional and local significance, ecological corridors, areas of local, regional and State biodiversity significance and habitat for State and regionally significant flora and fauna, to maintain the Shire's biodiversity and nature conservation values.
OO19	Development protects and enhances natural drainage catchments, river and stream systems, riparian vegetation and other waterbodies to maintain the ecological values and functions of the ecosystems, the health of individual communities and to enhance values for native flora and fauna habitat, recreation and other uses.
OO20	Development provides for the maintenance of high standards of air and water quality.
OO21	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
<b>Economic Development</b>	
OO22	Development provides for the enhancement of employment and investment opportunities through improved integration of residential and business activities, whilst maintaining residential amenity.
OO23	<p>Development involving retail uses, retail-bulky goods and office/professional uses may be supported where the total gross floor area/(existing and proposed) for each locality does not exceed—</p> <p>(a) 6,000m<sup>2</sup> at Logan Village for development at Logan Village; and</p> <p>(b) 14,000m<sup>2</sup> at Jimboomba for development at Jimboomba; and</p> <p>(c) 10,500m<sup>2</sup> at Greenbank for development at Greenbank; and</p>

<b>Overall Outcomes for Mt Lindesay Corridor Zone</b>	
	(d) 6,700m <sup>2</sup> at Flagstone for development at Flagstone; and (e) 500m <sup>2</sup> in the Minor Convenience Centre for development at a Minor Convenience Centre.
OO24	Development for the expansion of centres beyond the designated total gross floor area limits, does not occur until further planning studies are completed to determine the appropriateness of such expansions.
<b>Housing</b>	
OO25	Development provides an ongoing adequate supply of residential land that responds to community needs and opportunities but which recognises specific locational constraints.
OO26	Development provides a diversity of housing forms (including a mix of low to medium density housing types and allotment sizes) that provide for the housing needs of residents and promotes equity in access to goods and services.
<b>Infrastructure Efficiency</b>	
OO27	Urban development is established in identified village areas.
OO28	Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.
OO29	Development for urban residential development is supported in defined areas where it supports the provision of an efficient reticulated sewerage scheme.
OO30	Development provides for on-site effluent treatment and disposal where reticulated sewerage is not provided.
OO31	Development does not compromise corridors required for proposed or future infrastructure.
OO32	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
OO33	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
OO34	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
<b>Landscaping</b>	
OO35	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Mount Lindesay Corridor Zone and serves to reinforce community identity and cohesion.
<b>Noise, Air and Light Emissions</b>	
OO36	Development protects and enhances the amenity and character of all Precincts within the Zone by avoiding or mitigating adverse emissions of noise and/or vibration, odour, dust and other pollutants, light or glare
<b>Open Space, Sport and Recreation Facilities</b>	
OO37	Development contributes to the establishment of an integrated open space network providing for diverse, useable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.

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Overall Outcomes for Mt Lindesay Corridor Zone	
OO38	Development contributes to the provision of adequate and appropriate sport and recreation facilities serving the needs of residents.
OO39	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
Protection of Personal Health, Safety and Property	
OO40	Development is located and designed to minimise the potential risk to life and property from natural hazards.
OO41	Development incorporates crime prevention through environmental design principles.
OO42	Development is located and designed to avoid land subject to contamination.
Transport and Access	
OO43	Development supports the provision of an integrated efficient, safe and attractive transport network for a range of transport modes including public transport, passenger vehicles, delivery and freight vehicles, pedestrians and cyclists.
OO44	Development provides for pedestrian, cycle and vehicular connectivity and ease of mobility.
OO45	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
OO46	Development provides adequate and attractive parking facilities.
Precinct Intent Statements	
OO47	Development within the <b>Town Centre Core Precinct</b> has a retail and commercial office character at ground floor level and a commercial office character above ground floor level. The Precinct serves the prime retailing and entertainment function by providing for the convenience needs of localised catchments through ready access to comparison retail, speciality shopping, lower order professional offices and businesses and financial or personal services within a compact, centralised location.
OO48	Development within the <b>Frame Precinct</b> has a commercial character. The Precinct provides a supporting role to the Town Centre Core Precinct in that it accommodates a range of uses supplying non-convenience goods, commercial uses and business activities that would not traditionally locate within primary Town Centre locations. It does not contain high turnover retail activities.
OO49	Development within the <b>Mixed Use Precinct</b> has a commercial office character on larger lots and is transitional in nature. It offers access primarily to lower order professional offices and businesses including a range of low-impact retail showroom-type activities and some low-impact industrial activities. At Logan Village, the Mixed Use Precinct provides for limited additional residential activity.
OO50	Development within the <b>Minor Convenience Precinct</b> has a retail and commercial office character generally within single storey buildings and is typified by a limited range of small-scale convenience or speciality shopping activities of a local order centre. The Precinct includes a limited number of specialised lower order professional offices and businesses.
OO51	Development within the <b>Industry Precinct</b> has a predominately industrial character. The Precinct provides for a mix of compatible business and industry activities, including commercial, service and trade activities and

Overall Outcomes for Mt Lindesay Corridor Zone	
	appropriate low-impact manufacturing activities that support and are within close proximity to the Town Centre Core, Frame, Mixed Use and Minor Convenience Precincts.
OO52	Development within the <b>Residential Precinct</b> creates a distinctive urban environment characterised by a high level of amenity and primarily caters for low density, sewer, urban residential development and ancillary/associated uses
OO53	Development within the <b>Park Living Precinct</b> is to cater principally for rural-residential activity on acreage lots that are typically unsewered.
OO54	Development within the <b>Rural Residential Precinct</b> is to cater principally for rural-residential activity on large acreage lots that are typically unsewered and where further subdivision is not envisaged.
OO55	Development within the <b>Emerging Community Precinct</b> is limited to those activities that will not prejudice orderly future planning and would not compromise structure or “master planning”.
OO56	Development within the <b>Future Investigation Precinct</b> must not compromise the future land use planning options for the area.
OO57	Development within the <b>Conservation Precinct</b> is limited and restricted to uses that are compatible with the protection and enhancement of these Ecologically Significant Areas and their associated nature conservation, biodiversity and scenic amenity values.
OO58	Development within the <b>Countryside Precinct</b> has an agricultural character typified by broad hectare farming.
OO59	Development within the <b>Active Recreation Precinct</b> is characterised by organised and active outdoor and indoor recreational activities that encourage community participation. Development within this Precinct is generally limited to formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.
OO60	Development within the <b>Passive Recreation Precinct</b> is characterised by informal or non-organised forms of recreational activity and generally includes activity within open space and recreation reserve areas such as picnics, dog walking, strolling, kite flying and the like.
OO61	Development within the <b>Community Facilities Precinct</b> provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities principally to serve the immediately surrounding area.
Growth Management	
OO62	<p>Development in respect of land in the Mt Lindesay Corridor Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—</p> <ul style="list-style-type: none"> <li>(a) the land is not necessarily suitable for urban development; and</li> <li>(b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</li> <li>(c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</li> </ul>

Overall Outcomes for Mt Lindesay Corridor Zone	
	(d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.
Intensity of Development	
OO63	Development is at a scale, form and intensity which is intended for development in the Zone and is consistent with the reasonable expectations of residents of the Zone.
OO64	Development, being Reconfiguring a Lot— (a) is to comply with the standards in Table 5.4.6B Lot Design Specifications; and (b) in respect of land identified in the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan is to comply with the Regulatory Provisions of the South East Queensland Regional Plan. <sup>20</sup>

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

Table 3.2.11 (Specific Outcomes and Prescribed Solutions for the Mt Lindesay Corridor Zone) identifies in—

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

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

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

<sup>20</sup> The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO2 Development—</p> <ul style="list-style-type: none"> <li>(a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and</li> <li>(b) has a built form which is consistent with the scale and form of development in the Zone generally; and</li> <li>(c) provides buffering between non-residential uses and residential uses; and</li> <li>(d) provides buffering between residential uses and major transport routes.</li> </ul>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development—</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the values of areas of ecological significance and, where possible, provides for the areas to be linked; and</li> <li>(b) provides for areas of ecological significance to be retained in public ownership; and</li> <li>(c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided.</li> </ul>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development—</p> <ul style="list-style-type: none"> <li>(a) protects and enhances scenic amenity; and</li> <li>(b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and</li> <li>(c) avoids encroachment upon areas identified</li> </ul>	<p>S4.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(d) as buffers for other development; and (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by environmental factors.	
SO5 Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S5.1 No Solution is prescribed.
Community Identity, Urban Design Principles and Image	
SO6 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that— (a) traffic within urban residential areas is managed effectively; and (b) there is no adverse impact on streetscape; and; (c) landscaping and other treatments are provided to adequately buffer or screen non-residential from residential uses; and (d) development along a major road achieves a high standard of visual amenity and landscaping treatment; and (e) the level of crime and the fear of crime, is not increased; and (f) the safe and efficient use of an existing or planned Community Care Centre is not disadvantaged.	S6.1 No Solution is prescribed.

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO7 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct is consistent with existing and intended scale and built form by providing that development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <p>(i) height, mass and proportions; and</p> <p>(ii) roof form and pitch; and</p> <p>(iii) building materials, patterns, textures and colours and other decorative elements; and</p> <p>(iv) windows and doors; and</p> <p>(v) verandahs, towers and eaves; and</p> <p>(vi) fencing, landscaping and entry treatments; and</p> <p>(vii) parking, manoeuvring and access areas; and</p> <p>(viii) existing buildings, structures and plants; and</p> <p>(b) is consistent with the pattern of development shown on a structure plan map or master plan prepared for</p>	<p>S7.1 No Solution is prescribed.</p>

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

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
provision for the on-site storage of potable water.	to the standards outlined in <i>Planning Scheme Policy 7</i> .
<p>SO15 Development conserves the use of non-renewable energy resources by providing that development—</p> <ul style="list-style-type: none"> <li>(a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and</li> <li>(b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— <ul style="list-style-type: none"> <li>(i) layout; and</li> <li>(ii) materials; and</li> <li>(iii) orientation on the site; and</li> <li>(iv) relationship to adjoining uses.</li> </ul> </li> </ul>	S15.1 No Solution is prescribed.
<p>SO16 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.</p>	S16.1 No Solution is prescribed.
<p>SO17 Development identifies, protects and enhances habitat for State and regionally significant flora and fauna.</p> <p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>S17.1 Development does not involve the clearing or disturbance of habitat for endangered, vulnerable, rare and other regionally significant species, as identified in <i>Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C – Significant Flora and Fauna Species</i>.</p> <p>S17.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to</p>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	<p>the habitat values of the flora and fauna community.</p> <p>S17.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.</p>
<p>SO18 Development identifies, protects and enhances Ecologically Significant Areas (including their biodiversity) and other nature conservation values from the adverse impacts of—</p> <ul style="list-style-type: none"> <li>(a) land degradation, land contamination or land subsidence; and</li> <li>(b) a worsening or nuisance; and</li> <li>(c) stormwater pollution through the application of water sensitive design principles; and</li> <li>(d) environmental harm, environmental nuisance or a nuisance; and</li> <li>(e) an invasive weed or noxious plant; and</li> <li>(f) a contaminant or a waste; and</li> <li>(g) acid sulfate soils; and</li> <li>(h) a hazard or a disaster.</li> </ul> <p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report should address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>S18.1 No Solution is prescribed.</p>
<b>Economic Development</b>	
<p>SO19 Development provides a range of employment</p>	<p>S19.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
opportunities for residents within the Zone.	
SO20 Development, being a 'Home Based Business' within the Rural Residential Precinct immediately to the east of the Industrial Precinct and fronting Quinzeh Creek Road, provides for Category 3 'Home Based Business' uses generally consistent with concept option A of the GHD Logan Village Industrial Area Study dated August 2001.	S20.1 No Solution is prescribed.
SO21 Development for non-residential purposes within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct, Minor Convenience Precinct and Industry Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	S21.1 No Solution is prescribed.
<b>Housing</b>	
SO22 Development provides a diversity of housing forms and a variety in housing types to meet the housing needs of the community.	S22.1 No Solution is prescribed
SO23 Development being Aged Care Accommodation (and ancillary facilities) is carried out in the Residential Precinct.	S23.1 No Solution is prescribed
SO24 Development being a House limits adverse impacts on existing residential amenity and character and provides residential neighbourhoods with a strong and positive identity through— (a) providing a safe, efficient and legible road network; and	S24.1 No Solution is prescribed.

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> <li>(b) the location and design of development; and</li> <li>(c) integration with the surrounding development; and</li> <li>(d) the protection and enhancement of personal health, safety and property; and</li> <li>(e) achieving a sense of place.</li> </ul>	
<p>SO25 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> <li>(a) maximising solar access to the north in winter; and</li> <li>(b) minimising solar access to the east and west in summer; and</li> <li>(c) maximising access to any prevailing summer breezes; and</li> <li>(d) minimising exposure to prevailing winter winds.</li> </ul>	<p>S25.1 No Solution is prescribed.</p>
<p>SO26 Development being a secondary dwelling is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</p>	<p>S26.1 No Solution is prescribed.</p>
Infrastructure Efficiency	

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO27 Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p>S27.1 Development is located in a Precinct suitable for the intended use.</p> <p>S27.2 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO28 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.</p>	<p>S28.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i>.</p> <p>S28.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.</p>
<p>SO29 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.</p>	<p>S29.1 No Solution is prescribed.</p>
<b>Landscaping</b>	
<p>SO30 Development within the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct and Minor Convenience Centre Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.</p>	<p>S30.1 No Solution is prescribed</p>

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO31 Development within the Industry Precinct provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.	S31.1 No Solution is prescribed
<b>Noise, Air and Light Emissions</b>	
SO32 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S32.1 No Solution is prescribed.
SO33 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S33.1 No Solution is prescribed.
SO34 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	S34.1 No Solution is prescribed.
<b>Open Space, Sport and Recreation Facilities</b>	
SO35 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S35.1 No Solution is prescribed.
SO36 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S36.1 No Solution is prescribed.
SO37 Development provides opportunities for the establishment, expansion or	S37.1 No Solution is prescribed.



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
enhancement of district level playing fields serving the needs of residents.	
SO38 Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S38.1 No Solution is prescribed.
<b>Protection of Personal Health, Safety and Property</b>	
SO39 Development is not to exacerbate or be adversely affected by flood events	<p>S39.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.</p> <p>S39.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2% AEP flood.</p>
<p>SO40 Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through—</p> <ul style="list-style-type: none"> <li>(a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and</li> <li>(b) the provision of entry points to buildings which are clearly visible; and</li> <li>(c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance.</li> </ul>	<p>S40.1 Development does not provide—</p> <ul style="list-style-type: none"> <li>(a) a blind corner involving a change in direction of 75 degrees or greater; and</li> <li>(b) a pathway that is longer than 20 metres; and</li> <li>(c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.</li> </ul>
SO41 Development is sympathetic to natural hazard constraints.	<p>S41.1 Development avoids flood prone, steep slope and high bushfire hazard areas.</p> <p>S41.2 Development provides for building envelopes where lots are constrained by environmental factors.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO42 Development, being a residential use, protects the personal health, safety and property of the community from the adverse impacts of chemical use, gases and other potential contaminants on the premises that would not be reasonably associated with the use.	S42.1 Development is not located on premises that are contaminated land.
<b>Transport and Access</b>	
SO43 Development protects and enhances existing and planned road transport infrastructure and rail transport infrastructure.	S43.1 No Solution is prescribed.
SO44 Development provides road transport infrastructure which— (a) services the development; and (b) integrates with the existing and planned road transport infrastructure; and (c) protects and enhances the road hierarchy.	S44.1 No Solution is prescribed.
SO45 Development provides for an integrated and efficient transport 'network' that meets the needs of the community.	S45.1 No Solution is prescribed.
SO46 Development within the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba makes provision for public transport services which— (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	S46.1 No Solution is prescribed.

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<b>Growth Management</b>	
<p>SO47 Development in respect of land in the Mt Lindesay Corridor Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that—</p> <ul style="list-style-type: none"> <li>(a) the land is not necessarily suitable for urban development; and</li> <li>(b) the land suitable for urban development is to be identified through structure planning and associated Planning Scheme amendments or, where otherwise provided for, through consideration of constraints affecting the land; and</li> <li>(c) the timing and sequencing of development shall be determined through structure planning and the local growth management strategy; and</li> <li>(d) structure planning is to be undertaken for all Major Development Areas identified in Schedule 6 prior to development unless the development would not compromise the future use and planning of the Major Development Area.</li> </ul>	S47.1 No Solution is prescribed.
<b>Intensity of Development</b>	
<p>SO48 Development being-</p> <ul style="list-style-type: none"> <li>(a) a Material Change of Use is consistent with the scale, form and</li> </ul>	S48.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>intensity of development in the Zone; and</p> <p>(b) Reconfiguring a Lot is to comply with-</p> <p>(i) the standards in Table 5.4.6B (Lot Design Specifications); and</p> <p>(ii) the Regulatory Provisions of the South East Queensland Regional Plan.<sup>21</sup></p>	

### Subdivision 3 Specific Assessment Criteria for the Town Centre Core Precinct

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

Table 3.2.12 (Specific Outcomes and Prescribed Solutions for the Town Centre Core Precinct) identifies in—

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

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

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development exhibits a retail and commercial office	S1.1 No Solution is prescribed.

<sup>21</sup> The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>character when occurring at ground floor level and a commercial office character when occurring above ground floor level and, within a compact, centralised location—</p> <p>(a) provides for the convenience shopping needs of localised catchments; and</p> <p>(b) provides access to—</p> <p>(i) comparison shopping; and</p> <p>(ii) speciality shopping; and</p> <p>(iii) higher order professional offices and business; and</p> <p>(iv) financial or personal services.</p>	
<p>SO2 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development within the Town Centre Core Precinct at Jimboomba is comprised predominantly of—</p> <p>(a) a Shop; or</p> <p>(b) Commercial activity; or</p> <p>(c) a Convenience Restaurant; and a Food Establishment/ Reception Centre; or</p> <p>(d) a Shopping Centre.</p>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development for all Commercial and Retail, Bulky Goods and Office/Professional Uses within—</p> <p>(a) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba shall not exceed a total</p>	<p>S4.1 No Solution is prescribed.</p>

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes		Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
	<p>maximum GFA of 14,000m<sup>2</sup>;</p> <p>(b) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Logan Village shall not exceed a total maximum GFA of 6,000m<sup>2</sup>; and</p> <p>(c) the Town Centre Core Precinct at Greenbank shall not exceed a total maximum GFA of 6,700m<sup>2</sup>.</p>	
SO5	<p>Development—</p> <p>(a) protects and enhances the role of the Precinct as a local retail centre which functions as a retail and commercial office node; and</p> <p>(b) functions in an integrated manner alongside existing commercial and retail activity by providing integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p>(c) protects existing and intended amenity; and</p> <p>(d) has a high level of accessibility to the local road network; and</p> <p>(e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	S5.1 No Solution is prescribed.
SO6	Development is designed to provide for social interaction.	S6.1 No Solution is prescribed.
SO7	Development for non-residential urban type uses within the Town Centre Core Precinct provides a benefit to and satisfies both a community	S7.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
need and an economic need of the residents of the Zone.	
SO8 Development being Building Work and Engineering Work does not— <ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</li> <li>(b) place an adverse loading on any existing or planned infrastructure.</li> </ul>	S8.1 Development is extended only where it can be readily supported by appropriate infrastructure.
SO9 Development within the Town Centre Core Precinct at Jimboomba makes provision for public transport services which— <ul style="list-style-type: none"> <li>(a) service the development; and</li> <li>(b) integrate with existing public transport services; and</li> <li>(c) protect and enhance the safe, efficient and legible operation of public transport services.</li> </ul>	S9.1 No Solution is prescribed.

## Subdivision 4 Specific Assessment Criteria for the Frame Precinct

### 3.2.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct

Table 3.2.13 (Specific Outcomes and Prescribed Solutions for the Frame Precinct) identifies in—

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

**Table 3.2.13 Specific Outcomes and Prescribed Solutions for the Frame Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO1 Development exhibits a predominately commercial character with limited business and retail activity and—</p> <ul style="list-style-type: none"> <li>(a) provides for limited additional convenience retail needs; and</li> <li>(b) provides access to— <ul style="list-style-type: none"> <li>(i) a limited range of additional comparison retail activity; and speciality retailing; and</li> <li>(ii) higher order professional offices and business; and</li> <li>(iii) financial or personal services.</li> </ul> </li> </ul>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development within the Frame Precinct at Jimboomba is comprised predominantly of—</p> <ul style="list-style-type: none"> <li>(a) Commercial activity; or</li> <li>(b) a Retail Showroom; or</li> <li>(c) a Child Care facility; or</li> <li>(d) a Community Care Centre; or</li> <li>(e) Indoor Sports, Recreation and Entertainment; or</li> <li>(f) A Convenience Restaurant; or a Food Establishment/ Reception Centre.</li> </ul>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development for all Commercial and Retail, Bulky Goods and</p>	<p>S4.1 No Solution is prescribed.</p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>Office/Professional Uses within—</p> <p>(a) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba shall not exceed a total maximum GFA of 14,000m<sup>2</sup>;</p> <p>(b) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Logan Village shall not exceed a total maximum GFA of 6,000m<sup>2</sup>; and</p> <p>(c) the Town Centre Core Precinct at Greenbank shall not exceed a total maximum GFA of 6,700m<sup>2</sup>.</p>	
<p>SO5 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus for commercial and local retail and business activity; and</p> <p>(b) functions in an integrated manner alongside existing commercial and retail activity in the Precinct and immediately adjacent Town Centre Core Precinct by providing integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p>(c) protects existing and intended amenity; and</p> <p>(d) has a high level of accessibility to the</p>	<p>S5.1 No Solution is prescribed.</p>

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>local road network; and</p> <p>(e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	
<p>SO6 Development for urban type uses within the Frame Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p>S7.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO8 Development within the Frame Precinct at Jimboomba makes provision for public transport services which—</p> <p>(a) service the development; and</p> <p>(b) integrate with existing public transport services; and</p> <p>(c) protect and enhance the safe, efficient and legible operation of public transport services.</p>	<p>S8.1 No Solution is prescribed.</p>

## Subdivision 5      **Specific Assessment Criteria for the Mixed Use Precinct**

### 3.2.14   **Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct**

Table 3.2.14 (Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct) identifies in—

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

**Table 3.2.14      Specific Outcomes and Prescribed Solutions for the Mixed Use Precinct**

<b>Column 1 Specific Outcomes</b>	<b>Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable</b>
<p>SO1      Development exhibits a commercial office character on larger lots, is transitional and—</p> <ul style="list-style-type: none"> <li>(a)      at Jimboomba, provides for access primarily to lower order professional offices and businesses including a range of low-impact retail showroom type activities and some low-impact industrial activities; and</li> <li>(b)      at Logan Village provides access to— <ul style="list-style-type: none"> <li>(i)      a limited range of lower order professional offices and business; and</li> <li>(ii)     limited additional residential activity.</li> </ul> </li> </ul>	<p>S1.1    No Solution is prescribed.</p>
<p>SO2      Development operates in conjunction with other nearby community service functions</p>	<p>S2.1    No Solution is prescribed.</p>

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
such as schools, meeting places and the like.	
<p>SO3 Development for all Commercial and Retail, Bulky Goods and Office/Professional Uses within—</p> <p>(a) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Jimboomba shall not exceed a total maximum GFA of 14,000m<sup>2</sup>;</p> <p>(b) the Town Centre Core Precinct, Frame Precinct and Mixed Use Precinct at Logan Village shall not exceed a total maximum GFA of 6,000m<sup>2</sup>.</p>	S3.1 No Solution is prescribed.
<p>SO4 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus for a range of commercial and local business and low impact industrial activity; and</p> <p>(b) functions in an integrated manner alongside existing commercial and business activity by providing where possible, integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p>(c) protects existing and intended amenity; and</p> <p>(d) has a high level of accessibility to the local road network; and</p>	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.	
SO5 Development within the Mixed Use Precinct provides a benefit to and satisfies both a community need and an economic need of the residents of the Zone.	S5.1 No Solution is prescribed.
SO6 Development being Building Work and Engineering Work does not— (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.	S6.1 At Jimboomba and Logan Village, development is extended only where it can be readily supported by appropriate infrastructure.
SO7 Development within the Mixed Use Precinct at Jimboomba makes provision for public transport services which— (a) service the development; and (b) integrate with existing public transport services; and (c) protect and enhance the safe, efficient and legible operation of public transport services.	S7.1 No Solution is prescribed

## Subdivision 6      **Specific Assessment Criteria for the Minor Convenience Centre Precinct**

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

Table 3.2.15 (Specific Outcomes and Prescribed Solutions for the Minor Convenience Centre Precinct) identifies in—

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

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

<b>Column 1 Specific Outcomes</b>		<b>Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable</b>
SO1	<p>Development within the Minor Convenience Precinct exhibits a retail and commercial office character generally within single storey buildings and—</p> <ul style="list-style-type: none"> <li>(a)      at Homestead Drive, Woodhill and Tamborine is typified by a limited range of small-scale convenience or speciality shopping activities and a very limited number of lower order professional offices and businesses; and</li> <li>(b)      at John Collins Drive, Spring Mountain Drive and St Aldwyn Road is typified by only a limited range of small-scale convenience or speciality shopping activities.</li> </ul>	S1.1   No Solution is prescribed.
SO2	<p>Development—</p> <ul style="list-style-type: none"> <li>(a)      protects and enhances the role of the Precinct as a focus for a limited</li> </ul>	S2.1   No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>range of small-scale retail and convenience or speciality shopping activity; and</p> <p>(b) functions in an integrated manner alongside existing commercial, retail and business activity; and</p> <p>(c) protects existing and intended amenity; and</p> <p>(d) has a high level of accessibility to the local road network; and</p> <p>(e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	
<p>SO3 Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p>S3.1 No Solution is prescribed.</p>

## Subdivision 7 Specific Assessment Criteria for the Industry Precinct

### 3.2.16 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Table 3.2.16 (Specific Outcomes and Prescribed Solutions for the Industry Precinct) identifies in—

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

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

**Table 3.2.16 Specific Outcomes and Prescribed Solutions for the Industry Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO1 Development exhibits a predominately industrial character and provides for a mix of compatible business and industry activities including—</p> <ul style="list-style-type: none"> <li>(a) commercial and service and trade activities; and</li> <li>(b) appropriate low-impact manufacturing activities that support and are within close proximity to— <ul style="list-style-type: none"> <li>(iii) the Town Centre Core Precinct; and</li> <li>(iv) Frame Precinct; and</li> <li>(v) Mixed Use Precinct; and</li> <li>(vi) Minor Convenience Precinct.</li> </ul> </li> </ul>	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development within the Industry Precinct is comprised predominantly of—</p> <ul style="list-style-type: none"> <li>(a) Industry – General; or</li> <li>(b) Industry – Low Impact/service; or</li> <li>(c) Commercial activity; or</li> <li>(d) a Retail Showroom; or</li> <li>(e) Warehouse/Storage Facility.</li> </ul>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development within the Industry Precinct is consistent with existing and intended scale and built form by providing that development—</p>	<p>S3.1 No Solution is prescribed.</p>



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <ul style="list-style-type: none"> <li>(i) height, mass and proportions; and</li> <li>(ii) roof form and pitch; and</li> <li>(iii) building materials, patterns, textures and colours; and</li> <li>(iv) windows and doors; and</li> <li>(v) towers and stacks; and</li> <li>(vi) fencing, landscaping and entry treatments; and</li> <li>(vii) parking, manoeuvring and access areas; and</li> <li>(viii) existing buildings, structures and plants; and</li> </ul> <p>(b) is consistent with the pattern of development shown on a structure plan map; and</p> <p>(c) has a tidy and functional appearance; and</p> <p>(d) is orientated toward the road network; and</p> <p>(e) contributes positively to streetscape and built form; and</p> <p>(f) is integrated with existing industry uses and buildings.</p>	
SO4 Development for Industry purposes—	S4.1 No Solution is prescribed.

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> <li>(a) protects and enhances the role of the Precinct as a focus for a mix of compatible business and Industry activities; and</li> <li>(b) functions in an integrated manner alongside existing business and industry activity by providing where possible, integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</li> <li>(c) contributes to the enhancement of existing and intended amenity; and</li> <li>(d) has a high level of accessibility to the local road network; and</li> <li>(e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices; and</li> <li>(f) ensures that screen landscaping is provided between industrial uses and major roads where they abut.</li> </ul>	
<p>SO5 Development being Building Work and Engineering Work does not—</p> <ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</li> <li>(b) place an adverse loading on any existing</li> </ul>	<p>S5.1 At Jimboomba and Logan Village, development for industry purposes is only provided where it can be readily supported by appropriate infrastructure.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
or planned infrastructure.	
SO6 Development within the Industry Precinct at Jimboomba makes provision for public transport services which— <ul style="list-style-type: none"> <li>(a) service the development; and</li> <li>(b) integrate with existing public transport services; and</li> <li>(c) protect and enhance the safe, efficient and legible operation of public transport services.</li> </ul>	S6.1 No Solution is prescribed.
SO7 Development providing limited retailing activities does not compromise the role of the Town Centre Core Precinct, Frame Precinct, Mixed Use Precinct or Minor Convenience Precinct.	S7.1 Development ensures that the retailing of goods is generally limited to goods manufactured on site.

## Subdivision 8 Specific Assessment Criteria for the Residential Precinct

### 3.2.17 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Table 3.2.17 (Specific Outcomes and Prescribed Solutions for the Residential Precinct) identifies in—

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

**Table 3.2.17 Specific Outcomes and Prescribed Solutions for the Residential Precinct**

<b>Column 1 Specific Outcomes</b>	<b>Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable</b>
SO1 Development provides for predominantly low-density, sewerage, urban residential development characterised by— <ul style="list-style-type: none"> <li>(a) a high level of amenity; and</li> <li>(b) typically single dwellings on urban lots.</li> </ul>	S1.1 No Solution is prescribed.
SO2 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to— <ul style="list-style-type: none"> <li>(a) detached dwellings on urban lots; and</li> <li>(b) attached dwellings of various forms.</li> </ul>	S2.1 No Solution is prescribed.
SO3 Development ensures a building height, bulk and setback consistent with the character of a country town.	S3.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level. S3.2 Development ensures that building bulk does not exceed a plot ratio of 0.5. S3.3 Development ensures that buildings— <ul style="list-style-type: none"> <li>(a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and</li> <li>(b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and</li> <li>(c) the distance specified in the <i>Standard Building Regulation 1993</i> in the case of the setback from a side and rear boundary.</li> </ul>
SO4 Development provides for neighbourhoods with a strong	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>sense of community and local identity, through—</p> <ul style="list-style-type: none"> <li>(a) providing a safe, efficient and legible local road network; and</li> <li>(b) the location and design of development that respects the characteristics and setting of the land; and</li> <li>(c) integration with surrounding development; and</li> <li>(d) the shared use of community facilities, infrastructure and parks; and</li> <li>(e) achieving a sense of place.</li> </ul>	
<p>SO5 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> <li>(a) maximising solar access to the north in winter; and</li> <li>(b) minimising solar access to the east and west in the summer; and</li> <li>(c) maximising access to any prevailing summer breezes; and</li> <li>(d) minimising exposure to prevailing winter winds.</li> </ul>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being a non-residential use (except a Home Based Business)—</p>	<p>S7.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</p> <p>(b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</p> <p>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent residential uses; and</p> <p>(d) provides a solid fence along any boundary to a residential use.</p>	

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

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

Table 3.2.18 (Specific Outcomes and Prescribed Solutions for the Park Living Precinct and Rural Residential Precinct) identifies in—

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

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

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

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	residential development in the immediate area.
SO5 Development provides for rural residential neighbourhoods with a strong sense of community and local identity, through— <ul style="list-style-type: none"> <li>(a) providing a safe, efficient and legible local road network; and</li> <li>(b) the location and design of development that respects local characteristics and setting of the land; and</li> <li>(c) integration with surrounding development; and</li> <li>(d) the shared use of community facilities, infrastructure and parks.</li> </ul>	S5.1 No Solution is prescribed.
SO6 Development for rural residential activity and located adjacent to the Industry Precinct provides a transition from industry to residential type uses.	S6.1 No Solution is prescribed.
SO7 Development being a non-rural residential use— <ul style="list-style-type: none"> <li>(a) reflects the type, form, scale and density of development elsewhere in the Precinct; and</li> <li>(b) provides a building setback and landscaping which are consistent with the existing and planned development in the Precinct; and</li> <li>(c) provides a parking area on the premises that addresses the road – but does not adversely impact upon adjacent Rural Residential uses; and</li> </ul>	S7.1 No Solution is prescribed.



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(d) provides adequate screening and/or amenity planting or landscaping along any boundary to an existing Rural Residential use.	

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

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

Table 3.2.19 (Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct and Future Investigation Precinct) identified in—

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

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

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

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
	<p>(ii) the implementation of a structure plan for the Precinct.</p> <p>S1.2 Development within the Future Investigation Precinct only occurs if—</p> <p>(a) is an ancillary use to an existing activity on the premises; or</p> <p>(b) is an activity which will have completed its lifecycle before the land is required for orderly future planning; or</p> <p>(c) would not compromise—</p> <p>(i) the orderly future planning of the Precinct; and</p> <p>(ii) the implementation of a structure plan for the Precinct.</p>
<p>SO2 Development for 'interim uses' only occurs where such uses—</p> <p>(a) do not compromise the amenity of future development in the Precinct; and</p> <p>(b) are only temporary and will not prejudice orderly future planning; and</p> <p>(c) are compatible with the surrounding land uses; and</p> <p>(d) maintains the existing rural character of the Precinct.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development protects future expansion opportunities for outdoor sport and passive recreation activities on land—</p> <p>(a) to the west of Teviot Road; and</p> <p>(b) having a distance of approximately 300 metres east of Pub Land; and</p>	<p>S3.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
(c) south of Lot 83 RP845844.	

## Subdivision 11    **Specific    Assessment    Criteria    for    the Conservation Precinct**

### 3.2.20    **Specific Outcomes and Prescribed Solutions for the Conservation Precinct**

Table 3.2.20 (Specific Outcomes and Prescribed Solutions for the Conservation Precinct) identifies in—

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

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

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

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO3 Development protects and enhances Ecologically Significant Areas and their nature conservation values by providing that development does not have an adverse impact on—</p> <ul style="list-style-type: none"> <li>(a) land and soils; and</li> <li>(b) environmental values and the integrity of waters, a waterway or a wetland; and</li> <li>(c) riparian habitats; and</li> <li>(d) bush habitats.</li> </ul>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development that is adjacent to an Ecologically Significant Area—</p> <ul style="list-style-type: none"> <li>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</li> <li>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</li> </ul>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development associated with public visitation to an Ecologically Significant Area ensures that—</p> <ul style="list-style-type: none"> <li>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</li> <li>(b) visitor facilities are located where access is via a road with an appropriate design capacity; and</li> </ul>	<p>S5.1 No Solution is prescribed</p>

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

## Subdivision 12 Specific Assessment Criteria for the Countryside Precinct

### 3.2.21 Specific Outcomes and Prescribed Solutions for the Countryside Precinct

Table 3.2.21 (Specific Outcomes and Prescribed Solutions for the Countryside Precinct) identifies in—

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

**Table 3.2.21 Specific Outcomes and Prescribed Solutions for the Countryside Precinct**

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

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>activity on larger lots which are—</p> <ul style="list-style-type: none"> <li>(a) typically unsewered; and</li> <li>(b) generally occupied by single dwellings and associated rural outbuildings and exhibiting a 'rural living' character.</li> </ul>	
<p>SO2 Development including retail, urban residential and industrial activity is not carried out on the premises.</p>	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development protects and enhances the amenity and character of the Countryside Precinct by providing that—</p> <ul style="list-style-type: none"> <li>(a) there is no adverse impact on visual or scenic amenity (especially from the major road network); and</li> <li>(b) the future provision of open space corridors is not compromised; and</li> <li>(c) development along a major road achieves a high standard of visual amenity and landscaping treatment; and</li> <li>(d) development is maintained in good order and state of repair and is not unsightly; and</li> <li>(e) the safety and efficiency of any existing or planned service or facility is not compromised.</li> </ul>	<p>S3.1 No Solution is prescribed.</p>
<p>SO4 Development ensures that Intensive Rural Uses do not occur on land which is proximate to areas of</p>	<p>S4.1 Development ensures that Intensive Rural Uses are not located within 1 kilometre of land in</p>

Column 1 Specific Outcomes		Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable	
	concentrated residential activity or areas of high scenic value.		the Park Living Precinct or Rural Residential Precinct.
SO5	Development for non-farming purposes supports the ongoing conduct of broad hectare farming activity.	S5.1	No Solution is prescribed.
SO6	Development for non-farming and in particular, small-scale tourist purposes, does not interfere with the conduct of broad hectare farming in the Precinct by providing that— (a) non-farm traffic is not introduced onto roads that are not designated for that purpose; and (b) adequate separation from lawful Rural Uses are provided; and (c) small-scale tourist uses are not introduced into areas containing a significant concentration of Intensive Agricultural or Intensive Animal Husbandry uses.	S6.1 S6.2 S6.3	Development ensures that access to a tourist development is only via a local road. Development ensures that a tourist development is provided with a 5 metre landscaped buffer to separate it visually from orchards and other cultivation areas. Development ensures that a tourist development is not located within 1 kilometre of an Intensive Rural Use other than a wholesale plant nursery.

### Subdivision 13 Specific Assessment Criteria for the Active Recreation Precinct

#### 3.2.22 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.2.22 (Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct) identifies in—

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



**Table 3.2.22 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO1 Development provides for organised and active outdoor and indoor recreational activities that encourage community participation.	S1.1 No Solution is prescribed.
SO2 Development in Jimboomba Park provides for— (a) a high quality and attractive sport and recreation park serving the needs of the Jimboomba community; and (b) a range of indoor and outdoor sports, recreation and social activities including for example- (i) outdoor netball and basketball courts; or (ii) multi-use fields and training grounds for touch football and rugby league; or (iii) multi-purpose centre catering for a range of indoor sports and recreation activities; or (iv) outdoor skate park; or (v) horse access trail; or (vi) ancillary change rooms and amenities; or (vii) food establishment/ reception centre; or (viii) hotel/club.	S2.1 No Solution is prescribed. <i>Note: Council has adopted a Recreation Master Plan for Jimboomba Park. Reference to the Jimboomba Park Master Plan Map contained in the Final Report – Jimboomba Park Recreation Master Plan 2005, will assist in demonstrating compliance with this outcome.</i>

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Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO3 Development compliments the style, scale and character of existing uses in Jimboomba Park and the surrounding local area.	S3.1 Development provides that façade design and detailing complement traditional building elements and that facades have a horizontal emphasis.  S3.2 Development maintains traditional character through ensuring that buildings incorporate the following— (a) high pitched roof forms; and (b) rectangular building plan forms; and (c) extensive use of timber, brick, corrugated iron or similar materials; and (d) additional detailing and fenestration.
SO4 Development incorporates landscaping compatible with the existing landscape character such that the bulk and height of buildings is diminished.	S4.1 No Solution is prescribed.
SO5 Development for other than active Sports, Recreation and Entertainment Uses is limited to ancillary facilities, which support active sports and recreation activities.	S5.1 No Solution is prescribed.
SO6 Development ensures that active sports and recreation facilities— (a) are located only on roads designed to accommodate associated traffic flows; and (b) provide for a combination of off-street and on-street parking.	S6.1 No Solution is prescribed.
SO7 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.	S7.1 No Solution is prescribed.
SO8 Development for Equestrian Activities provides landscaping and/or	S8.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	
<p>SO9 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <ul style="list-style-type: none"> <li>(i) height, mass and proportions; and</li> <li>(ii) roof form and pitch; and</li> <li>(iii) building materials, patterns, textures and colours and other decorative elements; and</li> <li>(iv) windows and doors; and</li> <li>(v) fencing, landscaping and entry treatments; and</li> <li>(vi) parking, manoeuvring and access areas; and</li> <li>(vii) existing buildings and structures; and</li> </ul> <p>(b) has an attractive and functional appearance.</p>	<p>S9.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S9.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.</p>
<p>SO10 Development being Building Work and Engineering Work does not—</p>	<p>S10.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>

# Part 2 - Mt Lindesay Corridor Zone

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</li> <li>(b) place an adverse loading on any existing or planned infrastructure.</li> </ul>	
<p>SO11 Development—</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; and</li> <li>(b) protects existing and intended amenity; and</li> <li>(c) has a high level of accessibility to the local road network; and</li> <li>(d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</li> </ul>	<p>S11.1 No Solution is prescribed.</p>
<p>SO12 Development within the Precinct protects and enhances Ecologically Significant Areas and their conservation values by providing that development does not have an adverse impact on—</p> <ul style="list-style-type: none"> <li>(a) land and soils; and</li> <li>(b) environmental values and the integrity of waters, a waterway or a wetland; and</li> <li>(c) riparian habitats; and</li> <li>(d) bush habitats.</li> </ul>	<p>S12.1 No Solution is prescribed.</p>
<p>SO13 Development that is adjacent to an Ecologically Significant Area—</p> <ul style="list-style-type: none"> <li>(a) avoids adverse impacts on the appearance, security, use and the</li> </ul>	<p>S13.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>environmental and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	
<p>SO14 Development involving significant public visitation ensures that—</p> <p>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</p> <p>(b) visitor facilities are located where access is via a road with an appropriate design capacity; and</p> <p>(c) visitor facilities are located such that buffering is provided to any adjoining sensitive area; and</p> <p>(d) the amenity, scenic values and integrity of surrounding rural areas of Ecologically Significant Areas are maintained and protected.</p>	<p>S14.1 No Solution is prescribed.</p>

## Subdivision 14 Specific Assessment Criteria for the Passive Recreation Precinct

### 3.2.23 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.2.23 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

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

**Table 3.2.23 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO1 Development provides for low-impact informal or non-organised forms of recreational activity typically within— <ul style="list-style-type: none"> <li>(a) Open Space Areas; and</li> <li>(b) recreation reserve areas.</li> </ul>	S1.1 No Solution is prescribed.
SO2 Development protects the integrity of Open Space Areas and recreation reserve areas, with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community.	S2.1 No Solution is prescribed.
SO3 Development associated with public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that— <ul style="list-style-type: none"> <li>(a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and</li> <li>(b) visitor facilities are located where access is via a road with an appropriate design capacity; and</li> <li>(c) visitor facilities are located such that buffering is retained to</li> </ul>	S3.1 No Solution is prescribed

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>(d) any adjoining residential area; and the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.</p>	
<p>SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the environmental and social values of the area; and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development provides for low-impact recreational activities which are carried out in an ecologically sustainable manner in a natural environment.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development on Lot 83 RP845844 provides for—</p> <p>(a) a high quality and attractive recreation park with opportunities for outdoor sport and recreation activities; and</p> <p>(b) maintains or enhances the site's nature</p>	<p>S7.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
conservation values for passive recreation activities.	

## Subdivision 15 Specific Assessment Criteria for the Community Facilities Precinct

### 3.2.24 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.2.24 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) identifies in—

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

**Table 3.2.24 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct**

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO1 Development provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities that serve the needs of residents in the immediately surrounding catchment.	S1.1 No Solution is prescribed.
SO2 Development being Building Work and Engineering Work (for other than infrastructure) does not— <ul style="list-style-type: none"> <li>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</li> <li>(b) place an adverse loading on any existing</li> </ul>	S2.1 No Solution is prescribed.



Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
or planned infrastructure.	
SO3 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like	S3.1 No Solution is prescribed.
SO4 Development provides a benefit to and satisfies a community, economic and social need of the residents of the Zone.	S4.1 No Solution is prescribed.