

Part 4 Kooralbyn Zone

Division 1 Preliminary

3.4.1 Application of Assessment Provisions

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

Table 3.4.1 Kooralbyn Zone and Precincts

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

3.4.2 Structure of Assessment Provisions

Part 4 (Kooralbyn Zone) comprises—

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

Division 2 Assessment Tables

3.4.3 Interpretation of Assessment Tables

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

- (a) a development specified in column 1 of an Assessment Table that is specified as Self-assessable in column 2 of an Assessment Table, is Code-assessable if the development

does not comply with the Acceptable Solutions of the applicable Code, unless otherwise provided in the Assessment Tables; and

- (b) a development specified in column 1 of an Assessment Table that does not meet the specified circumstances in column 2 of an Assessment Table, is Impact-assessable unless otherwise provided in the Assessment Tables; and
- (c) the Assessment Category specified in column 2 of an Assessment Table does not apply where—
 - (i) State legislation specifies a different Assessment Category which cannot be varied by the Planning Scheme³⁹; or
 - (ii) subject to paragraph (i), a higher Assessment Category is specified in an Assessment Table for an Overlay applicable to the development; or
 - (iii) subject to paragraph (i), a lower Assessment Category is specified in an Assessment Table for an Overlay applicable to the development and the provisions applicable to the Assessment Table for the Overlay expressly provide that a lower Assessment Category is to apply to the development in accordance with section 1.4.6(2) (Relationship between Assessment Categories in Assessment Tables); and
- (d) the Assessment Criteria specified in column 3 of an Assessment Table also includes—
 - (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

³⁹ The Assessment Category specified in the Assessment Tables may be affected by Schedule 8 (Assessable development and self-assessable development) of the Integrated Planning Act 1997 and Division 2 of the Regulatory Provisions of the South East Queensland Regional Plan. Under section 1.1.7 only land within the Urban Footprint is Zoned for an Urban Purpose for purposes of Division 2 of the regulatory provisions of the SEQ Regional Plan.

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

3.4.4 Assessment Table for Material Change of Use

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

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

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Agriculture.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the Rural Residential Precinct.</p> <p>Code-assessable, if not Exempt and located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Emerging Community; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Kooralbyn Zone Code (section 3.4.8).</p>

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

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

⁴² See section 1.2.11 (Assessment Criteria).

⁴³ Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Animal Husbandry.	<p>Exempt, if on a lot with a minimum area of 8,000m² and located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Active Recreation Precinct; or (c) Passive Recreation Precinct; or (d) Community Facilities Precinct. <p>Code-assessable, if not Exempt and located in the—</p> <ul style="list-style-type: none"> (a) Rural Residential Precinct; or (b) Active Recreation Precinct; or (c) Passive Recreation Precinct; or (d) Community Facilities Precinct. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—Kooralbyn Zone Code (section 3.4.8). Parking and Servicing Code (section 5.3.13).</p>
Bed and Breakfast.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Rural Residential Precinct with a minimum lot size of 2,000m²; and (b) access is via a constructed road. <p>Code-assessable, if not Self-assessable and located in the—</p> <ul style="list-style-type: none"> (a) Residential Precinct; or (b) Rural Residential Precinct. 	<p>If Self-assessable or Code-assessable — Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p> <p>Bed and Breakfast Code (section 5.2.2).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Caretaker's Residence.	Self-assessable.	Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) where assessable development. House Code (section 5.2.35). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Cattery.	Code-assessable , if located in the Rural Residential Precinct.	Kooralbyn Zone Code (section 3.4.8). Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscaping Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Child Care Facility.	Code-assessable , if located in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). Child Care Facility Code (section 5.2.8). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Commercial Activity.	Exempt , if— (a) does not involve Building Work or involves only minor Building Work; and (b) located in the Business Precinct. Code-assessable , if not Exempt and located in the— (a) Business Precinct; or	If Exempt —None applicable. If Code-assessable — Kooralbyn Zone Code (section 3.4.8). Retailing and Commercial Activity Code (section 5.2.71).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(b) Industry Precinct and the use is associated with an industry use on the same land.	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).
Community Care Centre	Code-assessable , if the use involves only a counselling / consulting function (no onsite accommodation) and is located in the— (a) Business Precinct; or (b) Community Facilities Precinct	Kooralbyn Zone Code (section 3.4.8). 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)
Dual Occupancy	Self-assessable , if - (a) located in the - (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Emerging Community Precinct; and (b) where the gross floor area of one of the dwellings does not exceed 100m². Code-assessable , if - (a) not Self-assessable and located in the - (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Emerging Community Precinct.	If Self-assessable - the Self-assessable provisions of the Dual Occupancy Code (section 5.2.107). If Code-assessable - Kooralbyn Zone Code (section 3.4.8) Dual Occupancy Code (section 5.2.107) Construction and Infrastructure Code (section 5.3.6) Parking and Servicing Code (section 5.3.13)
Educational Establishment.	Code-assessable , if located in the Community Facilities Precinct.	Kooralbyn Zone Code (section 3.4.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		<p>Educational Establishment Code (section 5.2.17).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Equestrian Activities.	<p>Self-assessable, if—</p> <p>(a) Located in the—</p> <ul style="list-style-type: none"> (i) Rural Residential Precinct; or (ii) Active Recreation Precinct; or (iii) Passive Recreation Precinct; or (iv) Community Facilities Precinct; and <p>(b) involves—</p> <ul style="list-style-type: none"> (i) the keeping of up to 5 horses on a Lot with a minimum area of 8,000m²; or (ii) the keeping of any number of horses on a Lot with a minimum area of 10 hectares; or (iii) the use of a training track or arena (indoor or outdoor) on a Lot with a minimum area of 10 hectares. <p>Code-assessable, if —</p> <p>(a) not Self-assessable; and</p> <ul style="list-style-type: none"> (i) located in the — <ul style="list-style-type: none"> (A) Rural Residential Precinct; or (B) Active Recreation Precinct; or (C) Passive Recreation Precinct; or (D) Community Facilities Precinct; and (ii) involves the— 	<p>If Self-assessable or Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p> <p>Equestrian Activities Code (section 5.2.20).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>(A) the keeping of between 5 and 10 horses on a Lot with an area between 8,000m² and 10 hectares; or</p> <p>(B) the use of a training track or arena (indoor or outdoor) for up to 10 horses on a Lot with an area of more than 8,000m² but less than 10 hectares; or</p> <p>(C) the provision of sports fields or areas (indoor or outdoor) for equine based recreational or sporting pursuits on a Lot with an area greater than 8,000m² but less than 10 hectares; or</p> <p>(b) located in the Active Recreation Precinct, where the use involves the provision of sports fields or areas (indoor or outdoor) for equine based recreation or sporting pursuits on a Lot with an area greater than 8,000m² but less than 10 hectares.</p>	
Food Establishment/ Reception Centre.	<p>Exempt, if—</p> <p>(a) located in the Business Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work; and</p> <p>(c) does not involve an extension to an outdoor eating area.</p> <p>Code-assessable, if not Exempt and located in the Business Precinct.</p>	<p>If Exempt —None applicable.</p> <p>If Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8).</p> <p>Food Premises Code (section 5.2.23).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
		Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Home Based Business.	<p>Self-assessable, if a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 25m² and located in the—</p> <ul style="list-style-type: none"> (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct. <p>Code-assessable, if not Self-assessable and is—</p> <ul style="list-style-type: none"> (a) a category 1 Home Based Business where the area of the dwelling unit used for the Home Based Business exceeds 25m² but does not exceed 50m² and located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Emerging Community Precinct; or (b) a category 2 Home Based Business where the area of the dwelling unit used for the Home Based Business does not exceed 50m² and located in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Rural Residential Precinct; or (iii) Emerging Community Precinct. 	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p> <p>Home Based Business Code (section 5.2.29).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Hotel/Club.	Code-assessable , if in the Business Precinct.	<p>Kooralbyn Zone Code (section 3.4.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p>

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).
House.	<p>Self-assessable, if located in the—</p> <ul style="list-style-type: none"> (a) Residential Precinct; or (b) Rural Residential Precinct; or (a) Emerging Community Precinct and access is via a constructed road. <p>Code-assessable, if not Self-assessable and located in the Emerging Community Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Solutions S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p> <p>House Code (section 5.2.35).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Indoor Sports, Recreation and Entertainment.	<p>Exempt, if—</p> <ul style="list-style-type: none"> (a) located in the Active Recreation Precinct; and (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) does not involve fire arm activities; and (d) the gross floor area of the use does not exceed 150m². <p>Self-assessable, if —</p> <ul style="list-style-type: none"> (a) located in the Industry Precinct; and (b) does not involve Building Work or involves only minor Building Work; and (c) the use is for an indoor sports centre or gymnasium. 	<p>If Exempt—None applicable.</p> <p>If Self-assessable or Code-assessable—</p> <p>Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p> <p>Sports, Recreation and Entertainment Code (section 5.2.83).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Code-assessable , if not Self-assessable and— <ul style="list-style-type: none"> (a) located in the Industry Precinct; and (b) the use is for an indoor sports centre or gymnasium. 	Parking and Servicing Code (section 5.3.13).
Industry—Low Impact/Service.	Self-assessable , if— <ul style="list-style-type: none"> (a) located in the Industry Precinct; and (b) does not involve Building Work or involves only minor Building Work; and (c) does not involve outdoor storage; and (d) is not located within 100 metres of land in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Rural Residential Precinct. Code-assessable , if not Self-assessable and located in the Industry Precinct.	If Self-assessable or Code-assessable — Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) where assessable development. Industry Code (section 5.2.38). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Industry—General.	Self-assessable , if— <ul style="list-style-type: none"> (a) located in the Industry Precinct; and (b) does not involve Building Work or involves only minor Building Work; and (c) does not involve outdoor storage; and (d) is not located within 100 metres of land in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) Rural Residential Precinct. Code-assessable , if not Self-assessable and in the Industry Precinct.	If Self-assessable or Code-assessable — Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) where assessable development. Industry Code (section 5.2.38). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Kennel.	Code-assessable , if located in the Rural Residential Precinct,	Kooralbyn Zone Code (section 3.4.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	and involves the keeping of up to— (a) 5 dogs on a lot with a minimum area of 2 hectares; or (b) 10 dogs on a lot with a minimum area of 4 hectares.	Kennel and Cattery Code (section 5.2.44). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Market.	Code-assessable , if located in the— (a) Business Precinct; or (b) Active Recreation Precinct; or (c) Community Facilities Precinct.	Kooralbyn Zone Code (section 3.4.8). Market Code (section 5.2.50). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Medium Density Residential.	Code-assessable , if located in the Residential Precinct.	Kooralbyn Zone Code (section 3.4.8). Medium Density Residential Code (section 5.2.53). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Motel.	Code-assessable , if located in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). Motel Code (section 5.2.56). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Outdoor Sports, Recreation and Entertainment.	Exempt , if— <ul style="list-style-type: none"> (a) located in the Active Recreation Precinct; and (b) on a lot identified in Schedule 2 (Land Identified for Community Facilities); and (c) and does not involve motor sport, firearm activities, a clubhouse or night lighting. Code-assessable , if not Exempt and located in the Active Recreation Precinct.	If Exempt —None applicable. If Code-assessable — Kooralbyn Zone Code (section 3.4.8). Sports, Recreation and Entertainment Code (section 5.2.83). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Passenger Terminal.	Code-assessable , if located in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). Passenger Terminal Code (section 5.2.59). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Produce Store.	Self-assessable , if located in the Industry Precinct.	Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) where assessable development. Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Public Park.	Exempt.	None applicable.
Public Worship.	Code-assessable , if located in the Community Facilities Precinct.	Kooralbyn Zone Code (section 3.4.8). Public Worship Code (section 5.2.68). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Plant Nursery.	Code-assessable , if located in the— (a) Business Precinct; or (b) Industry Precinct.	Kooralbyn Zone Code (section 3.4.8). Produce Store/Retail Plant Nursery Code (section 5.2.65). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Retail Showroom.	Code-assessable , if located in the— (a) Business Precinct; or (b) Industry Precinct.	Kooralbyn Zone Code (section 3.4.8). Retail Showroom Code (section 5.2.74). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Road.	Exempt.	None applicable.
Roadside Stall.	Exempt , if— (a) located in the Rural Residential Precinct; and (b) the total floor area and display area is 5m ² or less.	If Exempt —None applicable. If Code-assessable — Kooralbyn Zone Code (section 3.4.8).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	Code-assessable , if not Exempt and— <ul style="list-style-type: none"> (a) located in the Rural Residential Precinct; and (b) the total floor area and display area is greater than 5m² but does not exceed 25m². 	Roadside Stall Code (section 5.2.77). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Parking and Servicing Code (section 5.3.13).
Shop.	Exempt , if— <ul style="list-style-type: none"> (a) located in the Business Precinct; and (b) does not involve Building Work or involves only minor Building Work. Code-assessable , if— <ul style="list-style-type: none"> (a) not Exempt and located in the Business Precinct; and (b) the combined total gross floor area for the development and existing approved retail uses and office/professional uses does not exceed 800m². 	If Exempt —None applicable. If Code-assessable — Kooralbyn Zone Code (section 3.4.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Shopping Centre.	Code-assessable , if— <ul style="list-style-type: none"> (a) located in the Business Precinct; and (b) the combined total gross floor area for the development and existing approved retail uses and office/professional uses does not exceed 800m². 	Kooralbyn Zone Code (section 3.4.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Telecommunications Facility.	Code-assessable , if located in the Industry Precinct; and not located within 200 metres of the— <ul style="list-style-type: none"> (a) Residential Precinct; or (b) Rural Residential Precinct; or 	Telecommunications Facility Code (section 5.2.86).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	(c) Emerging Community Precinct; or (d) Community Facilities Precinct.	
Temporary Activity.	Exempt.	None applicable.
Tourist Facility.	Code-assessable , if located in the Business Precinct.	Kooralbyn Zone Code (section 3.4.8). Retailing and Commercial Activity Code (section 5.2.71). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Truck Depot.	Self-assessable , if— (a) located in the Industry Precinct; and (b) involves the parking of up to 6 heavy vehicles on a lot. Code-assessable , if not Self-assessable and involves the parking of more than 6 heavy vehicles on a lot in the Industry Precinct.	If Self-assessable or Code-assessable — Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable. Kooralbyn Zone Code (section 3.4.8) where assessable development. Truck Depot Code (section 5.2.101). Advertising Devices Code (section 5.3.2). Construction and Infrastructure Code (section 5.3.6). Landscape Code (section 5.3.10). Parking and Servicing Code (section 5.3.13).
Utility—Local.	Exempt.	None applicable.
Utility—Major.	Code-assessable , if located in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Rural Residential Precinct where a reservoir and not	Kooralbyn Zone Code (section 3.4.8). Utility-Major Code (section 5.2.104). Advertising Devices Code (section 5.3.2).

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
	<p>located within 100 metres of a dwelling; or</p> <p>(d) Emerging Community Precinct where a reservoir; or</p> <p>(e) Active Recreation Precinct; or</p> <p>(f) Community Facilities Precinct where a reservoir or an upgrade to an existing sewage treatment plant.</p>	<p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Veterinary Surgery/Hospital.	<p>Exempt, if—</p> <p>(a) located in the—</p> <p>(i) Business Precinct; or</p> <p>(ii) Industry Precinct; and</p> <p>(b) does not involve Building Work or involves only minor Building Work.</p> <p>Code-assessable, if —</p> <p>(a) not Exempt and located in the—</p> <p>(i) Business Precinct; or</p> <p>(ii) Industry Precinct.</p> <p>(b) the use is associated with Equestrian Activities and is located in the —</p> <p>(i) Active Recreation Precinct; or</p> <p>(ii) Community Facilities Precinct.</p>	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Kooralbyn Zone Code (section 3.4.8).</p> <p>Retailing and Commercial Activity Code (section 5.2.71).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10).</p> <p>Parking and Servicing Code (section 5.3.13).</p>

Column 1 Use	Column 2 Assessment Category	Column 3 Assessment Criteria
Warehouse/ Storage Facility.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) located in the Industry Precinct; and (b) does not involve Building Work or involves only minor Building Work; and (c) does not involve outdoor storage; and (d) is not located within 100 metres of land included in the— <ul style="list-style-type: none"> (i) Residential Precinct; or (ii) the Rural Residential Precinct. <p>Code-assessable, if not Self-assessable and located in the Industry Precinct.</p>	<p>If Self-assessable or Code-assessable—</p> <p>Solution S3.1 of section 3.4.13 of the Kooralbyn Zone Code where Self-assessable.</p> <p>Kooralbyn Zone Code (section 3.4.8) where assessable development.</p> <p>Industry Code (section 5.2.38).</p> <p>Advertising Devices Code (section 5.3.2).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Landscape Code (section 5.3.10)</p> <p>Parking and Servicing Code (section 5.3.13).</p>
Other Defined Uses and uses which are not Defined Uses.	Impact-assessable.	<p>Kooralbyn Zone Code (section 3.4.8).</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>

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

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

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

⁴⁵ See section 1.2.10 (Assessment Categories) and Part 3 (Development in Zones) in Chapter 1 (Preliminary). Reference should also be made to Schedule 9 of the *Integrated Planning Act 1997* for additional development which is exempt.

⁴⁶ See section 1.2.11 (Assessment Criteria).

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

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
Building Work ⁴⁸ not associated with a Material Change of Use, which is assessable development under Schedule 8 of the <i>Integrated Planning Act 1997</i> .	Exempt , if for an Exempt Fence. Self-assessable , if not Exempt Code-assessable , if not Exempt or Self-assessable.	If Exempt —None applicable. If Self-assessable or Code-assessable — Solutions S2.1 of section 3.4.12, S3.1 of section 3.4.13, S3.1, S3.2 and S3.3 of section 3.4.14 and S4.1, S4.2 and S4.3 of section 3.4.15 of the Kooralbyn Zone Code. Construction and Infrastructure Code (section 5.3.6) if Building Work involving Filling, excavating or a retaining wall.
Placing an Advertising Device not associated with a Material Change of Use.	Exempt , if meets the criteria set out in Schedule 3 (Exempt Advertising Devices). Self-assessable , if a window sign in a business and industry area. Code-assessable , if not Exempt, Self-assessable or Impact-assessable. Impact-assessable , if a billboard which has a sign face with an area greater than 8m ² .	If Exempt —None applicable. If Self-assessable — Solutions S1.1, S47.1, S48.1, S49.1 and S49.2 of section 5.3.5 of the Advertising Devices Code. If Code-assessable or Impact-assessable — Kooralbyn Zone Code (section 3.4.8). Advertising Devices Code (section 5.3.2).
Reconfiguring a Lot.	Code-assessable , if— (a) located in the— (i) Industry Precinct; or (ii) Residential Precinct; or (iii) Business Precinct; or (iv) Active Recreation Precinct; or	If Code-assessable or Impact-assessable — Kooralbyn Zone Code (section 3.4.8). Reconfiguring a Lot Code (section 5.4.2)

⁴⁷ Assessment Categories may also be affected by Overlays. See Overlay Maps to determine whether the land is affected. Also see section 1.4.6 explaining how the higher Assessment Category prevails.

⁴⁸ A development application for Building Work which is required to be assessed against the *Standard Building Regulation 1993* is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a code assessable development application for Building Work is required to be assessed against the Planning Scheme.

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	<ul style="list-style-type: none"> (v) Passive Recreation Precinct; or (vi) Community Facilities Precinct; or (b) is carried out in accordance with a development approval for a Material Change of Use that has not lapsed; or (c) is a boundary realignment where no additional lots are created. <p>Impact-assessable, otherwise</p>	
Carrying out Operational Work for Reconfiguring a Lot.	Code-assessable.	<p>Kooralbyn Zone Code (section 3.4.8).</p> <p>Construction and Infrastructure Code (section 5.3.6).</p> <p>Reconfiguring a Lot Code (section 5.4.2)</p>
Carrying out Operational Work being the construction of a crossover.	<p>Self-assessable, if—</p> <ul style="list-style-type: none"> (a) concrete kerb and channel has been constructed along the road frontage of the lot; and (b) does not involve the crossing or interfering with a table drain. <p>Code-assessable, if not Self-assessable.</p>	<p>If Self-assessable or Code-assessable —</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>
Carrying out Operational Work being the construction of a driveway.	<p>Exempt, if not Code-assessable.</p> <p>Code-assessable, if—</p> <ul style="list-style-type: none"> (a) located within an access easement; or (b) located in the access handle of a rear allotment; or (c) crosses a watercourse when providing access between the road and the building envelope or dwelling. 	<p>If Exempt—None applicable.</p> <p>If Code-assessable—</p> <p>Construction and Infrastructure Code (section 5.3.6).</p>

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

Column 1 Development	Column 2 Assessment Category	Column 3 Assessment Criteria
	(x) not within 3 metres of a Local Government infrastructure item. Code-assessable , if not Exempt.	
Carrying out Operational Work not specified in column 1.	Exempt.	None applicable.

Division 3 Consistent Development Table

3.4.6 Interpretation of the Consistent Development Table

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

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

3.4.7 Consistent Development Table

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

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

Table 3.4.7 Consistent Development in the Kooralbyn Zone

Column 1 Development	Column 2 Consistent Development
Aged Person Accommodation.	Where in the Residential Precinct.
Agriculture.	Where in the—

⁴⁹ See section 1.2.12 (Consistent Development Tables).

Column 1 Development	Column 2 Consistent Development
	(a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct.
Animal Husbandry.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Active Recreation Precinct; or (d) Passive Recreation Precinct; or (e) Community Facilities Precinct.
Aquaculture.	Where in the Rural Residential Precinct and the site cover does not exceed 20% of the site area.
Bed and Breakfast.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
Caravan/Relocatable Home Park.	Where in the Residential Precinct.
Caretaker's Residence.	Always.
Cattery.	Where in the Rural Residential Precinct.
Child Care Facility.	Where in the— (a) Business Precinct; or (b) Residential Precinct.
Commercial Activity.	Where in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Community Facilities Precinct and for a service provider.
Community Care Centre.	Where in the— (a) Business Precinct; or (b) Residential Precinct; or (c) Community Facilities Precinct.
Dual Occupancy	Where in the - (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct.
Educational Establishment.	Where in the— (a) Business Precinct; or (b) Community Facilities Precinct.
Equestrian Activities.	Where in the— (a) Rural Residential Precinct; or (b) Emerging Community Precinct; or (c) Active Recreation Precinct; or

Column 1 Development	Column 2 Consistent Development
	(d) Passive Recreation Precinct; or (e) Community Facilities Precinct.
Food Establishment/ Reception Centre.	Where in the— (a) Business Precinct; or (b) Active Recreation Precinct.
Forestry.	Where in the Emerging Community Precinct.
Funeral Premises.	Where in the— (a) Business Precinct; or (b) Industry Precinct.
General Store.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct.
Home Based Business.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct.
Hospital.	Where in the Business Precinct.
Hotel/Club.	Where in the— (a) Business Precinct; or (b) Active Recreation Precinct.
House.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct.
Indoor Sports, Recreation and Entertainment.	Where in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Active Recreation Precinct; or (d) Community Facilities Precinct.
Industry—Low Impact/Service.	Where in the Industry Precinct.
Industry—General.	Where in the Industry Precinct.
Kennel.	Where in the Rural Residential Precinct and on a lot with an area greater than 1 hectare.
Market.	Where in the— (a) Business Precinct; or (b) Active Recreation Precinct; or (c) Community Facilities Precinct.
Medium Density Residential.	Where in the Residential Precinct.
Motel.	Where in the— (a) Business Precinct; or

Column 1 Development	Column 2 Consistent Development
	(b) Residential Precinct.
Outdoor Sports, Recreation and Entertainment.	Where in the— (a) Active Recreation Precinct; or (b) Community Facilities Precinct.
Passenger Terminal.	Where in the Business Precinct.
Produce Store.	Where in the— (a) Business Precinct; or (b) Industry Precinct.
Public Worship.	Where in the— (a) Business Precinct; or (b) Rural Residential Precinct; or (c) Community Facilities Precinct.
Retail Plant Nursery.	Where in the— (a) Business Precinct; or (b) Industry Precinct; or (c) Residential Precinct.
Retail Showroom.	Where in the— (a) Business Precinct; or (b) Industry Precinct.
Roadside Stall.	Where in the— (a) Residential Precinct; or (b) Rural Residential Precinct; or (c) Emerging Community Precinct.
Service Station.	Where in the Industry Precinct.
Shop.	Where in the Business Precinct.
Shopping Centre.	Where in the Business Precinct.
Telecommunication Facility.	Always.
Tourist Facility.	Where in the Business Precinct.
Transport Terminal.	Where in an Industry Precinct.
Truck Depot.	Where in the Industry Precinct.
Utility—Major.	Where in the— (a) Business Precinct; or (b) Community Facilities Precinct; or (c) Industry Precinct; or (d) Passive Recreation Precinct; or (e) Emerging Community Precinct; or (f) Rural Residential Precinct; or (g) Active Recreation Precinct.
Warehouse/Storage Facility.	Where in the Industry Precinct.
Veterinary Surgery/Hospital.	Where in the—

Column 1 Development	Column 2 Consistent Development
	(a) Business Precinct; or (b) Industry Precinct. Where associated with an Equestrian Activities use, in the— (a) Active Recreation Precinct; or (b) Community Facilities Precinct.

Division 4 Kooralbyn Zone Code

Subdivision 1 Preliminary

3.4.8 Compliance with the Kooralbyn Zone Code

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

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

Subdivision 2 General Assessment Criteria for the Kooralbyn Zone

3.4.9 Purpose of the Kooralbyn Zone Code

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

3.4.10 Overall Outcomes for the Kooralbyn Zone

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

Table 3.4.10 Overall Outcomes for the Kooralbyn Zone

Overall Outcomes for Kooralbyn Zone
Amenity, Environmental Management and Greenspace

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

Overall Outcomes for Kooralbyn Zone	
OO1	Development provides for the creation and maintenance of a pleasant and safe living and working environment.
OO2	Development in a residential area promotes a high standard of amenity and is compatible with the existing residential character.
OO3	Development through location and design minimises risks and nuisance to people and property.
OO4	Development provides for the reuse of degraded sites in a way that does not compromise the safety or amenity of the community.
Community Identity, Urban Design Principles and Image	
OO5	Development provides for the establishment, conservation and enhancement of local character and the promotion of a distinctive local identity and sense of place.
Community Services	
OO6	Development supports a range of community services commensurate with the size and density of the individual community in which the development is proposed.
OO7	Development for community services is located to provide the most effective and efficient delivery of those services.
OO8	Development contributes to the collective provision of appropriate community facilities serving the needs of residents.
Cultural Heritage	
OO9	Development provides for the identification and protection of places, objects and areas of recognised historic, indigenous and cultural heritage significance.
Ecological Sustainability	
OO10	Development protects and enhances Ecologically Significant Areas including native vegetation of regional and local significance, ecological corridors, areas of local, regional and State biodiversity significance and habitat for State and regionally significant flora and fauna, to maintain the Shire's biodiversity and nature conservation values.
OO11	Development provides for the ongoing protection of natural drainage catchments, river and stream systems, riparian vegetation and other waterbodies to maintain the ecological values and functions of the ecosystems, the health of individual communities and to enhance their value for maintenance of flora and fauna, recreation and other uses.
OO12	Development provides for the maintenance of high standards of air and water quality.
OO13	Development provides for the minimisation of waste products and the promotion of systems to ensure effective reuse, treatment and disposal of waste.
Economic Development	
OO14	Development provides for the enhancement of employment and investment opportunities through improved integration of residential and business activities, whilst maintaining residential amenity.
OO15	Development focuses on and supports tourist activities where they do not interfere with the function, amenity and character of the area.

Overall Outcomes for Kooralbyn Zone	
OO16	Development provides for a range of appropriate retail and commercial activities to serve the needs of the Kooralbyn Zone.
Housing	
OO17	Development provides a diversity of housing forms (including a mix of low to medium density housing types and allotment sizes) that provide for the housing needs of residents and promotes equity in access to goods and services.
Infrastructure Efficiency	
OO18	Development maximises the use and safe operation of existing and proposed infrastructure and provides for the efficient provision of future infrastructure.
OO19	Development does not compromise corridors required for proposed or future infrastructure.
OO20	Development makes provision for required separation distances and/or appropriate barriers or landscape/vegetative buffers from existing, proposed or future infrastructure facilities.
OO21	Development ensures that the safe operation and continued viability of electricity infrastructure is maintained.
OO22	Development ensures that only compatible land use activity occurs in proximity to existing, proposed and future infrastructure facilities.
OO23	Development in defined areas is supported by full urban services.
OO24	Development makes adequate provision for on-site effluent treatment and disposal, where reticulated sewerage is not provided or envisaged.
OO25	Development makes adequate provisions for on-site storage and supply of potable water, where a reticulated water supply is not provided or envisaged.
Landscaping	
OO26	Development has a positive impact on the landscape, scenic amenity and streetscape of Precincts within the Kooralbyn Zone and serves to reinforce community identity and cohesion.
Noise, Air and Light Emissions	
OO27	Development protects and enhances the amenity and character of all Precincts within the Zone by avoiding or mitigating adverse emissions of noise and/or vibration, odour, dust and other pollutants, light or glare.
Open Space, Sport and Recreation Facilities	
OO28	Development contributes to the establishment of an integrated open space network providing for diverse, useable, accessible, multi-purpose and affordable recreation and leisure opportunities that respond to community needs.
OO29	Development contributes to the adequate and appropriate sport and recreation facilities serving the needs of residents.
OO30	Development ensures that the location and design of urban areas supports and facilitates accessibility to community facilities.
Protection of Personal Health, Safety and Property	

Overall Outcomes for Kooralbyn Zone	
OO31	Development is located and designed to minimise the potential risk to life and property from natural hazards.
OO32	Development incorporates the principles of crime prevention through environmental design.
Transport and Access	
OO33	Development supports the provision of an integrated efficient, safe and attractive transport network for a range of transport modes including public transport, passenger vehicles, delivery and freight vehicles, pedestrians and cyclists.
OO34	Development provides pedestrian, cycle and vehicular connectivity and ease of mobility.
OO35	Development minimises conflicts between local and through traffic and between pedestrians, cyclists and vehicles.
Precinct Intent	
OO36	Development within the Business Precinct is typically commercial in character and caters to the convenience shopping needs of the localised catchment, by providing limited access to comparison retail and speciality shopping. Development within the Precinct also provides for limited access to lower order professional offices and businesses.
OO37	Development within the Industry Precinct has a predominately industrial character. Development within this Precinct provides for a limited mix of compatible business, industry, commercial, service, trade and low-impact manufacturing activities that support and are in close proximity to the Business Precinct. Development within this Precinct does not compromise or jeopardise the intended retail and services function of the Business Precinct.
OO38	Development within the Residential Precinct maintains an urban environment characterised by a high level of amenity and primarily caters for low density, sewerage, urban residential development and ancillary/associated uses.
OO39	Development within the Rural Residential Precinct is to cater principally for rural-residential activity on larger acreage lots which are typically unsewered.
OO40	Development within the Emerging Community Precinct is limited to those activities that will not prejudice orderly future planning and would not compromise structure or “master planning”
OO41	Development within the Active Recreation Precinct is characterised by organised and active outdoor and indoor recreational activities that encourage community participation. Development within this Precinct is generally typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.
OO42	Development within the Passive Recreation Precinct is characterised by informal or non-organised forms of recreational activity and generally includes activity within open space and recreation reserve areas such as picnics, dog walking, strolling, kite flying and the like. Development within the Precinct includes ancillary/associated structures such as toilet blocks, barbeque areas, gazebos, tables and bench seating, children's play equipment and the like.

Overall Outcomes for Kooralbyn Zone	
OO43	Development within the Community Facilities Precinct provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities principally to serve the immediately surrounding area.
Growth Management	
OO44	Development in respect of land in the Kooralbyn Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— (a) the land is not necessarily suitable for urban development; and (b) through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through the Local Growth Management Strategy.
Intensity of Development	
OO45	Development is at a scale, form and intensity which is intended for development in the Zone and is consistent with the reasonable expectations of residents of the Zone.
OO46	Development, being Reconfiguring a Lot, is to comply with the standards in Table 5.4.6B Lot Design Specifications.

3.4.11 Specific Outcomes and Prescribed Solutions for the Kooralbyn Zone

Table 3.4.11 (Specific Outcomes and Prescribed Solutions for the Kooralbyn Zone) identifies in—

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

Table 3.4.11 Specific Outcomes and Prescribed Solutions for the Kooralbyn Zone

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

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"> (a) protects and enhances residential amenity, residential character and a pleasant and safe living and working environment; and (b) has a built form which is consistent with the scale and form of development in the Zone generally; and (c) provides buffering between non-residential uses and residential uses; and (d) provides buffering between residential uses and major transport routes. 	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development—</p> <ul style="list-style-type: none"> (a) protects and enhances nature conservation values of Ecologically Significant Areas and, where possible, provides for the areas to be linked; and (b) provides for areas of ecological significance to be retained in public ownership; and (c) provides that buildings and structures are set back from areas of ecological significance or buffers are provided. 	<p>S3.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes		Column 2 Acceptable Solutions – if Self- assessable Probable Solutions – if Code- assessable
SO4	Development— (a) protects and enhances scenic amenity; and (b) avoids adverse impacts upon areas of scenic amenity and Ecologically Significant Areas; and (c) avoids encroachment upon areas identified as buffers for other development; and (d) (where involving Building Work), is undertaken within defined building envelopes where lots are constrained by environmental factors.	S4.1 No Solution is prescribed.
SO5	Development provides that degraded land is rehabilitated and reused in a way that does not compromise the safety of the community or the amenity of the Zone or Precinct.	S5.1 No Solution is prescribed.
Community Identity, Urban Design Principles and Image		
SO6	Development protects and enhances local identity, character, amenity, scale and a sense of place.	S6.1 No Solution is prescribed.
SO7	Development is designed to provide for social interaction.	S7.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO8 Development for urban residential purposes protects and enhances the amenity and character of the Zone and Precincts by providing that—</p> <ul style="list-style-type: none"> (a) traffic within urban residential areas is 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. 	<p>S8.1 No Solution is prescribed.</p>
<p>SO9 Development for non-residential purposes within the Business Precinct and the Industry Precinct is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> (i) height, mass and proportions; and 	<p>S9.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<ul style="list-style-type: none"> (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandahs, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and (b) has an attractive and functional appearance; and (c) is orientated toward the road network; and (d) contributes positively to streetscape and built form; and (e) is integrated with existing buildings; and (f) provides a cohesive built form. 	
Community Services	
SO10 Development supports a range of community services commensurate with need.	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,	S11.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
community services and community service facilities.	
Cultural Heritage	
SO12 Development protects and enhances places, objects and areas of historic, indigenous and cultural significance.	S12.1 Development adjoining or containing a site of cultural heritage significance does not impinge on the values of the site by way of overshadowing or incompatible building character.
Ecological Sustainability	
SO13 Development within non-reticulated areas makes provision for the on-site storage of potable water.	S13.1 Development makes provision for the on-site storage of potable water to the standards outlined in <i>Planning Scheme Policy 7</i> .
SO14 Development conserves the use of non-renewable energy resources by providing that development— (a) augments the use of non-renewable resources with renewable resources to provide for sustainability; and (b) takes into account energy demands and energy efficiency techniques in the design of individual buildings in terms of— (i) layout; and (ii) materials; and (iii) orientation on the site; and (iv) relationship to adjoining uses.	S14.1 No Solution is prescribed.
SO15 Development protects and enhances natural catchments, river and stream systems, riparian vegetation and recognises the importance of the individual ecosystems within each catchment and system.	S15.1 No Solution is prescribed.
SO16 Development identifies, protects and enhances habitat for State and	S16.1 Development does not involve the clearing or disturbance of habitat for endangered,

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>regionally significant flora and fauna.</p> <p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>vulnerable, rare and other regionally significant species, as identified in <i>Planning Scheme Policy 3 – Ecological Assessment Reporting, Appendix C-significant Flora and Fauna Species</i>.</p> <p>S16.2 Development restores or rehabilitates a cleared or degraded habitat area using locally occurring native species complementary to the habitat values of the flora and fauna community.</p> <p>S16.3 Development provides that an area containing habitat for endangered, vulnerable, rare or other regionally significant species is either dedicated as open space or is protected through the application of a conservation envelope.</p>
<p>SO17 Development identifies, protects and enhances Ecologically Significant Areas and other nature conservation values.</p> <p><i>Note: The demonstration of compliance with this outcome would be assisted by the preparation of an Ecological Assessment Report prepared by a suitably qualified and experienced person. The report is to address the information outlined in Planning Scheme Policy 3 – Ecological Assessment Reporting.</i></p>	<p>S17.1 No Solution is prescribed.</p>
Economic Development	
<p>SO18 Development provides a range of employment opportunities including tourist and associated activities for residents of the Kooralbyn Zone.</p>	<p>S18.1 No Solution is prescribed.</p>
Housing	
<p>SO19 Development being a House or Dual Occupancy limits adverse impacts on existing residential amenity and</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
<p>character and provides Kooralbyn's residential neighbourhoods with a strong and positive identity through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible road network; and (b) the location and design of development; and (c) integration with the surrounding development; and (d) the protection and enhancement of personal health, safety and property; and (e) achieving a sense of place. 	
<p>SO20 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> (a) maximising solar access to the north in winter; and (b) minimising solar access to the east and west in summer; and (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds. 	<p>S20.1 No Solution is prescribed.</p>
<p>SO21 Development being a Dual Occupancy is consistent in building form and scale to existing residential uses and maintains the character and amenity of the Precinct.</p>	<p>S21.1 No Solution is prescribed.</p>
Infrastructure Efficiency	

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>SO22 Development being Building Work and Engineering Work does not—</p> <p>(a) interfere with or adversely impact upon any existing or planned infrastructure; and</p> <p>(b) place an adverse loading on any existing or planned infrastructure.</p>	<p>S22.1 Development is located in a Precinct suitable for the intended use.</p> <p>S22.2 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO23 Development maintains an adequate safe distance from all electricity infrastructure including; substations, overhead powerlines, power poles and transformers.</p>	<p>S23.1 Development is designed and constructed to maintain the regulated separation distances from electricity infrastructure as identified in the <i>Electricity Regulation 1994</i>.</p> <p>S23.2 Development involving the construction of buildings and other structures (including swimming pools, sheds, tennis courts and the like) is not undertaken directly under electricity distribution lines, or within defined electricity easements.</p>
<p>SO24 Development is sited such that the safe and efficient operation of electricity and other infrastructure is maintained.</p>	<p>S24.1 No Solution is prescribed.</p>
Landscaping	
<p>SO25 Development within the Business Precinct provides landscaping which enhances the visual amenity, character and attractiveness of the Precinct.</p>	<p>S25.1 No Solution is prescribed.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
SO26 Development within the Industry Precinct provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.	S26.1 No Solution is prescribed.
Noise, Air and Light Emissions	
SO27 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding or mitigating the adverse emission of noise and vibration.	S27.1 No Solution is prescribed.
SO28 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating emissions of odour, dust and other pollutants.	S28.1 No Solution is prescribed.
SO29 Development protects and enhances the amenity and character of the Zone and Precincts by avoiding, minimising or mitigating the adverse emission of light or glare.	S29.1 No Solution is prescribed.
Open Space, Sport and Recreation Facilities	
SO30 Development provides for an integrated, diverse, useable and accessible open space network, supported by linkages between areas of concentrated outdoor sport and recreation activity.	S30.1 No Solution is prescribed.
SO31 Development supports a range of outdoor sporting activity including sportsgrounds, parks and linear corridors for non-motorised recreation.	S31.1 No Solution is prescribed.
SO32 Development provides opportunities for the	S32.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
establishment, expansion or enhancement of district level playing fields serving the needs of residents.	
SO33 Development supports the maintenance of individual recreational opportunities and maximises access to areas of public recreational activity.	S33.1 No Solution is prescribed.
Protection of Personal Health, Safety and Property	
SO34 Development is not to exacerbate or be adversely affected by flood events.	<p>S34.1 Development ensures that buildings and structures are not located where they could impede and therefore exacerbate a 1% AEP flood.</p> <p>S34.2 Development ensures that uses, which are required to operate during a natural disaster, are located above a 0.2 AEP flood.</p>
<p>SO35 Development protects and enhances personal health and safety and property by incorporating features and measures designed to improve safety and minimise the risk of crime through—</p> <ul style="list-style-type: none"> (a) the design of public access ways and pedestrian areas to avoid dark corners and encourage casual surveillance; and (b) the provision of entry points to buildings which are clearly visible; and (c) the avoidance of fencing and landscaping which obstruct or limit casual surveillance. 	<p>S35.1 Development does not provide—</p> <ul style="list-style-type: none"> (a) a blind corner involving a change in direction of 75 degrees or greater; and (b) a pathway that is longer than 20 metres; and (c) if a non-residential development, an entry to or an exit (other than an emergency exit) from a building which is not located at the front of the building.
SO36 Development is sympathetic to natural hazard constraints.	<p>S36.1 Development is designed to avoid flood, steep slopes and high bushfire hazard areas.</p> <p>S36.2 Development provides for building envelopes where lots are constrained.</p>

Column 1 Specific Outcomes		Column 2 Acceptable Solutions – if Self- assessable Probable Solutions – if Code- assessable
Transport and Access		
SO37	Development is located and designed to— (a) enhance the integration of traffic movements; and (b) ensure safe and efficient operation of the road network; and (c) provide for connectivity between developments; and (d) be walkable; and (e) provide for pedestrian and bikeway linkages.	S37.1 No Solution is prescribed.
SO38	Development is designed and located to limit direct access to identified roads to ensure their safe and efficient operation.	S38.1 Development avoids, or at least minimises direct vehicular access to Wellington Bundock Drive.
Growth Management		
SO39	Development in respect of land in the Kooralbyn Zone identified in the Urban Footprint of the South East Queensland Regional Plan is to comply with the South East Queensland Regional Plan which provides that— (a) the land is not necessarily suitable for urban development; and (b) through consideration of constraints affecting the land; and (c) the timing and sequencing of development shall be determined through the local growth management strategy.	S39.1 No Solution is prescribed.
Intensity of Development		
SO40	Development being- (a) a Material Change of Use is consistent with	S40.1 No Solution is prescribed

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – if Self-assessable Probable Solutions – if Code-assessable
<p>the scale, form and intensity of development in the Zone; and</p> <p>(b) Reconfiguring a Lot is to comply with-</p> <p>(i) the standards in Table 5.4.6B (Lot Design Specifications); and</p> <p>(ii) the Regulatory Provisions of the South East Queensland Regional Plan.⁵¹</p>	

Subdivision 3 **Specific Assessment Criteria for the Business Precinct**

3.4.12 **Specific Outcomes and Prescribed Solutions for the Business Precinct**

Table 3.4.12 (Specific Outcomes and Prescribed Solutions for the Business Precinct) identifies in—

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

⁵¹ The Regulatory Provisions of the South East Queensland Regional Plan provide that the subdivision of land in the Regional Landscape and Rural Production Area may not occur unless the subdivision meets the exemption documented in Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan.

Table 3.4.12 Specific Outcomes and Prescribed Solutions for the Business Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development within the Precinct exhibits a rural village character typified by the provision of— <ul style="list-style-type: none"> (a) a limited range of small-scale and localised convenience or speciality shopping activities; and (b) a limited number of lower order professional offices and businesses. 	S1.1 No Solution is prescribed.
SO2 Development maintains existing rural village character and amenity.	S2.1 Development within the Business Precinct does not exceed a total maximum GFA for retail and office/business activity of 800m ² .
SO3 Development— <ul style="list-style-type: none"> (a) protects and enhances the role of the Precinct as a focus for a limited range of small-scale retail and convenience or speciality shopping activity; and (b) functions in an integrated manner alongside existing commercial, retail and business activity; and (c) protects existing and intended amenity; and (d) has a high level of accessibility to the local road network; and (e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices. 	S3.1 No Solution is prescribed.
SO4 Development being Building Work and Engineering Work does not— <ul style="list-style-type: none"> (a) interfere with or adversely impact upon 	S4.1 Development is extended only where it can be readily supported by appropriate infrastructure.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
(b) any existing or planned infrastructure; and place an adverse loading on any existing or planned infrastructure.	

Subdivision 4 Specific Assessment Criteria for the Industry Precinct

3.4.13 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Table 3.4.13 (Specific Outcomes and Prescribed Solutions for the Industry Precinct) identifies in—

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

Table 3.4.13 Specific Outcomes and Prescribed Solutions for the Industry Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development exhibits a predominately industrial character and provides for a limited mix of compatible business and industry activities including— (a) Commercial and Service and Trade activities; and (b) appropriate low-impact manufacturing activities that support and are within close proximity to the Business Precinct.	S1.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO2 Development within the Industry Precinct is comprised predominantly of—</p> <ul style="list-style-type: none"> (a) Light and Service Industry that support the local community; and (b) limited General Industry, where it is demonstrated the amenity of the surrounding residential areas can be maintained; and (c) opportunities for Indoor Sport and Recreation. 	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development within the Industry Precinct is consistent with existing and intended scale and built form by providing that development—</p> <ul style="list-style-type: none"> (a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to— <ul style="list-style-type: none"> (i) height, mass and proportions; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours; and (iv) windows and doors; and (v) towers and stacks; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and (b) is consistent with the pattern of development 	<p>S3.1 Development in the Industry Precinct provides for a maximum building height of—</p> <ul style="list-style-type: none"> (a) 11 metres above natural ground level for buildings and structures other than towers and stacks; and (b) 30 metres above natural ground level for towers and stacks.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>shown on a structure plan map; and</p> <p>(c) has a tidy and functional appearance; and</p> <p>(d) is orientated toward the road network; and</p> <p>(e) contributes positively to streetscape and built form; and</p> <p>(f) is integrated with existing industry uses and buildings.</p>	
<p>SO4 Development for Industry purposes—</p> <p>(a) protects and enhances the role of the Precinct as a focus for a mix of compatible Business and Industry activities; and</p> <p>(b) functions in an integrated manner alongside existing Business and Industry activity by providing where possible, integrated parking areas, access areas, manoeuvring areas, built form, landscaping and advertising devices; and</p> <p>(c) contributes to the enhancement of existing and intended amenity; and</p> <p>(d) has a high level of accessibility to the local road network; and</p> <p>(e) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development being Building Work and Engineering Work does not—</p>	<p>S5.1 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	
(a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure.			
SO6	Development providing limited retailing activities does not compromise the role of the Business Precinct.	S6.1	Development ensures that the retailing of goods is generally limited to goods manufactured on site within the Precinct.
SO7	Development adjoining the Residential Precinct, the Rural Residential Precinct, the Emerging Communities Precinct or any Open Space Area is designed to be limited in scale, extent and impact.	S7.1	Development is to provide buffering and a minimum 5 metre screen landscaping strip on any boundary adjoining a sensitive place.
		S7.2	Development is to reduce the visual impact of the Industrial Precinct, by ensuring that all buildings are setback a minimum of 10 metres from the street frontage with a minimum of 75% of the frontage landscaped to a width of 3 metres.

Subdivision 5 Specific Assessment Criteria for the Residential Precinct

3.4.14 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Table 3.4.14 (Specific Outcomes and Prescribed Solutions for the Residential Precinct) identifies in—

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

Table 3.4.14 Specific Outcomes and Prescribed Solutions for the Residential Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>SO1 Development provides predominantly medium density, sewered urban residential development with a resort community character and typified by—</p> <ul style="list-style-type: none"> (a) a high level of amenity; and (b) single dwellings on urban lots. 	<p>S1.1 No Solution is prescribed.</p>
<p>SO2 Development provides diversity and variety in housing forms and dwelling types, including, but not limited to—</p> <ul style="list-style-type: none"> (a) detached dwellings on urban lots; and (b) attached dwellings of various forms. 	<p>S2.1 No Solution is prescribed.</p>
<p>SO3 Development ensures a building height, bulk and setback consistent with the character of a country village.</p>	<p>S3.1 Development ensures that the maximum height of buildings and structures is 8.5 metres above natural ground level.</p> <p>S3.2 Development ensures that building bulk does not exceed a plot ratio of 0.5.</p> <p>S3.3 Development ensures that buildings—</p> <ul style="list-style-type: none"> (a) are set back a minimum of 6 metres from the primary street frontage which provides vehicular access to the development; and (b) are set back a minimum of 4.5 metres from a frontage which does not provide vehicular access to the development; and (c) the distance specified in the <i>Standard Building Regulation 1993</i> in the case of the setback from a side and rear boundary.
<p>SO4 Development provides Kooralbyn's Residential neighbourhoods with a strong</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>sense of community and local identity, through—</p> <ul style="list-style-type: none"> (a) providing a safe, efficient and legible local road network; and (b) the location and design of development that respects the characteristics and setting of the land; and (c) integration with surrounding development; and (d) the shared use of community facilities, infrastructure and parks; and (e) achieving a sense of place. 	
<p>SO5 Development provides that the orientation and form of buildings and the orientation of roads and lots facilitate the construction of energy efficient buildings that respond to local climatic conditions by—</p> <ul style="list-style-type: none"> (a) maximising solar access to the north in winter; and (b) minimising solar access to the east and west in the summer; and (c) maximising access to any prevailing summer breezes; and (d) minimising exposure to prevailing winter winds. 	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development for a Home Based Business does not interfere with adjoining residential amenity and uses.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development being a non-residential use (except a Home Based Business)—</p> <ul style="list-style-type: none"> (a) reflects the type, form, scale and density of development elsewhere in the Precinct; and 	<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>(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 6 Specific Assessment Criteria for the Rural Residential Precinct

3.4.15 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Table 3.4.15 (Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct) identifies in—

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

Table 3.4.15 Specific Outcomes and Prescribed Solutions for the Rural Residential Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for predominantly low density rural residential activity on larger acreage lots which are—	S1.1 No Solution is prescribed.

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

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

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

3.4.16 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Table 3.4.16 (Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct) identifies in—

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

Table 3.4.16 Specific Outcomes and Prescribed Solutions for the Emerging Community Precinct

Column 1 Specific Outcomes		Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable	
SO1	Development is limited to activities that will not prejudice orderly future planning.	S1.1	Development shall only occur where— <ul style="list-style-type: none"> (a) the use is ancillary to an existing activity on the premises; or (b) would not compromise the orderly future planning; or (c) would not compromise the implementation of structure planning.
SO2	Development for 'interim uses' only occurs where such uses— <ul style="list-style-type: none"> (a) do not compromise the amenity of future development in the Precinct; and (b) are only temporary and will not prejudice orderly future planning; and (c) are compatible with the surrounding land uses; and (d) maintains the existing rural character of the Precinct. 	S2.1	No Solution is prescribed.

Subdivision 8 Specific Assessment Criteria for the Active Recreation Precinct

3.4.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Table 3.4.17 (Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct) identifies in—

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

Table 3.4.17 Specific Outcomes and Prescribed Solutions for the Active Recreation Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for organised and active outdoor and indoor recreational activities that encourage community participation. Development within the Precinct is typified by formalised sports fields/grounds, with or without associated/ancillary clubrooms or facilities.	S1.1 No Solution is prescribed.
SO2 Development provides for the ongoing active sporting and recreational needs of the community including— (a) headquarter sports; and (b) suburban sporting and training grounds.	S2.1 No Solution is prescribed.
SO3 Development for other than active sport and recreation is limited to ancillary facilities, which support active sport and recreation pursuits.	S3.1 No Solution is prescribed.
SO4 Development ensures that active sport and recreation facilities— (a) are located only on roads designed to	S4.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>accommodate associated traffic flows; and</p> <p>(b) provide for a combination of off-street and on-street parking.</p>	
<p>SO5 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development for Equestrian Activities provides landscaping and/or vegetative buffering which enhances the visual amenity of the Precinct and serves to screen activities which are carried on outside a building when viewed from adjoining premises and a public place.</p>	<p>S6.1 No Solution is prescribed.</p>
<p>SO7 Development for Equestrian Activities is consistent with existing and intended scale and built form by providing that development—</p> <p>(a) is of a scale and form which is compatible with existing and planned buildings or structures having regard to—</p> <ul style="list-style-type: none"> (i) height, mass and proportions; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) fencing, landscaping and 	<p>S7.1 Development provides that buildings are constructed of materials in subdued natural colours, such as greens and browns.</p> <p>S7.2 Development ensures that the maximum height of buildings and structures is 10 metres above natural ground level.</p>

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>entry treatments; and</p> <p>(vi) parking, manoeuvring and access areas; and</p> <p>(vii) existing buildings and structures; and</p> <p>(b) has an attractive and functional appearance.</p>	
<p>SO8 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>S8.1 Development is extended only where it can be readily supported by appropriate infrastructure.</p>
<p>SO9 Development—</p> <p>(a) protects and enhances the role of the Precinct as a focus of organised and active sporting activity; and</p> <p>(b) protects existing and intended amenity; and</p> <p>(c) has a high level of accessibility to the local road network; and</p> <p>(d) provides a high level of amenity in relation to built form, landscaping, streetscape and advertising devices.</p>	<p>S9.1 No Solution is prescribed.</p>
<p>SO10 Development within the Precinct protects and enhances Ecologically Significant Areas and their conservation values by providing that development does not have an adverse impact on—</p> <p>(a) land and soils; and</p> <p>(b) environmental values and the integrity of</p>	<p>S10.1 No Solution is prescribed.</p>

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

Subdivision 9 **Specific Assessment Criteria for the Passive Recreation Precinct**

3.4.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Table 3.4.18 (Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct) identifies in—

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

Table 3.4.18 Specific Outcomes and Prescribed Solutions for the Passive Recreation Precinct

Column 1 Specific Outcomes		Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1	Development provides for low-impact informal or non-organised forms of recreational activity typically within— (a) Open Space Areas; and (b) recreation reserve areas.	S1.1 No Solution is prescribed.
SO2	Development protects the integrity of Open Space Areas and recreation reserve areas, with respect to their nature conservation values, scenic and landscape amenity values and recreational value to the community.	S2.1 No Solution is prescribed.
SO3	Development associated with public visitation to Open Space Areas or recreation reserve areas for passive recreation purposes ensures that— (a) visitation and facilities will not result in adverse impacts on the character and amenity of any adjoining land; and (b) visitor facilities are located where access is	S3.1 No Solution is prescribed.

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
<p>via a road with an appropriate design capacity; and</p> <p>(c) visitor facilities are located such that buffering is retained to any adjoining residential area; and</p> <p>(d) the nature conservation values, integrity and ecological functioning of the open space and recreation reserve area are maintained and protected.</p>	
<p>SO4 Development provides a benefit to and satisfies a community need of the residents of the Zone and provides for social interaction.</p>	<p>S4.1 No Solution is prescribed.</p>
<p>SO5 Development that is adjacent to an Ecologically Significant Area—</p> <p>(a) avoids adverse impacts on the appearance, security, use and the nature conservation and social values of the area and</p> <p>(b) provides for the protection and enhancement of a high quality streetscape along any road with frontage to an Ecologically Significant Area.</p>	<p>S5.1 No Solution is prescribed.</p>
<p>SO6 Development provides for low-impact recreational activities which are carried out in an ecologically sustainable manner in a natural environment.</p>	<p>S6.1 No Solution is prescribed.</p>

Subdivision 10 Specific Assessment Criteria for the Community Facilities Precinct

3.4.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Table 3.4.19 (Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct) identifies in—

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

Table 3.4.19 Specific Outcomes and Prescribed Solutions for the Community Facilities Precinct

Column 1 Specific Outcomes	Column 2 Acceptable Solutions – If Self-assessable Probable Solutions – If Code-assessable
SO1 Development provides for a compatible mix of community facilities, infrastructure and limited recreational opportunities that serve the needs of residents in the immediately surrounding catchment.	S1.1 Development shall only occur where— <ul style="list-style-type: none"> (a) the use is ancillary to an existing activity on the premises; or (b) would not compromise the future urban development potential; or (c) would not compromise the implementation of structure planning.
SO2 Development being Building Work and Engineering Work (for other than infrastructure) does not— <ul style="list-style-type: none"> (a) interfere with or adversely impact upon any existing or planned infrastructure; and (b) place an adverse loading on any existing or planned infrastructure. 	S2.2 No Solution is prescribed.
SO3 Development operates in conjunction with other nearby community service functions such as schools, meeting places and the like	S3.1 No Solution is prescribed.

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