

## **PART 4 - BOREEN POINT, KIN KIN & COOTHARABA LOCALITY PLAN**

### ***Division 1—Contents of the Boreen Point, Kin Kin & Cootharaba Locality Plan***

#### **4.1 Outline of Boreen Point, Kin Kin & Cootharaba Locality Plan**

The following components comprise the Boreen Point, Kin Kin & Cootharaba Locality Plan—

##### **4.1.1 Locality maps comprising of<sup>1</sup>—**

- a) Boreen Point, Kin Kin & Cootharaba Zones (Map ZM1);
- b) Boreen Point, Kin Kin & Cootharaba Biodiversity Overlay (Map OM1.1);
- c) Boreen Point, Kin Kin & Cootharaba Heritage Overlay (Map OM1.2);
- d) Boreen Point, Kin Kin & Cootharaba Natural Hazard Overlay - Landslide and Flooding (Map OM 1.3);
- e) Boreen Point, Kin Kin & Cootharaba Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM1.4); and
- f) Boreen Point, Kin Kin & Cootharaba Natural Resources Overlay (Map OM1.5);

##### **4.1.2 General provisions for the assessment tables (Division 2);**

##### **4.1.3 Assessment tables for material change of use in each zone in the locality as follows—**

- a) Detached Housing Zone (Division 3);
- b) Village Mix Zone (Division 4);
- c) Community Services Zone (Division 5);
- d) Industry Zone (Division 6);
- e) Rural Settlement Zone (Division 7);
- f) Rural Zone (Division 8);
- g) Open Space Recreation Zone (Division 9); and
- h) Open Space Conservation Zone (Division 10);

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<sup>1</sup> The relevant overlay codes relating to the overlay maps are located in Part 13 of this planning scheme.

- 4.1.4 Assessment table for the locality—Development other than material change of use (Division 11);
- 4.1.5 The Boreen Point, Kin Kin & Cootharaba Locality Code comprising—
- a) General provisions for the Boreen Point, Kin Kin & Cootharaba Locality Code (Division 12);
  - b) Overall outcomes for the Boreen Point, Kin Kin & Cootharaba Locality (Division 13);
  - c) Specific outcomes for the Boreen Point, Kin Kin & Cootharaba Locality (Division 14); and
  - d) Specific outcomes for each zone in the locality including—
    - i Detached Housing Zone (Division 15);
    - ii Village Mix Zone (Division 16);
    - iii Community Services Zone (Division 17);
    - iv Industry Zone (Division 18);
    - v Rural Settlement Zone (Division 19);
    - vi Rural Zone (Division 20);
    - vii Open Space Recreation Zone (Division 21); and
    - viii Open Space Conservation Zone (Division 22).

## ***Division 2—General provisions for assessment tables***

### **4.2 Categories of development and assessment**

The categories of development and assessment for each type of development are identified in column 2 of tables 4.1 to 4.9. The types of development are as follows—

- 4.2.1 Tables 4.1 to 4.8— making a material change of use for a defined use, another use in a defined use class, or an undefined use, listed in column 1; or
- 4.2.2 Table 4.9— development other than material change of use, listed in column 1 and including—
- a) Carrying out building work not associated with a material change of use;
  - b) Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use;
  - c) Placing an advertising device on premises;
  - d) Reconfiguring a lot;
  - e) Carrying out operational work associated with a material change of use where a Development Permit for material change of use has been issued;
  - f) Carrying out operational work associated with reconfiguring a lot where a Development Permit for reconfiguring a lot has been issued;
  - g) Carrying out operational work for the construction of a driveway for a **Detached House**;

- h) Carrying out operational works for prescribed tidal works;
- i) Excavating or filling of land not associated with a material change of use; and
- j) Other.

### 4.3 Assessment benchmarks for assessable development and requirements for accepted development

- 4.3.1 The relevant assessment benchmarks for development are referred to in column 3 of Tables 4.1 to 4.9.
- 4.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the assessment benchmarks and requirements for accepted development are the applicable codes<sup>2</sup>.
- 4.3.3 For *impact assessment* development, the development is assessed against the whole planning scheme.

### 4.4 Consistent and inconsistent uses in zones

- 4.4.1 In accordance with the following sections identified for the respective zones, a defined use or use class is noted in column 1 of the assessment table for making a material change of use for the relevant zone as either a consistent use or as an inconsistent use in that zone—
  - a) Division 15 — Detached Housing Zone (Sections 4.11 and 4.12);
  - b) Division 16 — Village Mix Zone (Sections 4.14 and 4.15);
  - c) Division 17 — Community Services Zone (Sections 4.18 and 4.19);
  - d) Division 18 — Industry Zone (Sections 4.22 and 4.23);
  - e) Division 19 — Rural Settlement Zone (Sections 4.26 and 4.27);
  - f) Division 20 — Rural Zone (Sections 4.29 and 4.30);
  - g) Division 21 — Open Space Recreation Zone (Sections 4.33 and 4.34); and
  - h) Division 22 — Open Space Conservation Zone (Sections 4.37 and 4.38).

## ***Division 3—Assessment table for the Detached Housing Zone<sup>3</sup>***

**Table 4.1**

### **CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE DETACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE<sup>4</sup>**

<sup>2</sup>Assessment benchmarks will include matters prescribed by Sections 3.5.4 (Code Assessment) and 3.5.5 (Impact Assessment) of the *IPA* in addition to the provisions of this planning scheme.

<sup>3</sup>Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher assessment category prevails.

<sup>4</sup>For development other than material change of use refer to assessment table 4.9 (Division 11)

Column 1 Defined use or use class <sup>5</sup>	Column 2 Categories of development and assessment <sup>6</sup>	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>7</sup>
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Commercial business Type 1 Office</b> if an <i>estate sales office</i> or <b>Home based business Type 1 Limited Visibility</b> or <b>Type 2 Evident</b>	<i>Accepted development subject to requirements if</i> a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> b) <b>Home-based business Type 1</b>  <i>Code assessment if—</i> a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code b) <b>Home-based business Type 1</b> and not complying with column 2 of Table 14.11 of the Business Uses Code; or c) <b>Home-based business Type 2</b>  <i>Impact assessment if—</i> a) <b>Commercial business</b> if not otherwise <i>Accepted development</i> subject to requirements or <i>Code assessment</i> ; or b) <b>Entertainment and dining business</b> ; or c) <b>Home-based business Type 3</b> ; or d) <b>Industrial business</b> ; or e) <b>Retail business</b>	<i>If accepted development subject to requirements and—</i> a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code, b) <b>Home-based business</b> Column 2 of Table 14.11, Acceptable Solutions S38.1 to S43.1 of the Business Uses Code; and c) if involving building work— Column 2 of Table 14-44-14.45 of the Building Works Code  <i>If code assessment—</i> a) Business Uses Code; and b) if involving building work— Column 2 of Table 14-44-14.45 of the Building Works Code
<i>Inconsistent uses</i> Those <b>Business Uses</b> listed in Section 4.13		
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> No <b>Community Uses</b>	<i>Impact assessment</i> All <b>Community Uses</b>	
<i>Inconsistent use</i> All <b>Community Uses</b>		
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i>	<i>Impact assessment</i>	

<sup>5</sup> Refer to Part 2, Section 2.12 Dictionary for definitions

<sup>6</sup> The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan.

<sup>7</sup> Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA.

Column 1 Defined use or use class <sup>5</sup>	Column 2 Categories of development and assessment <sup>6</sup>	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>7</sup>
<p>No Infrastructure Uses</p> <p><i>Inconsistent uses</i> All Infrastructure Uses</p>	<p>All Infrastructure Uses</p>	
<b>RESIDENTIAL USES—</b>		
<p><i>Consistent use</i> <b>Detached house</b>; or <b>Community residence</b>; or <b>Visitor accommodation Type 1 Home hosted</b></p> <p><i>Inconsistent uses</i> Those <b>Residential Uses</b> listed in Section 4.13</p>	<p><i>Accepted development subject to requirements if</i> a) <b>Detached house</b>; b) <b>Community residence</b></p> <p><i>Code assessment if—</i> a) <b>Detached house</b> and not complying with Column 2 of Tables 14.28 -14.30 of the Detached House Code, except if an alternative provision to the <i>QDC</i><sup>8</sup>; or b) <b>Community residence</b> and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code, except if an alternative provision to the <i>QDC</i><sup>9</sup>; and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment if—</i> a) <b>Ancillary dwelling unit</b>; or b) <b>Multiple housing</b>; or c) <b>Visitor accommodation</b></p>	<p><i>If accepted development subject to requirements —</i> a) Column 2 of Tables 14.28-14.30 of the Detached House Code; and b) if a <b>Community Residence</b> – Column 2 of Table 32a of the Community Residence Code</p> <p><i>If code assessment —</i> a) <b>Detached house</b>–Detached House Code; or b) <b>Community residence</b> – i. Community Residence Code; and ii. Detached House Code</p>
<b>OTHER USES—</b>		
<p>Uses not otherwise defined</p>	<p><i>Accepted development if a road</i><sup>9</sup> - Development approval is not required</p> <p><i>Impact assessment</i>—otherwise</p>	<p><i>If accepted development –</i> no assessment benchmarks apply</p>

<sup>8</sup> A code assessment application is not required for non-compliance with an alternative provision to the *QDC*. See Section 4.4 above.

<sup>9</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

## Division 4—Assessment table for the Village Mix Zone<sup>10</sup>

Table 4.2

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE VILLAGE MIX ZONE - MAKING A MATERIAL CHANGE OF USE<sup>11</sup>

Column 1 Defined use or use class <sup>12</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>13</sup> -
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> <b>No Agricultural Uses</b>	<i>Impact assessment</i> <b>All Agricultural Uses</b>	
<i>Inconsistent use</i> <b>All Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Commercial business</b> if not on Lot 18 RP59216; or <b>Entertainment &amp; dining business Type 1 Food &amp; beverage or Type 2 Recreation, amusement &amp; fitness</b> if not on Lot 18 RP59216; or <b>Entertainment &amp; dining business Type 3 Bar</b> if located on Lot 2 RP839106 or Lot 1 RP40395; or <b>Home-based business Type 1 Limited visibility or Type 2 Evident;</b> or <b>Retail business Type 1 Local, Type 2 Shop &amp; salon, Type 6 Hardware store, Type 7 Garden and lifestyle centre</b> if not on Lot 18	<i>Accepted development subject to requirements</i> if one of the following and not involving any new buildings or the expansion of buildings or outdoor use area providing the building has already been approved for one of these uses and no additional tenancies are being created — <ul style="list-style-type: none"> <li>a) <b>Commercial business Types 1 or 2;</b> or</li> <li>b) <b>Entertainment and dining business Type 1;</b> or</li> <li>c) <b>Retail business Types 1 or 2</b> if not exceeding 1,000m<sup>2</sup> GFA</li> </ul> <i>Code assessment</i> if— <ul style="list-style-type: none"> <li>a) one of the following and not involving any new buildings or the expansion of buildings or outdoor use area but not complying with Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code—                             <ul style="list-style-type: none"> <li>i) <b>Commercial business;</b> or</li> <li>ii) <b>Entertainment and</b></li> </ul> </li> </ul>	<i>If accepted development subject to requirements</i> Column 2 of Table 14.5, of the Business Uses Code  <i>If code assessment</i> and— <ul style="list-style-type: none"> <li>a) <b>Home-based business—</b> <ul style="list-style-type: none"> <li>i Business Uses Code; and</li> <li>ii if involving building work— Column 2 of Table 14-44 – 14.45, of the Building Works Code</li> </ul> </li> </ul> OR <ul style="list-style-type: none"> <li>b) otherwise—                             <ul style="list-style-type: none"> <li>i Boreen Point, Kin Kin and Cootharaba Locality Code; and</li> <li>ii Business Uses Code; and</li> <li>iii Landscaping Code; and</li> <li>iv <i>Engineering Works Codes.</i></li> </ul> </li> </ul>

<sup>10</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

<sup>11</sup> For development other than material change of use refer to assessment table 4.9 (Division 11)

<sup>12</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>13</sup> Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

<b>Column 1</b> <b>Defined use or use class<sup>12</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development<sup>13</sup> -</b>
<p>RP59216; or <b>Retail business Type 5 Vehicle uses</b> if a service station and in Kin Kin</p> <p><i>Inconsistent uses</i> Those <b>Business Uses</b> listed in Section 4.15</p>	<p><b>dining business Type 1;</b> or</p> <p>iii) <b>Retail business Types 1 or 2</b> not exceeding 1,000m<sup>2</sup> GFA;</p> <p>b) one of the following, located in Kin Kin and involving any new buildings or the expansion of buildings or outdoor use area—</p> <p>i) <b>Commercial business;</b> or</p> <p>ii) <b>Entertainment and dining business Types 1 or 2;</b> or</p> <p>iii) <b>Home-based business Types 1 or 2</b></p> <p>iv) <b>Industrial business Type 1;</b></p> <p>v) <b>Retail business Type 1;</b></p> <p>vi) <b>Retail business Types 2 or 7</b> if not exceeding 1,000m<sup>2</sup> GFA</p> <p><i>Impact assessment</i> if in Kin Kin village and—</p> <p>a) <b>Entertainment and dining business Type 3;</b> or</p> <p>b) <b>Home-based business Type 3;</b> or</p> <p>c) <b>Industrial business Types 2 or 3;</b> or</p> <p>d) <b>Retail business Type 2</b> 1,000m<sup>2</sup> GFA or more; or</p> <p>e) <b>Retail business Types 3, 4, 5, 6 or 7</b></p> <p><i>Impact assessment</i> if in Boreen Point village and not otherwise <i>Accepted development subject to requirements or code assessment</i> —</p> <p>All <b>Business Uses</b></p>	

Column 1 Defined use or use class <sup>12</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>13</sup> -
<b>COMMUNITY USES—</b>		
<p><i>Consistent use</i>  <b>Education Type 1</b>  <b>Childcare</b> if not on Lot 18 RP59216 or  <b>Type 4 Information</b> if not on Lot 18 RP59216; or  <b>Wellbeing Type 2</b>  <b>Social</b> if not on Lot 18 RP59216</p> <p><i>Inconsistent uses</i>            Those <b>Community Uses</b> listed in Section 4.16</p>	<p><i>Code assessment</i> if in Kin Kin village and—            a) <b>Education Type 4</b>            b) <b>Wellbeing Type 2</b></p> <p><i>Impact assessment</i> if in Kin Kin village and—            a) <b>Education Types 1, 2 or 3;</b>            b) <b>Emergency service;</b>            c) <b>Open space;</b>            d) <b>Wellbeing Types 1, 3 or 4</b></p> <p><i>Impact assessment</i> if in Boreen Point—            All <b>Community Uses</b></p>	<p><i>If code assessment —</i>            a) Boreen Point, Kin Kin and Cootharaba Locality Code; and            b) Community Uses Code; and            c) Landscaping Code; and            d) <i>Engineering Works Codes.</i></p>
<b>INFRASTRUCTURE USES—</b>		
<p><i>Consistent use</i>            No <b>Infrastructure Uses</b></p> <p><i>Inconsistent use</i>            All <b>Infrastructure Uses</b></p>	<p><i>Impact assessment</i>            All <b>Infrastructure Uses</b></p>	
<b>RESIDENTIAL USES—</b>		
<p><i>Consistent use</i>  <b>Detached house</b> if on the same premises as a <b>Business use</b> or on Lot 18 RP59216; or  <b>Ancillary dwelling unit</b>; or  <b>Visitor accommodation Type 1 Home hosted</b>; or <b>Type 4 Conventional</b>; or <b>Type 2 Caravan Park</b>;</p> <p><i>Inconsistent uses</i>            Those <b>Residential Uses</b> listed in Section 4.16</p>	<p><i>Code assessment</i> if in Kin Kin village and—            a) <b>Detached house</b>; or            b) <b>Ancillary dwelling unit</b></p> <p><i>Impact assessment</i> if in Kin Kin village and—            a) <b>Community residence</b>; or            b) <b>Multiple housing</b>; or            c) <b>Visitor accommodation</b></p> <p><i>Impact assessment</i> if in Boreen Point village—            All <b>Residential Uses</b></p>	<p><i>If code assessment —</i>            Detached House Code</p>
<b>OTHER USES—</b>		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road<sup>14</sup> -            Development approval is not required</p> <p><i>Impact assessment —</i>otherwise</p>	<p><i>If accepted development —</i>            no assessment benchmarks apply</p>

<sup>14</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.



## Division 5—Assessment table for the Community Services Zone<sup>15</sup>

Table 4.3

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE<sup>16</sup>

Column 1 Defined use or use class <sup>12</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>13</sup> -
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent Use</i> <b>Commercial business Type 2 Medical; or Type 3 Veterinary</b> or <b>Entertainment and dining business Type 1 Food and beverage or Type 2, Recreation, Amusement &amp; Fitness</b> where in conjunction with a <b>Community Use</b>	<i>Code assessment</i> if a) <b>Commercial Business Types 2 or 3;</b> or b) <b>Entertainment &amp; dining Type 1</b> where in conjunction with a <b>Community Use</b>	<i>If code assessment —</i> a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>
<i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 4.20	<i>Impact assessment</i> if— a) <b>Commercial business Type 1;</b> or b) <b>Entertainment and dining business</b> if not otherwise code assessment ; or c) <b>Home-based business;</b> or d) <b>Industrial business;</b> or e) <b>Retail business</b>	
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> All <b>Community Uses</b>	<i>Code assessment</i> if— a) <b>Education Type 4;</b> b) <b>Emergency Service;</b> c) <b>Open Space Type 1;</b> d) <b>Wellbeing Type 2;</b>	<i>If code assessment —</i> a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> No <b>Community Uses</b>	<i>Impact assessment</i> if— a) <b>Education Types 1, 2, or 3;</b> b) <b>Open Space Type 2;</b> c) <b>Wellbeing Types 1, 3 or 4</b>	

<sup>15</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

<sup>16</sup> For development other than material change of use refer assessment table 4.9 (Division 11)

Column 1 Defined use or use class <sup>12</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>13</sup> -
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> <b>Service and utility Type 1 Depot, Type 2 Installation or Type 4 Treatment, recycling and disposal;</b> or <b>Transport Type 1 Passenger terminal, Type 2 Carpark or Type 3 Depot</b>  <i>Inconsistent use</i> Those <b>Infrastructure Uses</b> listed in Section 4.20	<i>Code assessment</i> if— a) <b>Service and utility Types 1, 2 or 4;</b> or b) <b>Transport Types 1, 2 or 3</b>  <i>Impact assessment</i> if— a) <b>Service and utility Type 3;</b> or b) <b>Transport Type 4</b>	<i>If code assessment—</i> a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>No Residential Uses</b>  <i>Inconsistent use</i> <b>All Residential Uses</b>	<i>Impact assessment</i> <b>All Residential Uses</b>	
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Accepted development</i> if a road <sup>17</sup> - Development approval is not required  <i>Impact assessment—</i> otherwise	<i>If accepted development—</i> no assessment benchmarks apply

<sup>17</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

## Division 6—Assessment table for the Industry Zone<sup>18</sup>

Table 4.4

### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE INDUSTRY ZONE - MAKING A MATERIAL CHANGE OF USE<sup>19</sup>

Column 1 Defined use or use class <sup>20</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>21</sup>
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Commercial business Type 1 Office</b> if an <i>estate sales office</i> or <b>Industrial business Type 1 Warehouse</b> or <b>Type 2 Production, alteration, repackaging &amp; repairing;</b> or <b>Retail business Type 3 Landscape &amp; rural</b> or <b>Type 6 Hardware store</b>	<i>Accepted development subject to requirements if</i> a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> b) <b>Industrial business Types 1 or 2</b> and not involving any new buildings or the expansion of buildings or outdoor use area  <i>Code assessment if</i> a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code b) <b>Industrial business Types 1 or 2</b> , not involving any new buildings or the expansion of buildings or outdoor use areas but not complying with Column 2 of Table 14.6 Acceptable Solution S10.1 to S16.1 of the Business Uses Code. c) one of the following and involving any new buildings	If <i>accepted development subject to requirements</i> a) and an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code b) and an <b>Industrial business</b> Column 2 of Table 14.6, Acceptable Solutions S10.1 to S16.1 of the Business Uses Code  If <i>code assessment</i> — a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
<i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 4.24		

<sup>18</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development assessment prevails.

<sup>19</sup> For development other than material change of use refer assessment table 4.9 (Division 11)

<sup>20</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>21</sup> Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

<b>Column 1</b> <b>Defined use or use class<sup>20</sup></b>	<b>Column 2</b> <b>Categories of development and assessment</b>	<b>Column 3</b> <b>Assessment benchmarks for assessable development and requirements for accepted development<sup>21</sup></b>
	<p>or the expansion of buildings or outdoor use area—</p> <ul style="list-style-type: none"> <li>i. <b>Industrial business Types 1 or 2;</b> or</li> <li>ii. <b>Retail business Type 3</b></li> </ul> <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial business</b> if not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i>; or</li> <li>b) <b>Entertainment and dining business;</b> or</li> <li>c) <b>Home-based business;</b> or</li> <li>d) <b>Industrial business Type 3;</b> or</li> <li>e) <b>Retail business Types 1, 2, 4, 5, 6 or 7</b></li> </ul>	
<b>COMMUNITY USES—</b>		
<p><i>Consistent use</i>  <b>Emergency service Type 2 Shed</b></p> <p><i>Inconsistent use</i>            Those <b>Community Uses</b> listed in Section 4.24</p>	<p><i>Code assessment</i> if <b>Emergency service Type 2</b></p> <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Education;</b> or</li> <li>b) <b>Emergency service Type 1;</b> or</li> <li>c) <b>Open space ;</b> or</li> <li>d) <b>Wellbeing</b></li> </ul>	<p>If <i>code assessment</i> —</p> <ul style="list-style-type: none"> <li>a) Boreen Point, Kin Kin and Cootharaba Locality Code; and</li> <li>b) Community Uses Code; and</li> <li>c) Landscaping Code; and</li> <li>d) <i>Engineering Works Codes.</i></li> </ul>
<b>INFRASTRUCTURE USES—</b>		
<p><i>Consistent use</i>  <b>Service and utility Type 1 Depot, Type 2 Installation or Type 3 Tower;</b>            or  <b>Transport Type 3 Depot</b></p> <p><i>Inconsistent use</i>            Those <b>Infrastructure Uses</b> listed in Section 4.24</p>	<p><i>Code assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Service and utility Types 1 or 2;</b> or</li> <li>b) <b>Transport Type 3</b></li> </ul> <p><i>Impact assessment</i> if—</p> <ul style="list-style-type: none"> <li>a) <b>Service and utility Types 3 or 4</b></li> <li>b) <b>Transport Types 1, 2 or 4</b></li> </ul>	<p>If <i>code assessment</i> —</p> <ul style="list-style-type: none"> <li>a) Boreen Point, Kin Kin and Cootharaba Locality Code; and</li> <li>b) Infrastructure Uses Code; and</li> <li>c) Landscaping Code; and</li> <li>d) <i>Engineering Works Codes.</i></li> </ul>

Column 1 Defined use or use class <sup>20</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>21</sup>
<b>RESIDENTIAL USES</b>		
<i>Consistent use</i> <b>Detached house</b> on the same premises as a <b>Business Use</b> ; or <b>Ancillary dwelling unit</b>  <i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 4.24	<i>Code assessment</i> if <b>Ancillary dwelling unit</b>  <i>Impact assessment</i> if— a) <b>Detached house</b> ; or b) <b>Community residence</b> ; or c) <b>Multiple housing</b> ; or d) <b>Visitor accommodation</b>	If <i>code assessment</i> — Detached House Code.
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Accepted development</i> if a road <sup>22</sup> Development approval is not required <i>Impact assessment</i> —otherwise	If <i>accepted development</i> — no assessment benchmarks apply

### **Division 7—Assessment table for the Rural Settlement Zone<sup>23</sup>**

Table 4.5

#### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE<sup>24</sup>

Column 1 Defined use or use class <sup>25</sup>	Column 2 Categories of development and assessment <sup>26</sup>	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>27</sup>
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> <b>Cultivation Type 1 Traditional</b> ; or <b>Animal husbandry Type 1 Traditional</b> ; or <b>All Forestry</b>  <i>Inconsistent use</i>	<i>Accepted development subject to requirements</i> if— a) <b>Cultivation Type 1</b> ; or b) <b>Animal Husbandry Type 1</b>  <i>Code assessment</i> if— a) <b>Cultivation Type 1</b> not complying with Column 2 of Table 14.1 of the Agricultural Uses Code; or	If <i>accepted development subject to requirements</i> and— a) <b>Cultivation Type 1</b> — i Column 2 of Table 14.1 of the Agricultural Uses Code; and ii if involving building work— Column 2 of Table 14.44 – 14.46 of the Building

<sup>22</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

<sup>23</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

<sup>24</sup> For development other than material change of use refer to assessment table 4.9 (Division 11)

<sup>25</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>26</sup> The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

<sup>27</sup> Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class <sup>25</sup>	Column 2 Categories of development and assessment <sup>26</sup>	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>27</sup>
Those <b>Agricultural Uses</b> listed in Section 4.28	b) <b>Forestry Type 1</b>  <i>Impact assessment</i> if— a) <b>Cultivation Type 2</b> ; or b) <b>Animal husbandry</b> if— i <b>Type 1</b> and not complying with Column 2 of Table 14.2, Agricultural Uses Code; or ii <b>Type 2</b> ; or c) <b>Forestry Type 2</b>	Works Code;  OR b) <b>Animal Husbandry Type 1</b> — i Column 2 of Table 14.2, Agricultural Uses Code; and ii if involving building work— Column 2 of Table 14-44-14-46 of the Building Works Code  If <i>code assessment</i> — a) Agricultural Uses Code; and b) if involving building work— Column 2 of Table 14-44-14-46 of the Building Works Code
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Commercial business Type 1 Office</b> if an <i>estate sales office</i> or <b>Type 3 Veterinary</b> ; or All <b>Home-based business</b>  <i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 4.28	<i>Accepted development subject to requirements</i> if — a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> b) <b>Home-based business Types 1 or 2</b>  <i>Code assessment</i> if— a) <b>Commercial business Type 1</b> if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code b) <b>Home-based business Types 1 or 2</b> and not complying with column 2 of Table 14.11 of the Business Uses Code; or  <i>Impact assessment</i> if— a) <b>Commercial business</b> if not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) <b>Entertainment &amp; dining business</b> ; or c) <b>Home-based business Type 3</b> ; or d) <b>Industrial business</b> ; or e) <b>Retail business</b>	<i>If accepted development subject to requirements and—</i> a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code; b) <b>Home-based business</b> Column 2 of Table 14.11 of the Business Uses Code; and c) if involving building work— Column 2 of Table 14-44-14-46 of the Building Works Code  If <i>code assessment</i> — a) Business Uses Code; and b) if involving building work— Column 2 of Table 14-44-14-46 of the Building Works Code
<b>COMMUNITY USES—</b>		
<i>Consistent Use</i>	<i>Code assessment</i> if	If <i>code assessment</i> —

Column 1 Defined use or use class <sup>25</sup>	Column 2 Categories of development and assessment <sup>26</sup>	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>27</sup>
<b>Emergency Service Type 2 Shed</b>  <i>Inconsistent use</i> Those <b>Community Uses</b> listed in Section 4.28	<b>Emergency service Type 2</b>  <i>Impact assessment</i> if— a) <b>Education</b> ; or b) <b>Emergency service Type 1</b> ; or c) <b>Open space</b> ; or d) <b>Wellbeing</b>	a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i> .
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> <b>No Infrastructure Uses</b>  <i>Inconsistent use</i> <b>All Infrastructure Uses</b>	<i>Impact assessment</i> <b>All Infrastructure Uses</b>	
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>Detached house</b> ; or <b>Community residence</b> ; or <b>Visitor accommodation Type 1 Home hosted</b> or <b>Type 3 Rural</b>  <i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 4.28	<i>Accepted development subject to requirements if</i> a) <b>Detached house</b> ; or b) <b>Community residence</b> <i>Code assessment</i> if— a) <b>Detached house</b> and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code, except if an alternative provision to the QDC <sup>28</sup> ; or b) <b>Visitor accommodation Type 1</b> ; or c) <b>Community residence</b> and not complying with Column 2 of Tables 14.28 – 14.31 of the Detached House Code, (except if an alternative provision to the QDC <sup>29</sup> ); and Column 2 of Table 32a of the Community Residence Code  <i>Impact assessment</i> if— a) <b>Ancillary dwelling unit</b> ; or b) <b>Multiple housing</b> ; or c) <b>Visitor accommodation Types 2, 3 or 4</b>	<i>If accepted development subject to requirements—</i> a) Column 2 of Tables 14.28-14.31 of the Detached House Code; and b) if a <b>Community Residence</b> – Column 2 of Table 32a of the Community Residence Code  <i>If code assessment —</i> a) <b>Detached house—</b> Detached House Code; or b) <b>Visitor accommodation Type 1 —</b> i. Boreen Point, Kin Kin and Cootharaba Locality Code; and ii. Visitor Accommodation Code; and iii. Landscaping Code; and iv. <i>Engineering Works Codes</i> ; or c) <b>Community residence –</b> i. Community Residence Code; and ii. Detached House Code
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Accepted development</i> if a road <sup>29</sup> - Development approval is not required	<i>If accepted development –</i> no assessment benchmarks apply

<sup>28</sup> A code assessment application is not required for non-compliance with an *alternative provision* to the QDC. See Section 4.4 above.

<sup>29</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

Column 1 Defined use or use class <sup>25</sup>	Column 2 Categories of development and assessment <sup>26</sup>	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>27</sup>
	<i>Impact assessment</i> —otherwise	

### **Division 8—Assessment table for the Rural Zone<sup>30</sup>**

Table 4.6

#### CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL ZONE - MAKING A MATERIAL CHANGE OF USE<sup>31</sup>

Column 1 Defined use or use class <sup>32</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>33</sup> and requirements for accepted development
<b>AGRICULTURAL USES—</b>		
<p><i>Consistent use</i> All <b>Agricultural Uses</b></p> <p><i>Inconsistent use</i> No <b>Agricultural Uses</b></p>	<p><i>Accepted development subject to requirements</i> if—</p> <p>a) <b>Cultivation Type 1</b>; or</p> <p>b) <b>Animal husbandry Type 1</b></p> <p><i>Code assessment</i> if—</p> <p>a) <b>Cultivation Type 1</b> and not complying with Column 2 of Table 14.1 of the Agricultural Uses Code; or</p> <p>b) <b>Cultivation Type 2</b>; or</p> <p>c) <b>Animal husbandry Type 1</b> and not complying with Column 2 of Table 14.2, Agricultural Uses Code; or</p> <p>d) <b>Forestry</b></p> <p><i>Impact assessment</i> if <b>Animal husbandry Type 2</b></p>	<p>If <i>accepted development subject to requirements</i> and—</p> <p>a) <b>Cultivation Type 1—</b></p> <p style="padding-left: 20px;">i Column 2 of Table 14.1 of the Agricultural Uses Code; and</p> <p style="padding-left: 20px;">ii if involving building work—Column 2 of Table 14-44-14-46 of the Building Works Code; or</p> <p>b) <b>Animal husbandry Type 1—</b></p> <p style="padding-left: 20px;">i Column 2 of Table 14.2, Agricultural Uses Code; and</p> <p style="padding-left: 20px;">ii if involving building work—Column 2 of Table 14-44-14-46 of the Building Works Code;</p> <p>If <i>code assessment</i> —</p> <p>a) Agricultural Uses Code; and</p> <p>b) if involving building work—Column 2 of Table 14-44-14-46 of the Building Works Code</p>
<b>BUSINESS USES—</b>		
<p><i>Consistent use</i> <b>Commercial business</b></p>	<p><i>Accepted development subject to requirements</i> if</p>	<p>If <i>accepted development subject to requirements</i> and—</p>

<sup>30</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of assessment prevails.

<sup>31</sup> For development other than material change of use refer to assessment table 4.9 (Division 11)

<sup>32</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>33</sup> Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA



Column 1 Defined use or use class <sup>32</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>33</sup> and requirements for accepted development
<p><b>Type 3 Veterinary</b> or <b>All Home-based business;</b> or <b>Industrial business Type 3 Extractive;</b> or <b>Retail business Type 1 Local</b> if a <i>roadside stall</i>; or <b>Type 3 Landscape &amp; Rural</b></p> <p><i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 4.31</p>	<p>a) <b>Home based business Types 1 or 2</b> b) <b>Retail business Type 1</b> if a <i>roadside stall</i></p> <p><i>Code assessment</i> if— a) <b>Home-based business Types 1 or 2</b> and not complying with column 2 of Table 14.11, Acceptable Solutions S38.1 to S43.1 of the Business Uses Code; or b) <b>Retail business Type 1</b> being a <i>roadside stall</i> and not complying with Column 2 of Table 14-13 of the Business Uses Code</p> <p><i>Impact assessment</i> if— a) <b>Commercial business;</b> or b) <b>Entertainment and dining business;</b> or c) <b>Home-based business Type 3;</b> or d) <b>Industrial business;</b> or e) <b>Retail business</b> if not otherwise <i>Accepted development subject to requirements</i> or code assessment</p>	<p>a) <b>Home based business</b> – i. Column 2 of Table 14.11 of Business Uses Code; and ii. if involving building work— Column 2 of Table 14-44-14.46, Acceptable Solutions S1.1 to S 24.7 of the Building Works Code</p> <p>b) <b>Retail Business Type 1</b> <i>roadside stall</i> - Column 2 of Table 14-13 of the Business Uses Code</p> <p>If <i>code assessment</i> — a) Business Uses Code; and b) if involving building work— Column 2 of Table 14-44-14-46, Acceptable Solutions S1.1 to S24.7 of the Building Works Code.</p>
<b>COMMUNITY USES—</b>		
<p><i>Consistent use</i> <b>Emergency service Type 2 Shed;</b> or <b>Open space Type 2 Campground</b></p> <p><i>Inconsistent use</i> Those <b>Community Uses</b> listed in Section 4.31</p>	<p><i>Accepted development subject to requirements</i> if <b>Open Space Type 2 Camp ground</b> where a <i>self-contained RV Overnight area</i></p> <p><i>Code assessment</i> if <b>Emergency service Type 2</b></p> <p><i>Impact assessment</i> if— a) <b>Education;</b> or b) <b>Emergency service Type 1;</b> or c) <b>Open space</b> if not otherwise <i>Accepted development subject to requirements</i>; or d) <b>Wellbeing</b></p>	<p>If <i>accepted development subject to requirements</i>—Column 2 of Table 14-19, of the Community Uses Code</p> <p>If <i>code assessment</i> — a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i></p>
<b>INFRASTRUCTURE USES—</b>		
<p><i>Consistent use</i> <b>No Infrastructure Uses</b></p>	<p><i>Impact assessment</i> <b>All Infrastructure Uses</b></p>	

Column 1 Defined use or use class <sup>32</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development <sup>33</sup> and requirements for accepted development
<i>Inconsistent use</i> All <b>Infrastructure Uses</b>		
<b>RESIDENTIAL USES—</b>		
<p><i>Consistent use</i>  <b>Detached house</b>; or  <b>Ancillary dwelling unit</b>; or <b>Community residence</b>; or  <b>Visitor accommodation Type 1 Home hosted, Type 2 Caravan Park or Type 3 Rural</b></p> <p><i>Inconsistent use</i>            Those <b>Residential Uses</b> listed in Section 4.31</p>	<p><i>Accepted development subject to requirements if</i></p> <p>a) <b>Detached house</b>;            b) <b>Community residence</b> or            c) <b>Visitor accommodation Type 1</b></p> <p><i>Code assessment if—</i></p> <p>a) <b>Detached house</b> and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code, except if an alternative provision to the <i>QDC</i><sup>34</sup>; or            b) <b>Ancillary dwelling unit</b>; or            c) <b>Visitor accommodation Type 1</b> and not complying with Column 2 of Table 14.34 of the Visitor Uses Code; or            d) <b>Community residence</b> and not complying with Column 2 of Tables 14.28 – 14.31 of the Detached House Code, except if an alternative provision to the <i>QDC</i><sup>35</sup>; and Column 2 of Table 32a of the Community Residence Code</p> <p><i>Impact assessment if—</i></p> <p>a) <b>Multiple housing</b> ; or            b) <b>Visitor accommodation Types 2, 3 or 4</b></p>	<p><i>If accepted development subject to requirements</i> Column 2 of Tables 14.28–14.31 of the Detached House Code; plus</p> <p>a) If <b>Community Residence</b> – Column 2 of Table 32a of the Community Residence Code; or            b) If <b>Visitor accommodation Type 1</b> – Column 2 of Table 14.34 of the Visitor Uses Code</p> <p><i>If code assessment —</i></p> <p>a) <b>Detached house—</b> Detached House Code; or            b) <b>Visitor accommodation Type 1 —</b></p> <p>i. Boreen Point, Kin Kin and Cootharaba Locality Code; and            ii. Visitor Accommodation Code; and            iii. Landscaping Code; and            iv. <i>Engineering Works Codes</i>; or            c) <b>Community residence –</b></p> <p>i. Community Residence Code; and            ii. Detached House Code</p>
<b>OTHER USES—</b>		
Uses not otherwise defined	<p><i>Accepted development</i> if a road<sup>35</sup> - Development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<i>If accepted development –</i> no assessment benchmarks apply

<sup>34</sup> A code assessment application is not required for non-compliance with an alternative provision to the *QDC*. See Section 4.4 above.

<sup>35</sup> All roads are included in a zone. Refer to Part 2 Section 2.10.

## Division 9—Assessment table for the Open Space Recreation Zone<sup>36</sup>

Table 4.7

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE <sup>37</sup>		
Column 1 Defined use or use class <sup>38</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>39</sup>
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> No <b>Agricultural Uses</b>	<i>Impact assessment</i> All <b>Agricultural Uses</b>	
<i>Inconsistent use</i> All <b>Agricultural Uses</b>		
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>Entertainment and Dining Type 2 Recreation, Amusement &amp; Fitness.</b>	<i>Code assessment if</i> <b>Entertainment and Dining Type 2</b>	If <i>code assessment</i> — a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> Those <b>Business Uses</b> listed in Section 4.35	<i>Impact assessment if</i> a) <b>Commercial business</b> b) <b>Entertainment and dining business Types 1 or 3</b> c) <b>Home based business</b> d) <b>Industrial business</b> e) <b>Retail business</b>	
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> <b>Emergency service Type 2 Shed;</b> or <b>Open space;</b> or <b>Wellbeing Type 2 Social</b>	<i>Code assessment if</i> <b>Open Space Type 1</b> involving <i>building work</i> of 50m <sup>2</sup> of <i>gross floor area</i> or less	If <i>code assessment</i> — a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> Those <b>Community Uses</b> listed in Section 4.35	<i>Impact assessment if—</i> a) <b>Education;</b> or b) <b>Emergency service;</b> or c) <b>Open space Type 1</b> involving <i>building work</i> of more than 50m <sup>2</sup> <i>gross floor area</i> or <b>Type 2;</b> or d) <b>Wellbeing</b>	
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> No <b>Infrastructure Uses</b>	<i>Impact assessment</i> All <b>Infrastructure Uses</b>	
<i>Inconsistent use</i>		

<sup>36</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

<sup>37</sup> For development other than material change of use refer assessment table 4.9 (Division 11)

<sup>38</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>39</sup> Relevant assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class <sup>38</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>39</sup>
<b>All Infrastructure Uses</b>		
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>Ancillary dwelling unit;</b> or <b>Visitor Accommodation Type 2 Caravan Park</b>  <i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 4.35	<i>Impact assessment</i> <b>All Residential Uses</b>	
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Impact assessment</i>	

**Division 10—Assessment table for the Open Space Conservation Zone<sup>40</sup>**

Table 4.8

**CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE<sup>41</sup>**

Column 1 Defined use or use class <sup>42</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>43</sup>
<b>AGRICULTURAL USES—</b>		
<i>Consistent use</i> <b>No Agricultural Uses</b>  <i>Inconsistent use</i> <b>All Agricultural Uses</b>	<i>Impact assessment</i> <b>All Agricultural Uses</b>	
<b>BUSINESS USES—</b>		
<i>Consistent use</i> <b>No Business Uses</b>  <i>Inconsistent use</i> <b>All Business Uses</b>	<i>Impact assessment</i> <b>All Business Uses</b>	

<sup>40</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

<sup>41</sup> For development other than material change of use refer assessment table 4.9 (Division 11)

<sup>42</sup> Refer to Part 2, Section 2.11 Dictionary for definitions

<sup>43</sup> Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA

Column 1 Defined use or use class <sup>42</sup>	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>43</sup>
<b>COMMUNITY USES—</b>		
<i>Consistent use</i> <b>Education Type 4 Information</b> , if an information centre; or <b>Open space Type 2 Camp ground</b> <i>Inconsistent use</i> Those <b>Community Uses</b> listed in Section 4.39	<i>Impact assessment</i> All <b>Community Uses</b>	
<b>INFRASTRUCTURE USES—</b>		
<i>Consistent use</i> No <b>Infrastructure Uses</b>  <i>Inconsistent use</i> All <b>Infrastructure Uses</b>	<i>Impact assessment</i> All <b>Infrastructure Uses</b>	
<b>RESIDENTIAL USES—</b>		
<i>Consistent use</i> <b>Ancillary dwelling unit</b>  <i>Inconsistent use</i> Those <b>Residential Uses</b> listed in Section 4.39	<i>Impact assessment</i> All <b>Residential Uses</b>	
<b>OTHER USES—</b>		
Uses not otherwise defined	<i>Impact assessment</i>	

**Division 11—Assessment table for development other than material change of use<sup>44</sup>**

Table 4.9

**CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE BOREEN POINT, KIN KIN AND COOTHARABA LOCALITY – DEVELOPMENT OTHER THAN MATERIAL CHANGE OF USE**

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>45</sup>
Carrying out building work not associated with a material change	<i>Accepted development subject to requirements</i>	If <i>accepted development subject to requirements</i> — Column 2 of Table 14-44-14-46 of

<sup>44</sup> Categories of development and assessment may also be affected by overlays. See overlay maps (OM1.1- OM1.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development and assessment prevails.

<sup>45</sup> Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment development, in no way affect the regard to be given to the planning scheme as a whole and other requirements in accordance with Section 3.5.5 of IPA.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>45</sup>
of use	<i>Code assessment</i> if not complying with Column 2 of Tables 14.44-14.46 of the Building Works Code.	the Building Works Code  If <i>code assessment</i> — Building Works Code
Carrying out building work if demolition, relocation or removal of a building and not associated with a material change of use <sup>46</sup>	<p><i>Accepted development subject to requirements</i> if demolition of Class 1 or 10 structure <sup>47</sup></p> <p><i>Code assessment</i> if</p> <p>a) Class 1 or 10 structure and not complying with Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation or Demolition Code; or</p> <p>b) Class 2 to 9 structure <sup>48</sup></p> <p><i>Accepted development</i> otherwise-Development approval is not required</p>	<p>If <i>accepted development subject to requirements</i>— Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation or Demolition Code.</p> <p>If <i>code assessment</i> —</p> <p>c) Building Removal, Relocation or Demolition Code; d) Waste Management Code; and e) Erosion and Sediment Control Code.</p> <p>If <i>accepted development</i> no assessment benchmarks apply.</p>
Placing an advertising device on premises	<p>a) <i>Accepted development subject to requirements</i></p> <p>a) <i>Code assessment</i> if not complying with column 2 of Table 14.46 of the Advertising Devices Code.</p>	<p>If <i>accepted development subject to requirements</i>— Column 2 of Table 14-46, Advertising Devices Code</p> <p>If <i>code assessment</i> — Advertising Devices Code.</p>
Reconfiguring a lot <sup>49</sup>	<i>Code assessment</i>	<p>If <i>code assessment</i> —</p> <p>a) Boreen Point, Kin Kin and Cootharaba Locality Code; and b) Reconfiguring a Lot Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>.</p>
Carrying out operational works for landscaping associated with a <b>Community Residence</b> where a Development Permit for material change of use is required to be issued	<i>Accepted development subject to requirements</i>	<p>If <i>accepted development subject to requirements</i>—</p> <p>a) S6.1 and S6.2, Community Residence Code; and b) Column 2 of Table 14.57 and S1.1, S1.2, S3.1 and S26.1, Landscaping Code</p>

<sup>46</sup> A separate development permit will not be required if demolition or removal is to make way for a new use or building, on the same premises, for which a development permit has already been issued.

<sup>47</sup> As defined in the BCA

<sup>48</sup> As defined in the BCA

<sup>49</sup> Where premises are located within the Regional Landscape and Rural Production Area of the SEQ Regional Plan, development applications for reconfiguring a lot will be subject to Division 3 of the regulatory provisions of the SEQ Regional Plan.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>45</sup>
Carrying out operational works associated with material change of use where Development Permit for material change of use has been issued	<i>Code assessment</i>	If <i>code assessment</i> — a) Landscaping Code; and b) <i>Engineering Works Codes</i> .
Carrying out operational work associated with reconfiguring a lot where Development Permit for reconfiguring a lot has been issued	<i>Code assessment</i>	If <i>code assessment</i> — a) Landscaping Code; and b) <i>Engineering Works Codes</i> .
Carrying out operational work for the construction of a driveway for a <b>Detached house or Community residence</b> <sup>50</sup>	<i>Accepted development subject to requirements</i>  <i>Code assessment</i> if not complying with column 2 of Table 14.48 Detached House Driveways Code	If <i>accepted development subject to requirements</i> — Column 2 of Table 14.48 of the Detached House Driveways Code  If <i>code assessment</i> — Detached House Driveways Code.
Carrying out operational works for prescribed tidal works <sup>51</sup>	<i>Code assessment</i>	Table 14-64 of Watercourses Works Code <sup>52</sup>
Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam)	a) <i>Accepted development subject to requirements</i> <sup>53</sup> if— Detached Housing Zone and involving less than 10m <sup>3</sup> of material; or b) in all other zones and involving less than 100m <sup>3</sup> of material.  <i>Code assessment</i> if— a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) Detached Housing Zone and involving 10m <sup>3</sup> or more of material; or c) in all other zones and involving 100m <sup>3</sup> or more of material.	If <i>accepted development subject to requirements</i> — Column 2 of Table 14-52 of the Earthworks Code; and Column 2 of Table 14-53 of the Erosion and Sediment Control Code.  If <i>code assessment</i> — a) Earthworks Code; and b) Erosion and Sediment Control Code.
Excavation or filling not associated with a material change of use for the purpose of constructing a dam	<i>Accepted development subject to requirements</i> <sup>54</sup> if—  a) Rural Settlement Zone and involving less than 500m <sup>3</sup> of	If <i>accepted development subject to requirements</i> — Column 2 of Table 14-52 of the Earthworks Code; and Column 2 of Table 14-53 of the

<sup>50</sup> A separate operational works approval is not required where the construction of a driveway for a detached house or community residence is associated with a material change of use.

<sup>51</sup> Prescribed tidal works is defined in Schedule 4A of the *Coastal Protection and Management Regulation 2003*

<sup>52</sup> The Prescribed Tidal Works Code under Schedule 4A of the *Coastal Protection and Management Regulation 2003* also applies.

<sup>54-55</sup> This applies only once to any premises.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and requirements for accepted development <sup>45</sup>
	material; or b) Rural Zone where the lot is 5ha or greater; or c) Rural Zone where the lot is less than 5ha and involving less than 500m <sup>3</sup> of material.  <i>Code assessment</i> if— a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) Rural Settlement Zone and involving 500m <sup>3</sup> or more of material; or c) Rural Zone where the lot is less than 5ha and involving 500m <sup>3</sup> or more of material; or d) in all other zones.	Erosion and Sediment Control Code.  If <i>code assessment</i> — a) Earthworks Code; and b) Erosion and Sediment Control Code.

## ***Division 12—General provisions for the Boreen Point, Kin Kin & Cootharaba Locality Code***

### **4.5 Boreen Point, Kin Kin & Cootharaba Locality Code**

The following provisions comprise the Boreen Point, Kin Kin & Cootharaba Locality Code—

- 4.5.1 compliance with the Boreen Point, Kin Kin & Cootharaba Locality Code (Section 4.7);
- 4.5.2 overall outcomes for the Boreen Point, Kin Kin & Cootharaba Locality, including for each zone in the locality (Division 13);
- 4.5.3 specific outcomes and probable solutions for the Boreen Point, Kin Kin & Cootharaba Locality (Division 14); and
- 4.5.4 specific outcomes and probable solutions for each zone in the Boreen Point, Kin Kin & Cootharaba Locality (Divisions 15 to 22).

### **4.6 Compliance with the Boreen Point, Kin Kin & Cootharaba Locality Code**

Development complies with the Boreen Point, Kin Kin & Cootharaba Locality Code if it—

- 4.6.1 fulfils the specific outcomes for the locality in Division 14; and
- 4.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 15 to 22).



## **Division 13—Overall outcomes for the Boreen Point, Kin Kin & Cootharaba Locality**

### **4.7 Overall outcomes for the Boreen Point, Kin Kin & Cootharaba Locality.**

4.7.1 The overall outcomes are the purpose of the Boreen Point, Kin Kin & Cootharaba Locality Code.

4.7.2 The overall outcomes sought for the Boreen Point, Kin Kin & Cootharaba Locality are the following—

- a) New uses and works are located, designed and managed to—
  - i be compatible with other uses and works;
  - ii maintain the safety of people and works;
  - iii avoid significant adverse impacts on the amenity enjoyed by users of other premises, including impacts on acoustic and visual qualities; and
  - iv avoid significant adverse effects on the natural environment, including native habitat removal, fragmentation and attrition;
- b) Development is consistent with the Priority Infrastructure Plan in Part 15.
- c) The remote setting, small scale village focus, agricultural and natural environmental values of the locality are maintained and enhanced;
- d) Urban development is limited to the Urban Growth Boundary as shown on Map ZM1;
- e) The rural and bushland character and lifestyle enjoyed by residents and visitors is retained;
- f) Rural lands are protected and made available for sustainable **Agricultural Uses**;
- g) Agricultural Uses provide for appropriate value adding on site, where amenity impacts can be avoided;
- h) The physical setting and attributes of Boreen Point, Kin Kin and Cootharaba are conserved including water catchments, the lowlands in the east, and complex system of ranges and deeply incised valleys known as the Kin Kin beds to the west, including –
  - i. Noosa River catchment and small section in the north-west that drains to the Mary River via Deep Creek and Tinana Creek;
  - ii. catchment boundaries of Kin Kin Creek and Pinbarren Creek in the south-west, Cooloothin Creek, Louis Bazzo Drive, Ringtail State Forest, Cootharaba Road and the catchment boundary between Kin Kin Creek and Six Mile Creek in the south and the navigation channel in Lake Cootharaba in the east;
  - iii. Beenham and Wolvi Ranges, known locally as the Kin Kin Range, and Mothar Mountain/Mt Boulder that dominates the western part of the locality;
  - iv. Wahpunga Range that extends generally south-north through the central parts of the locality;

- v. flat or undulating lowlands associated with Kin Kin Creek and Lake Cootharaba which dominate the eastern parts of the locality;
  - vi. fertile soils of the valley floor in the west and central parts of the locality;
  - vii. areas within and west of the Sandy Creek catchment which are generally of higher fertility;
  - viii. higher land in the south-western parts of the locality used for agriculture including grazing and some tree and small cropping; and
  - ix. land suitable for agriculture or forestry uses which have been a significant part of the local economy and character.
- i) The broad range of natural habitats are well conserved and managed, including -
- i. mangrove and saline communities adjacent to Coolloothin Creek and the brackish waters of Lake Cootharaba and lower reaches of Kin Kin Creek;
  - ii. paperbark communities, which were once much more extensive, indicative of high water tables and sensitivity to nutrients;
  - iii. remnants of the Kin Kin scrubs, a rainforest variant of environmental and cultural significance, along the catchment of Kin Kin Creek and its tributaries; and
  - iv. stands of eucalypts representative of the original forests that covered much of the locality and beyond.
- j) Particular values of the landform and landscape are protected including—
- i. the Cooloola section of Great Sandy National Park;
  - ii. Woondum and Toolara State Forests;
  - iii. Coolloothin Conservation Park;
  - iv. Ringtail State Forest;
  - v. Lake Cootharaba, Coolloothin Creek, Kin Kin Creek and its many tributaries;
  - vi. riparian vegetation, remnant areas of rainforest, melaleuca wetlands and eucalypt forests; and
  - vii. vegetation linkages to Gympie Region and beyond;
- k) The natural environmental and cultural heritage values of the locality are well conserved and well-managed, including—
- i. Cooloola section of Great Sandy National Park, Coolloothin Conservation Park, Mill Point, Borg Park, the Kin Kin Junction Arboretum and Wahpunga School Park;
  - ii. the *riparian zones* of the Noosa River, Coolloothin Creek, Kin Kin Creek, its many tributaries and other *watercourses*;
  - iii. Lake Cootharaba and its *riparian zones*;
  - iv. Woondum, Toolara and Ringtail State Forests;
  - v. the Kin Kin Memorial School of Arts, Country Life Hotel, St Luke's Church, Kin Kin Junction Uniting Church, Kin Kin State School, Kin Kin Masonic Lodge, Former Kin Kin Post Office, Kin Kin General Store, Former Kin Kin Junction State School (sportsground clubhouse), Former ES & A Bank and

- Residence, 'Bangunyah' Private Residence, and Former W.D. Francis House amongst others;
- vi the Apollonian Hotel and the Bateau Ivre Guest House; and
  - vii areas of native remnant or regrowth vegetation, including their biodiversity and habitat values;
  - l) Significant extractive resources within the locality including alluvial sand deposits, andesite deposits, shale and clay are recognised;
  - m) Areas used or suitable for rural or extractive uses are protected from land uses which would impact on the utilisation of the extractive resources;
  - n) The relatively remote location of this locality results in a community strongly focused on the small villages of Kin Kin and Boreen Point;
  - o) Boreen Point remains a small lakeside village with a distinct lakeside character and identity, focussed on the lake and water-based activities;
  - p) Kin Kin remains a small rural village with an intimate rural character and identity where the focus is on surrounding countryside and rural activities;
  - q) Residential development, is of a scale consistent with its natural and rural setting and is focused on the rural villages of Kin Kin and Boreen Point;
  - r) Sustainable, well-designed and locally appropriate visitor accommodation and other tourism development are compatible with, promote and enhance landscape character, natural environment values and rural values;
  - s) A potential regional link between the Sunshine Coast and areas to the north generally follows the alignment of Junction Road, Cootharaba Road, Kinmond Creek Road, Dr Pages Road and Kin Kin-Gympie Road;
  - t) Major roads in the locality are characterised by narrow pavements, winding forms that generally follow the landscape and scenic views of the immediate rural landscape and broader vistas at some points;
  - u) Pomona – Kin Kin – Gympie Road, Sister Tree Creek Road, Cootharaba Road, Dr Pages Road, Junction Road, Kinmond Creek Road, Main Street, Lake Flat Road, McKinnon Drive, Neusavale Road, Laguna Street and Louis Bazzo Drive, are protected as part of the major road network.
  - v) The function, safety and visual amenity of the major road network are protected and enhanced;
  - w) Open space networks are protected and enhanced to provide recreational, environmental and aesthetic amenity opportunities across the locality;
  - x) The locality provides a low level of urban services, convenience and accessibility, with the exception of areas in close proximity to Boreen Point, Louis Bazzo Drive and McKinnon Drive, which have slightly higher levels;
  - y) The villages of Kin Kin and Boreen Point provide for the day-to-day needs of residents and others and serve as focal points for the community;
  - z) The rural towns of Pomona, Cooroy and Tewantin (which sit outside the locality) generally fulfil higher order needs, although residents of remoter parts of the locality rely on Gympie for these needs;
  - aa) The locality is not served by reticulated water or sewerage and none is planned during the life of this planning scheme. This, amongst other factors, constrains closer settlement of the area; and

- bb) Kin Kin village and Boreen Point village are the urban focal points, supporting the only *urban settlement* in the locality, and consolidated through the provision of an appropriate level of service to residents of the locality;
- cc) For **Kin Kin village**—
- i there is a distinct boundary to the village and urban development does not extend beyond the boundaries identified on Map ZM1;
  - ii Kin Kin village, is bordered by Kin Kin Creek and set in an isolated valley with steep forested slopes;
  - iii flooding, the presence of agricultural lands, potential influences of nearby extractive resources and other biophysical factors constrain the size and growth of Kin Kin Village;
  - iv the quiet relaxed lifestyle offered by Kin Kin’s remote setting is preserved including the agricultural focus of the surrounding area and the open space and rural vistas that characterise the village;
  - v the intimate rural village townscape and streetscape character of the village is preserved and enhanced, this includes its rural setting, traditional building style, low level of infrastructure, general informality and absence of commercialism ;
  - vi the small size of Kin Kin Village defines its attractive and defining characteristics with uses limited to a primary school, community hall (School of Arts), shop, hotel and some formal sporting facilities including tennis courts and sports ground;
  - vii views from and to the village are protected, particularly in regard to the entry points from the west and south;
  - viii the entrances to Kin Kin Village are well defined with a sense of arrival provided by the rural surrounds and limited residential development outside of the village;
  - ix the southern entrance to the village provides attractive views of the Country Life Hotel framed by vegetation;
  - x lands in the Village Mix Zone and the Community Services Zone in the vicinity of the sports ground and the hall create a focal point for community interaction through both indoor and outdoor activities;
  - xi the built form of commercial and residential development in Kin Kin that provide important historical characteristics and connections to early 20th century architectural styles are preserved and enhanced;
  - xii the low level of convenience, accessibility and servicing available limits the type and extent of rural settlements that may occur, helping to preserve a rural retreat lifestyle;
  - xiii the Country Life Hotel is retained as an important local landmark and character building with any further development being sympathetic to the existing character of the building, arrangement of buildings and landscape setting;
  - xiv detached housing areas have high levels of amenity consistent with Kin Kin’s rural village character, which is derived from its relatively large allotment sizes, low density residential living and its relationship to the rural and natural environment surrounding the village;
  - xv **Home based businesses** are provided for in Kin Kin village and rural areas to assist in providing locally based employment opportunities and diversify the local economy where the businesses do not impact on the environment or amenity of surrounding areas;

- xvi **Commercial business uses** and **Industrial business uses** provide for the immediate needs of residents and visitors and provide locally based employment opportunities; and
- xvii uses, buildings and works closely relate to their rural setting and village context and are compatible with the scale and character of existing uses and works;
- dd) For **Boreen Point village**—
  - i there is a distinct boundary to the village and urban development does not extend beyond the boundaries identified on Map ZM1;
  - ii its location on a rocky outcrop on the western side of Lake Cootharaba bounded by water on three sides, is preserved;
  - iii the low lying land on approach to Boreen Point from the west constrains expansion of the village;
  - iv its special character is derived from its lakeside setting, foreshore with extensive public space, shading vegetation, mix of traditional and location responsive building designs, low levels of infrastructure and relative lack of commercialism;
  - v its relatively quiet relaxed lifestyle is offered by the village’s lakeside setting, its focus on lakeside and river activities and the open space, rural and water vistas. The village attracts significant numbers of visitors particularly during holiday periods, weekends and special events;
  - vi its compact nature, grid pattern of streets, low traffic volume, shaded streets and attractive views are maintained;
  - vii walking dominates local trips taking advantage of the curved esplanade and views to the lake and beyond framed by trees and buildings, from the higher parts of the village, that provide a sense of exploration and scenic beauty for visitors and residents;
  - viii the townscape and streetscape character of the village is preserved and enhanced;
  - ix important views and scenic vistas are protected, particularly views—
    - a. to Lake Cootharaba and beyond from roads and other public places;
    - b. to the village from its western road access; and
    - c. to the village from Lake Cootharaba and its foreshores;
  - x the comparative lack of commercialism is retained and **Business Uses** are primarily focused on the immediate needs of residents and, to a lesser degree, on visitors and provide locally based employment opportunities;
  - xi the Apollonian Hotel is retained as an important local landmark and character building with any further development being sympathetic to the existing arrangement of buildings and landscape setting;
  - xii its strong connections with its history with many of the early modest style cottages and the original Le Bateau Ivre Guest House are preserved;
  - xiii the newer character of Boreen Point is retained and enhanced consistent with typical “Queenslander” style homes relocated from surrounding areas to the village;

- xiv designs and lightweight construction that respond to the climate, setting and character are utilised;
  - xv detached housing areas have high levels of amenity consistent with Boreen Point's lakeside holiday village character, including traditional street layouts, buildings that reflect the holiday home/beach house character, and development set within existing trees;
  - xvi limited residential expansion in the western parts of the existing village is envisaged, subject to appropriate management of effluent disposal;
  - xvii opportunities exist for business expansion focused on services to residents of the locality and some low impact tourist based accommodation and other services;
  - xviii uses, buildings and works closely relate to their natural or lakeside setting and village context and are compatible with the scale and character of existing uses and works;
  - xix the sense of immediate arrival in the village from the western road along Louis Bazzo Drive via an uphill 'S' bend is along comparatively uninhabited rural surrounds and vegetation is retained to buffer development at the western end of Laguna Street;
  - xx formed kerb and channel, street tree plantings and overhead power lines, signal arrival to the urban area of Boreen Point Village; and
  - xxi development at Boreen Point is located, designed and operated to ensure there are no adverse environmental impacts as a result of on-site sewage disposal, including on the water quality of Lake Cootharaba;
- ee) For the **Detached Housing Zone**—single detached housing prevails which maintains—
- i a low impact, low density development form;
  - ii a high level of residential amenity;
  - iii building styles befitting the character of the locality and which respond to, and are integrated with, site characteristics including slope and *vegetation*; and
  - iv landscaped settings consistent with the character of the locality; retaining existing trees.
- ff) For the **Village Mix Zone**—
- i a range of **Business Uses** and **Community Uses** form the focal points for the rural villages of Kin Kin and Boreen Point and cater for the immediate needs of residents and visitors;
  - ii uses, buildings and other works are of a scale and form consistent with the rural setting and village context within which they are located and contribute positively to the streetscape character; and
  - iii a limited amount of residential development, particularly residences associated with **Business Uses** is appropriate;
- gg) For the **Community Services Zone**—land for community purposes—
- i is protected and managed to enable the efficient and timely delivery of community services; and

- ii is consistent with the indoor recreation, education, social and safety needs of the local community, including people with special needs, such as the elderly, children, low income earners and disabled persons;
- hh) For the **Industry Zone**—land in this zone—
  - i accommodates industrial functions that value add to primary produce and the like, or meet the immediate needs of residents and visitors to the exclusion of incompatible uses such as **Residential Uses** or **Community Uses**;
  - ii has moderate to high access to arterial roads;
  - iii does not accommodate uses that would have an adverse impact on nearby **Residential Uses** or **Business Uses** or harm the environment through excessive noise, odour, dust, or other waste; and
  - iv is developed in a fashion that does not detract from the character of its locality;
- ii) For the **Rural Settlement Zone**—detached housing on large lots—
  - i are the dominant building form, to the general exclusion of other uses;
  - ii incorporate designs that respond to, and are integrated with site characteristics including steep slopes and vegetation;
  - iii contribute to the rural or semi-rural character and amenity of the area;
  - iv may be located in close proximity to working farms or other rural industries; and
  - v offer a relaxed rural lifestyle for residents;
- jj) For the **Rural Zone**—rural land is protected and appropriately managed such that—
  - i. Agriculture and habitat protection are the dominant land uses;
  - ii. the scenic and environmental values, the distinct rural amenity and agricultural productivity of the locality are preserved and are not adversely impacted as a consequence of development on or adjacent to that land; and
  - iii. locally appropriate enterprises such as bed and breakfast accommodation, farmstays, cabins, camping grounds, roadside stalls and home based businesses enhance the economic sustainability of the hinterland; and
- kk) For the **Open Space Recreation Zone**—areas of open space contribute to the desired lifestyle of residents and visitors by offering a variety of passive and active recreational experiences that are conducive to community interaction and wellbeing; and
- ll) For the **Open Space Conservation Zone**—natural environmental values of high order and warranting conservation status are—
  - i protected for their importance in contributing to *ecological sustainability* including the maintenance of water quality and the provision of habitat and open space linkages; and
  - ii appropriately managed to the general exclusion of development or any further subdivision of freehold lots.

## Division 14—Specific Outcomes and Probable Solutions for the Boreen Point, Kin Kin & Cootharaba Locality

Table 4.10

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.8 Effects of use</b>	
<p><b>Amenity</b>  <b>O1</b> Uses are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby uses.</p>	No solution provided
<p><b>Major road network</b>  <b>O2</b> The function of, and visual amenity and character surrounding, the <i>major road network</i>, including Pomona-Kin Kin-Wolvi Road, Cootharaba Road, Dr Pages Road and Sister Tree Creek Road is protected and enhanced.</p>	No solution provided
<b>4.9 Built form</b>	
<p><b>Density</b>  <b>O3</b> The density of development within the <i>site</i> area—            a) is compatible with surrounding <i>development</i>;            b) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native vegetation and natural landforms.</p>	<b>S3.1</b> For the Village Mix Zone—residential density does not exceed a rate of 1 <i>dwelling unit</i> per non-residential use.
<p><b>Height</b>  <b>O4</b> <i>Buildings</i> and other <i>structures</i>—            a) are low rise and present a <i>building height</i> consistent with <i>structures</i> on adjoining and surrounding premises;            b) have a maximum building height of 2 <i>storeys</i>;            c) do not visually dominate the street, surrounding spaces or the existing skyline;            d) preserve the amenity of surrounding premises including privacy, views and access to sunlight;            e) respect the scale of the surrounding <i>vegetation</i>; and            f) respond to the topography of the <i>site</i> and minimises cut and fill where on a <i>sloping site</i>.</p>	<p><b>S4.1</b> Buildings and other structures have a maximum building height of—            a) if in the Rural or Rural Settlement Zone—8m, or 9m where the pitched roof but no other part of the <i>building</i> or <i>structure</i> exceeds 8m; or            b) if in the Industry Zone—10m            c) in all other zones— 8m.</p>




column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Setbacks</b></p> <p><b>O5</b> <i>Buildings</i> and other <i>structures</i> are appropriately designed and sited to—</p> <ul style="list-style-type: none"> <li>a) provide amenity for users of the premises, as well as preserve the visual and acoustic privacy of adjoining and nearby land uses;</li> <li>b) preserve existing <i>vegetation</i> that will buffer the proposed building from adjoining uses;</li> <li>c) allow for landscaping to be provided between buildings;</li> <li>d) maintain the visual continuity and pattern of buildings and landscape elements within the street; and</li> <li>e) help protect the natural character and visual amenity of the Noosa River system.</li> </ul>	<p><b>S5.1</b> <i>Buildings</i> and <i>structures</i> comply with the <i>setbacks</i> identified in Schedule 1—Minimum Boundary Setbacks.</p>
<p><b>Site cover</b></p> <p><b>O6</b> The <i>site cover</i> of <i>buildings</i> and other roofed structures—</p> <ul style="list-style-type: none"> <li>a) is of a scale that is compatible with surrounding development;</li> <li>b) for a class 1 or class 10a building within the Detached Housing Zone, does not exceed— <ul style="list-style-type: none"> <li>i for a single storey building - 50%; or</li> <li>ii for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys;</li> </ul> </li> <li>c) for other classes within the Detached Housing Zone - 40%;</li> <li>d) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i>;</li> <li>e) maximises the retention of existing <i>vegetation</i> and allows for additional <i>soft landscaping</i> between buildings;</li> <li>f) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and</li> <li>g) facilitates onsite stormwater management and vehicular access.</li> </ul>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Flooding and drainage<sup>55</sup></b></p> <p><b>O7</b> Buildings and other works are designed and sited to—</p> <ul style="list-style-type: none"> <li>a) provide flood free access to premises and flood free habitable areas;</li> <li>b) allow only minor, short term and infrequent flooding of non-habitable areas;</li> <li>c) ensure carparking areas can be adequately drained;</li> <li>d) ensure drainage does not adversely impact upon other premises; and</li> <li>e) ensure filling or excavation does not adversely impact upon other premises by—             <ul style="list-style-type: none"> <li>i. causing ponding of water on the <i>site</i> or nearby land;</li> <li>ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and</li> <li>iii. adversely affecting the flow of water in any overland flow path.</li> </ul> </li> </ul>	<p><b>S7.1</b> For new buildings or structures or additions of more than 50m<sup>2</sup> gross floor area to an existing building or structure, floor levels for <i>habitable rooms</i> are—</p> <ul style="list-style-type: none"> <li>a) for areas where minimum floor levels are available—not less than the specified level;</li> <li>b) for areas where flood modelling is available—a minimum of 300mm above the modelled flood level; and</li> <li>c) for areas where flood modelling is not available, a minimum of 300mm above the highest known flood level;</li> </ul> <p>AND</p> <p><b>S7.2</b> Where Council infrastructure is available—</p> <ul style="list-style-type: none"> <li>a) any drainage (from <i>buildings</i> and land) flows to that infrastructure; and</li> <li>b) the infrastructure has the capacity to accept any additional loading;</li> </ul> <p>AND</p> <p><b>S7.3</b> Car parking and maneuvering areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping; or</p> <p><b>S7.4</b> <i>Basements</i> for residential uses have flood immunity above the 1%<i>AEP defined flood event</i> where alternative means to mechanical pumping are used to achieve such immunity; or</p> <p><b>S7.5</b> <i>Basements</i> for non-residential uses have flood immunity above the 1%<i>AEP defined flood event</i> that may be achieved by means of mechanical pumping where the mechanical feature is installed with adequate holding tanks and an alternative back up power source.</p>

<sup>55</sup> Information on minimum floor levels and flood levels for some parts of the Shire is available from Council. These provisions are not limited to areas shown as Flood Hazard Areas on overlay maps OM1.3-9.3.

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Sense of arrival to Kin Kin</b>  <b>O8</b> Uses, buildings, structures and other works do not have an adverse effect on the visual amenity of the entry points to Kin Kin village, including the sense of arrival to the village provided by—</p> <ul style="list-style-type: none"> <li>a) the rural landscape immediately prior to the township;</li> <li>b) the avenue of pine trees along Pomona-Kin Kin Road;</li> <li>c) the Main Street/Pomona-Kin Kin Road junction; and</li> <li>d) Sister Tree Creek Road.</li> </ul>	<p>No solution provided.</p>
<p><b>Visual amenity in Boreen Point village</b>  <b>O9</b> Uses, buildings, structures and other works do not have an adverse impact upon—</p> <ul style="list-style-type: none"> <li>a) views to Lake Cootharaba and beyond from roads and <i>public open spaces</i>; and</li> <li>b) the visual amenity from Louis Bazzo Drive, including the sense of arrival in the village provided by— <ul style="list-style-type: none"> <li>i the rural landscape immediately prior to the village; and</li> <li>ii the vegetation on lots at the western end of Laguna Street;</li> </ul> </li> </ul> <p>AND</p> <p><b>O10</b> Uses, buildings, structures and other works are designed and sited to maintain the visual dominance of the tree canopy and other natural features along the water's edge of Lake Cootharaba;</p> <p>AND</p> <p><b>O11</b> Uses, buildings, structures and other works on Boreen Parade and Urunga Parade maintain or improve the visual amenity of this esplanade.</p>	<p>No solution provided</p>
<p><b>Materials and finishes</b>  <b>O12</b> Buildings and other structures use materials and finishes that complement the rural heritage character and integrate with the surrounding natural landscape.</p>	<p><b>S12.1</b> Buildings and structures incorporate a mix of textured external building materials, such as timber cladding and corrugated iron roofs.</p>
<p><b>Roof form</b>  <b>O13</b> Roof forms—</p> <ul style="list-style-type: none"> <li>a) contribute positively to the local skyline;</li> <li>b) complement the low rise character of the <i>locality</i>;</li> <li>c) use simple traditional roof designs, such as hipped, gabled and skillion; and</li> <li>d) do not create opportunities for residents to overlook the <i>private open space areas</i> of neighbouring properties.</li> </ul>	<p><b>S13.1</b> With the exception of industrial buildings the main roof of the <i>building</i> has a <i>roof pitch</i> no less than 12 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i>;</p> <p>AND</p> <p><b>S13.2</b> Building and structures do not include rooftop terraces.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Sloping sites</b> <b>O14</b> On <i>sloping sites</i>, buildings and structures are designed to maximise the use of natural slope and minimise the need for cut and fill.</p>	<p><b>S14.1</b> Buildings are of split level design that step down the slope or have suspended floor construction; (See Figure 4-1 below) AND <b>S14.2</b> Cut or fill is less than 2m in depth relative to <i>natural ground surface</i>; AND <b>S14.3</b> The distance between the ground and the lowest part of the floor of the building does not exceed 3m to avoid large under building areas.</p> <p><b>Figure 4.1 Design for sloping site (suspended floor)</b></p> 
<b>4.10 Environment, conservation and recreation</b>	
<p><b>Environment &amp; cultural heritage values</b> <b>O15</b> There are no significant adverse effects on the biodiversity, natural <i>vegetation</i>, native wildlife, habitats, landscape quality, water quality or cultural heritage values, including those related to—</p> <ul style="list-style-type: none"> <li>a) changes to natural drainage;</li> <li>b) disturbance to any of the <i>wetland</i> systems;</li> <li>c) management of landslide and fire risk;</li> <li>d) erosion and the transport of sediments off site;</li> <li>e) unmanaged public access;</li> <li>f) effluent disposal<sup>56</sup>;</li> <li>g) changes to fauna habitat and behaviour; and</li> <li>h) disturbance of buildings and features, including natural features, of cultural heritage significance.</li> </ul>	<p>No solution provided</p> <p>Editor's note</p> <p><b>PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.</b></p>

<sup>56</sup> Council may request additional information on the proposed method of effluent disposal to ensure the nature of the development is compatible with environmental values. Refer to *PSP1 – Information Council May Request*.

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Noosa Trail Network</b></p> <p><b>O16</b> A comprehensive network of bridle trails and pedestrian and bicycle linkages is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of Noosa’s residents and visitors; AND</p> <p><b>O17</b> Existing and future pedestrian, bridle trail and bicycle linkages are retained as part of an expansive trail network.</p>	<p><b>S16.1</b> No solution provided</p> <p><b>S17.1</b> Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 2; AND</p> <p><b>S17.2</b> Development does not have an adverse impact on the access functions of the Noosa Trail Network, including severing of existing or future linkages; <b>or</b></p> <p><b>S17.3</b> Alternative linkages to those indicated in Schedule 5 – Map 2 are provided; AND</p> <p><b>S17.4</b> Linkages to the Noosa Trails Network are designed and constructed in accordance with—</p> <ul style="list-style-type: none"> <li>a) Australian Standard 2156.1 <i>Walking Tracks Part 1: Classification and Signage</i> to a minimum of a Class 4 Standard; and</li> <li>b) Australian Standard 2156.2 <i>Walking Tracks Part 2: Infrastructure Design</i>.</li> </ul>
<p><b>Open space network</b></p> <p><b>O18</b> An integrated <i>open space network</i> is established, enhanced and protected throughout the locality to—</p> <ul style="list-style-type: none"> <li>a) provide for both passive and active recreational pursuits;</li> <li>b) provide connectivity for pedestrians, cyclists, and horse riders;</li> <li>c) provide habitat connectivity for wildlife;</li> <li>d) protect <i>watercourses</i> and <i>drainage lines</i>;</li> <li>e) protect <i>vegetation</i> on <i>steep slopes</i>; and</li> <li>f) form a scenic backdrop for residential development.</li> </ul>	<p><b>S18.1</b> Open space corridors and existing native <i>vegetation</i> in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.</p>

## Division 15—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 4.11

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.11 Consistent Uses</b>	
<p><b>O19</b> The following defined uses and use classes are consistent uses and are located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial business Type 1</b> if an <i>estate sales office</i>;</li> <li>b) <b>Home-based business Types 1 or 2</b></li> <li>c) <b>Detached house</b>;</li> <li>d) <b>Community residence</b>; and</li> <li>e) <b>Visitor accommodation Type 1</b>.</li> </ul>	<p>No solution provided</p>
<b>4.12 Inconsistent Uses</b>	
<p><b>O20</b> The following defined uses and use classes are inconsistent uses and are not located in the Detached Housing Zone—</p> <ul style="list-style-type: none"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) <b>Commercial business</b> unless <b>Type 1</b> and an <i>estate sales office</i>;</li> <li>c) <b>Entertainment and dining business</b>;</li> <li>d) <b>Home-based business Type 3</b>;</li> <li>e) <b>Industrial business</b>;</li> <li>f) <b>Retail business</b>;</li> <li>g) All <b>Community Uses</b>;</li> <li>h) All <b>Infrastructure Uses</b></li> <li>i) <b>Ancillary dwelling unit</b>;</li> <li>j) <b>Multiple housing</b>; and</li> <li>k) <b>Visitor accommodation Types 2, 3 or 4</b>.</li> </ul>	<p>No solution provided</p>
<b>4.13 Built form</b>	
<p><b>Streetscape &amp; character</b></p> <p><b>O21</b> <i>Buildings</i> and other <i>structures</i> provide for visual amenity by—</p> <ul style="list-style-type: none"> <li>a) staggering or separating continuous walls into smaller sections to vary the elevation; and</li> <li>b) providing well articulated building forms with strong vertical design features.</li> </ul>	<p><b>S21.1</b> For <i>buildings</i> and other <i>structures</i>—</p> <ul style="list-style-type: none"> <li>a) the maximum wall length is 15m; and</li> <li>b) each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, <i>balconies</i> or a change of building material).</li> </ul>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Streetscape &amp; character–Kin Kin village</b>  <b>O22</b> For Kin Kin village, the predominant Queensland vernacular detached housing form is retained and enhanced by incorporating design elements reflecting or interpreting elements of this style of housing.</p>	<p><b>S22.1</b> Buildings and other structures—</p> <ul style="list-style-type: none"> <li>a) for the front elevation, have recessed or framed windows and doorways that are vertically proportioned and placed symmetrically in the building façade; and</li> <li>b) if more than 1 storey - have clearly defined vertical separation of floors by way of design features such as balconies or changes of materials or finishes.</li> </ul>
<p><b>Streetscape &amp; character–Boreen Point village</b>  <b>O23</b> For Boreen Point village, the lakeside holiday detached housing character is maintained and enhanced by ensuring the scale, bulk and siting of buildings and structures do not—</p> <ul style="list-style-type: none"> <li>a) visually dominate the lot, dwelling units on adjoining lots or the street frontage;</li> <li>b) detract from the visual amenity of the streetscape and surrounding village; and</li> <li>c) result in a loss of natural light to adjoining dwellings or their private open space areas.</li> </ul>	<p><b>S23.1</b> Any building or structure within 9m of the primary frontage and more than 1 storey, has upper storeys set back at least 3m further from the primary frontage than the storey below;  AND  <b>S23.2</b> The combined gross floor area of all buildings does not exceed 180m<sup>2</sup>; <b>or</b>  <b>S23.3</b> Where the <b>Detached house</b> consists of 3 or more buildings, at least 2 of which contain habitable rooms, the combined gross floor area of buildings does not exceed 230m<sup>2</sup>.</p>
<p><b>Garages and carports - in Kin Kin village or Boreen Point village</b>  <b>O24</b> Garages, carports, boatsheds or sheds are designed and sited to visually integrate with the building and avoid dominating the street.</p>	<p><b>S24.1</b> Garages, carports, boatsheds or sheds—</p> <ul style="list-style-type: none"> <li>a) have a front boundary setback of at least 6m; and</li> <li>b) if the front elevation is visible from road frontages—have a front elevation less than 4m wide; or for a double (or more) garage, garage doors are stepped so the front alignment of each door is stepped back an additional 600mm from the front boundary; <b>or</b></li> <li>c) that are visible from, but do not face the street, include windows or other articulation and have a 6m landscaped buffer between the structure and the road frontage.</li> </ul>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Front fences</b></p> <p><b>O25</b> The open streetscape and lack of formal boundaries between public and private lands is retained and enhanced and high or solid fencing is avoided;</p> <p>AND</p> <p><b>O26</b> Fences and walls do not create any nuisance to neighbours or pedestrians.</p>	<p><b>S25.1</b> Front fences and walls are—</p> <ul style="list-style-type: none"> <li>a) not forward of the front plane of the <i>dwelling units</i>;</li> <li>b) no more than 900mm high; <b>or</b></li> <li>c) no more than 1.2m high and of <i>open construction</i> (i.e. at least 50% transparent).</li> </ul> <p><b>S26.1</b> No solution provided</p>

### **Division 16—Specific Outcomes and Probable Solutions for the Village Mix Zone**

Table 4.12

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.14 Consistent Uses</b>	
<p><b>O27</b> The following defined uses and use classes are consistent uses and are located in the Village Mix Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial business</b> if not on Lot 18 RP59216;</li> <li>b) <b>Entertainment and dining business Types 1 or 2</b> if not on Lot 18 RP59216;</li> <li>c) <b>Entertainment and dining business Type 3</b> if located on Lot 2 RP839106 or Lot 1 RP40395;</li> <li>d) <b>Home-based business Types 1 or 2</b>;</li> <li>e) <b>Retail business Types 1, 2, 6 or 7</b> if not on Lot 18 RP59216;</li> <li>f) <b>Retail business Type 5</b> if a service station and in Kin Kin;</li> <li>g) <b>Education Types 1 or 4</b> if not on Lot 18 RP59216;</li> <li>h) <b>Wellbeing Type 2</b> if not on Lot 18 RP59216;</li> <li>i) <b>Detached house</b> if on the same premises as a <b>Business Use</b> or on Lot 18 RP59216;</li> <li>j) <b>Ancillary dwelling unit</b>; and</li> <li>k) <b>Visitor accommodation Types 1, 2 or 4</b>.</li> </ul>	<p>No solution provided</p>



column 1 Specific Outcomes	column 2 Probable solutions
<b>4.15 Inconsistent Uses</b>	
<p><b>O28</b> The following defined uses and use classes are inconsistent uses and are not located in the Village Mix Zone —</p> <ul style="list-style-type: none"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) <b>Commercial business</b> if located on Lot 18 RP59216;</li> <li>c) <b>Entertainment and dining Types 1 or 2</b> if located on Lot 18 RP59216;</li> <li>d) <b>Entertainment and dining business Type 3</b> if not located on Lot 2 RP839106 or Lot 1 RP40395;</li> <li>e) <b>Home-based business Type 3</b>;</li> <li>f) <b>Industrial business</b>;</li> <li>g) <b>Retail business Types 1, 2, 6 or 7</b> if located on Lot 18 RP9216;</li> <li>h) <b>Retail business Types 3 or 4</b>;</li> <li>i) <b>Retail business Type 5</b> if not a service station in Kin Kin;</li> <li>j) <b>Education Types 1 or 4</b> if located on Lot 18 RP59216;</li> <li>k) <b>Education Types 2 or 3</b>;</li> <li>l) <b>Emergency service</b>;</li> <li>m) <b>Open space</b>;</li> <li>n) <b>Wellbeing Type 2</b> if located on Lot 18 RP59216</li> <li>o) <b>Wellbeing Types 1, 3 or 4</b></li> <li>p) All <b>Infrastructure Uses</b>;</li> <li>q) <b>Detached house</b> if not on the same premises as a Business Use or not on Lot 18 RP59216;</li> <li>r) <b>Community residence</b>;</li> <li>s) <b>Multiple housing</b>; and</li> <li>t) <b>Visitor accommodation Type 3</b>.</li> </ul>	<p>No solution provided</p>
<b>4.16 Effects of use</b>	
<p><b>Amenity</b>  <b>O29</b> Uses are located, designed and operated to—</p> <ul style="list-style-type: none"> <li>a) provide focal points for the community and visitors;</li> <li>b) relate to the rural setting and context of the village; and</li> <li>c) attract visitors to the village;</li> </ul> <p>AND  <b>O30</b> The small village service function of the zone is retained and enhanced.</p>	<p>No solution provided</p>
<p><b>Mixed-use development</b>  <b>O31</b> Mixed-use development, incorporating <i>dwelling units</i> or <i>accommodation units</i>, is designed and operated to ensure <b>Business Uses</b> do not have any adverse impact on the amenity enjoyed by residents, including impacts associated with—</p> <ul style="list-style-type: none"> <li>a) visual and acoustic privacy;</li> <li>b) safety and security; and</li> <li>c) lighting.</li> </ul>	<p><b>S31.1</b> Business deliveries are undertaken only between the hours of 7am to 7pm; and</p> <p><b>S31.2 Business Uses</b> operate only between the hours of 7am to 10pm, 7 days a week, except Friday and Saturday where <b>Entertainment and dining business</b> uses may operate until midnight.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Active building fronts</b></p> <p><b>O32</b> Uses on the ground floor are predominantly <b>Business Uses</b> or <b>Community Uses</b> accessible to the general public, including but not limited to shops, restaurants, cafes, medical centres, banks, post office, accountants or real estate agencies; AND</p> <p><b>O33</b> A mix of uses including outdoor sitting and eating areas are incorporated in the design to encourage community interaction.</p>	<p>No solution provided.</p>
<b>4.17 Built form</b>	
<p><b>Streetscape &amp; character</b></p> <p><b>O34</b> Buildings and other structures present a high quality streetscape with building elements and forms that—</p> <p>a) are consistent with the bulk and scale of buildings on adjoining and nearby land;</p> <p>b) contribute to the historical village context;</p> <p>c) create pedestrian scale and visual interest;</p> <p>d) integrate signage with the building design; and</p> <p>e) integrate landscaping into the building design and car parking areas;</p> <p>AND</p> <p><b>O35</b> For <b>Kin Kin village</b>—the Queensland vernacular built form is retained and enhanced;</p> <p>OR</p> <p><b>O36</b> For <b>Boreen Point village</b>— the relaxed lakeside character is retained and enhanced by ensuring the scale, bulk and siting of buildings and structures—</p> <p>a) do not detract from the visual amenity of the streetscape and surrounding village; and</p> <p>b) provide for the retention of existing canopy trees and other natural features on site;</p> <p>AND</p> <p><b>O37</b> The open streetscape and lack of formal boundaries between public and private lands is retained and enhanced.</p>	<p><b>S34.1</b> Buildings—</p> <p>a) are 1 storey or if more than 1 storey, have floor levels expressed in the front elevation through balconies, awnings, parapet walls or other design elements;</p> <p>b) for the front elevation—</p> <p>i have the main public entrance visually emphasised in the centre of the façade for that floor;</p> <p>ii provide a minimum of 50% transparent glazing to shopfronts; and;</p> <p>iii provide verandahs or awnings to provide weather protection to pedestrians.</p> <p>AND</p> <p><b>S34.2</b> For the Village Mix Zone Plot ratio does not exceed 1.0:1</p> <p><b>S35.1</b> In <b>Kin Kin village</b>, buildings—</p> <p>a) have a floor plan predominantly comprising square or rectangular shapes;</p> <p>b) have a front elevation parallel to the front boundary;</p> <p>c) for the front elevation, have recessed or framed windows and doorways; and</p> <p>d) have sunhoods to windows and other openings;</p> <p><b>S36.1</b> In <b>Boreen Point village</b>, buildings—</p> <p>a) are small scale, with separate small identifiable buildings rather than a single large building;</p> <p>b) for the front elevation, have recessed or framed windows and doorways;</p> <p>c) are in extensively landscaped settings; and</p> <p>d) if having frontage to Laguna Street— are accessed from Laguna Street only.</p> <p><b>S37.1</b> No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Residential entry and pedestrian access</b>  <b>O38</b> For uses which include a residential component, the development provides for—</p> <ul style="list-style-type: none"> <li>a) separate identifiable residential entries;</li> <li>b) clearly defined and safe pedestrian access to <i>dwelling</i> and <i>accommodation units</i>, that are appropriately lit, visible to others and directly accessible to dwellings from areas likely to be used at night; and</li> <li>c) clear identification of what is private versus public space through the use of such features as low walls, changes in surface texture or other landscape treatment.</li> </ul>	No solution provided.

### **Division 17—Specific Outcomes and Probable Solutions for the Community Services Zone**

Table4.13

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.18 Consistent Uses</b>	
<p><b>O39</b> The following defined uses and use classes are consistent uses and are located in the Community Services Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial business Types 2 or 3;</b></li> <li>b) <b>Entertainment and dining business Types 1 or 2</b> where in conjunction with a <b>Community Use;</b></li> <li>c) <b>All Community Uses;</b></li> <li>d) <b>Service and utility Types 1, 2 or 4;</b></li> <li>e) <b>Transport Types 1, 2 or 3.</b></li> </ul>	No solution provided
<b>4.19 Inconsistent Uses</b>	
<p><b>O40</b> The following defined uses and use classes are inconsistent uses and are not located in the Community Services Zone—</p> <ul style="list-style-type: none"> <li>a) <b>All Agricultural Uses;</b></li> <li>b) <b>Commercial business Type 1;</b></li> <li>c) <b>Entertainment and dining business Types 1 or 2</b> unless in conjunction with a <b>Community Use;</b></li> <li>d) <b>Entertainment and Dining Type 3;</b></li> <li>e) <b>Home-based business;</b></li> <li>f) <b>Industrial business;</b></li> <li>g) <b>Retail business;</b></li> <li>h) <b>Service and utility Type 3;</b></li> <li>i) <b>Transport Type 4;</b> and</li> <li>j) <b>All Residential Uses.</b></li> </ul>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.20 Effects of use</b>	
<p><b>O41</b> Uses are located, designed and operated to—</p> <ul style="list-style-type: none"> <li>a) provide focal points for the community;</li> <li>b) relate to the setting and heritage of the locality; and</li> <li>c) be accessible and functional for a wide range of users and uses.</li> </ul>	No solution provided
<p><b>Multi-purpose uses</b></p> <p><b>O42</b> Use areas, buildings and other structures are designed and constructed to maximise opportunities for co-locating a range of <b>Community Uses</b>.</p>	No solution provided
<b>4.21 Built form</b>	
<p><b>Streetscape &amp; character</b></p> <p><b>O43</b> Buildings and other structures are designed to present a high quality streetscape in keeping with the scale and character of surrounding and nearby buildings and structures.</p>	<p><b>S43.1</b> Buildings—</p> <ul style="list-style-type: none"> <li>a) are 1 storey; or</li> <li>b) if more than one 1 storey, have floor levels expressed in the front elevation; and</li> <li>c) incorporate horizontal articulation in the building design.</li> </ul>

### **Division 18—Specific Outcomes and Probable Solutions for the Industry Zone**

Table 4.14

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.22 Consistent Uses</b>	
<p><b>O44</b> The following defined uses and use classes are consistent uses and are located in the Industry Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial business Type 1</b> if an <i>estate sales office</i>;</li> <li>b) <b>Industrial business Types 1 or 2</b>;</li> <li>c) <b>Retail business Types 3 or 6</b>;</li> <li>d) <b>Emergency service Type 2</b>;</li> <li>e) <b>Service and utility Types 1, 2 or 3</b>;</li> <li>f) <b>Transport Type 3</b>;</li> <li>g) <b>Detached house</b> on the same premises as a <b>business use</b>; and</li> <li>h) <b>Ancillary dwelling unit</b>.</li> </ul>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.23 Inconsistent Uses</b>	
<p><b>O45</b> The following defined uses and use classes are inconsistent uses and are not located in the Industry Zone—</p> <ul style="list-style-type: none"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) <b>Commercial business</b> unless <b>Type 1</b> and an <i>estate sales office</i>;</li> <li>c) <b>Entertainment and dining business</b>;</li> <li>d) <b>Home-based business</b>;</li> <li>e) <b>Industrial business Type 3</b>;</li> <li>f) <b>Retail business Types 1, 2, 4, 5 or 7</b></li> <li>g) <b>Education</b>;</li> <li>h) <b>Emergency service Type 1</b>;</li> <li>i) <b>Open space</b>;</li> <li>j) <b>Wellbeing</b>;</li> <li>k) <b>Service and utility Type 4</b>;</li> <li>l) <b>Transport Types 1, 2 or 4</b>;</li> <li>m) <b>Detached house</b> if not on the same premises as a <b>business use</b>;</li> <li>n) <b>Community residence</b>;</li> <li>o) <b>Multiple housing</b>; and</li> <li>p) <b>Visitor accommodation</b>.</li> </ul>	No solution provided
<b>4.24 Effects of use</b>	
<p><b>Amenity</b></p> <p><b>O46 Industrial Uses</b> are located, designed and operated to avoid significantly changing the amenity enjoyed by users of surrounding premises.</p>	<p><b>S46.1</b> External storage areas and plant and equipment are screened from the road reserve and public open space; AND</p> <p><b>S46.2</b> No external storage areas or plant and equipment are located within 2m of a property boundary; AND</p> <p><b>S46.3</b> Stored materials outside of a building do not exceed 4m in height or half the height of the on-site buildings whichever is the greater.</p>
<p><b>O47 Industrial Uses</b> are conducted in an environmentally responsible manner, operating without deleterious impacts on either immediate, surrounding or downstream communities, environments and environmental processes.</p>	No solution provided.
<b>4.25 Built form</b>	
<p><b>O48 Buildings</b> are designed to maximise the functionality and range of potential uses on the premises, whilst also providing visual interest and amenity within the streetscape.</p>	<p><b>S48.1</b> Buildings—</p> <ul style="list-style-type: none"> <li>a) incorporate varied building and roof form and materials; and</li> <li>b) include horizontal and vertical wall articulation in elevations with frontage to a street.</li> </ul>

## Division 19—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 4.15

Column 1 Specific Outcomes	column 2 Probable solutions
<b>4.26 Consistent Uses</b>	
<p><b>O49</b> The following defined uses and use classes are consistent uses and are located in the Rural Settlement Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Cultivation Type 1;</b></li> <li>b) <b>Animal husbandry Type 1;</b></li> <li>c) <b>Forestry;</b></li> <li>d) <b>Commercial business Type 1</b> if an <i>estate sales office</i>;</li> <li>e) <b>Commercial business Type 3;</b></li> <li>f) <b>Home-based business;</b></li> <li>g) <b>Emergency service Type 2;</b></li> <li>h) <b>Detached house;</b></li> <li>i) <b>Community residence;</b> and</li> <li>j) <b>Visitor accommodation Types 1 or 3.</b></li> </ul>	<p>No solution provided</p>
<b>4.27 Inconsistent Uses</b>	
<p><b>O50</b> The following defined uses and use classes are inconsistent uses and are not located in the Rural Settlement Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Cultivation Type 2;</b></li> <li>b) <b>Animal husbandry Type 2;</b></li> <li>c) <b>Commercial business Type 1</b> where not an <i>estate sales office</i>;</li> <li>d) <b>Commercial business Type 2;</b></li> <li>e) <b>Entertainment and dining business;</b></li> <li>f) <b>Industrial business;</b></li> <li>g) <b>Retail business;</b></li> <li>h) <b>Education;</b></li> <li>i) <b>Emergency Service Type 1;</b></li> <li>j) <b>Open Space;</b></li> <li>k) <b>Wellbeing;</b></li> <li>l) <b>All Infrastructure Uses;</b></li> <li>m) <b>Ancillary dwelling unit;</b></li> <li>n) <b>Multiple housing;</b> and</li> <li>o) <b>Visitor accommodation Types 2 or 4.</b></li> </ul>	<p>No solution provided</p>

Column 1 Specific Outcomes	column 2 Probable solutions
<b>4.28 Effects of use</b>	
<p><b>Sloping sites &amp; ridgelines</b></p> <p><b>O51</b> Development on <i>sloping sites</i>—</p> <p>a) is responsive to the natural topography of the <i>site</i> and minimises cut and fill;</p> <p>b) does not visually dominate the hill slope or interrupt the skyline; and</p> <p>c) is integrated with the natural site characteristics including <i>vegetation</i>;</p> <p>AND</p> <p><b>O52</b> The landscape character and visual amenity quality of hill slopes and ridgelines are retained.</p>	<p><b>S51.1</b> Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4;</p> <p>AND</p> <p><b>S51.2</b> Buildings present no more than 2 storeys at any one point when viewed from the road or other public space and are designed to step down the slope or use suspended floor construction.</p> <p>AND</p> <p><b>S52.1</b> On properties with a slope exceeding 1 in 4 (25%) or located on ridgelines visible from the <i>major road network</i> the roofline of buildings should not protrude above the ridgeline or tree canopy.</p>

### **Division 20—Specific Outcomes and Probable Solutions for the Rural Zone**

Table 4.16

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.29 Consistent Uses</b>	
<p><b>O53</b> The following defined uses and use classes are consistent uses and are located in the Rural Zone—</p> <p>a) <b>All Agricultural Uses;</b></p> <p>b) <b>Commercial business Type 3;</b></p> <p>c) <b>Home-based business;</b></p> <p>d) <b>Industrial business Type 3;</b></p> <p>e) <b>Retail business Type 1</b> if a <i>roadside stall</i>;</p> <p>f) <b>Retail business Type 3;</b></p> <p>g) <b>Emergency service Type 2;</b></p> <p>h) <b>Open space Type 2;</b></p> <p>i) <b>Detached house;</b></p> <p>j) <b>Ancillary dwelling unit;</b></p> <p>k) <b>Community residence;</b> and</p> <p>l) <b>Visitor accommodation Types 1, 2 or 3.</b></p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.30 Inconsistent Uses</b>	
<p><b>O54</b> The following defined uses and use classes are inconsistent uses and are not located in the Rural Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Commercial business Types 1 or 2;</b></li> <li>b) <b>Entertainment &amp; dining business;</b></li> <li>c) <b>Industrial business Types 1 or 2;</b></li> <li>d) <b>Retail business Type 1 if not <i>roadside stall</i>;</b></li> <li>e) <b>Retail business Types 2, 4, 5, 6 or 7;</b></li> <li>f) <b>Education;</b></li> <li>g) <b>Emergency service Type 1;</b></li> <li>h) <b>Open space Type 1;</b></li> <li>i) <b>Wellbeing;</b></li> <li>j) <b>All Infrastructure Uses;</b></li> <li>k) <b>Multiple housing; and</b></li> <li>l) <b>Visitor accommodation Type 4.</b></li> </ul>	<p>No solution provided</p>
<b>4.31 Effects of use</b>	
<p><b>Sloping sites &amp; ridgelines</b></p> <p><b>O55</b> Development on <i>sloping sites</i>—</p> <ul style="list-style-type: none"> <li>a) is responsive to the natural topography of the <i>site</i> and minimise cut and fill; and</li> <li>b) does not visually dominate the hill slope or interrupt the skyline; and</li> <li>c) is integrated with the natural site characteristics including <i>vegetation</i>;</li> </ul> <p>AND</p> <p><b>O56</b> The landscape character and visual amenity quality of hill slopes and ridgelines are retained.</p>	<p><b>S55.1</b> Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%);</p> <p>AND</p> <p><b>S55.2</b> Buildings present no more than 2 storeys at any one point when viewed from the road or other public space and are designed to step down the slope or use suspended floor construction;</p> <p>AND</p> <p><b>S56.1</b> On properties with a slope exceeding 1 in 4 (25%) or located on ridgelines visible from the <i>major road network</i> the roofline of buildings should not protrude above the ridgeline or tree canopy.</p> <p>Editor's Note          On visually prominent hill slopes or ridgelines buildings should be predominantly finished in colours and materials that blend well with the colours and hues of the surrounding vegetation and landscape without causing glare or reflection. Shades in the violet, blue, green and yellow green side of the spectrum as well as greys or browns should be appropriate with whites or bright colours restricted to trimmings</p>



column 1 Specific Outcomes	column 2 Probable solutions
<p><b>Incompatible uses</b>  <b>O57</b> New <i>dwelling units</i> are to provide for sufficient <i>buffer area</i> between the premises and any existing <b>Industrial business uses</b> on other premises to avoid any potential adverse amenity impacts on residents.</p>	No solution provided
<b>4.32 Open space, environment and conservation</b>	
<p><b>Environmental values</b>  <b>O58</b> The environmental values of land are protected from adverse impacts as a consequence of development on or adjacent to that land.</p>	No solution provided

### ***Division 21—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone***

Table 4.17

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.33 Consistent Uses</b>	
<p><b>O59</b> The following defined uses and use classes are consistent uses and are located in the Open Space Recreation Zone—</p> <ul style="list-style-type: none"> <li>a) <b>Entertainment and Dining Type 2;</b></li> <li>b) <b>Emergency service Type 2;</b></li> <li>c) <b>Open space;</b></li> <li>d) <b>Wellbeing Type 2;</b></li> <li>e) <b>Ancillary dwelling unit;</b> and</li> <li>f) <b>Visitor Accommodation Type 2</b></li> </ul>	No solution provided
<b>4.34 Inconsistent Uses</b>	
<p><b>O60</b> The following defined uses and use classes are inconsistent uses and are not located in the Open Space Recreation Zone—</p> <ul style="list-style-type: none"> <li>a) <b>All Agricultural Uses;</b></li> <li>b) <b>Business Uses</b> if not <b>Entertainment and Dining Type 2;</b></li> <li>c) <b>Education;</b></li> <li>d) <b>Emergency service Type 1;</b></li> <li>e) <b>Wellbeing Types 1, 3 or 4;</b></li> <li>f) <b>All Infrastructure Uses;</b></li> <li>g) <b>Detached house;</b></li> <li>h) <b>Community residence;</b></li> <li>i) <b>Multiple housing;</b> and</li> <li>j) <b>Visitor accommodation Types 1, 3 and 4.</b></li> </ul>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.35 Effects of use</b>	
<b>Amenity</b> <b>O61</b> Active recreation facilities do not result in significant levels of traffic generation or significant levels of noise or light emission affecting nearby residential uses.	No solution provided
<b>4.36 Built form</b>	
<b>O62</b> <i>Buildings</i> and other <i>structures</i> are designed and sited to— a) encourage the co-location of community uses; b) be attractive, comfortable and accessible to the public; c) provide suitable landscape treatment, seating, lighting and other amenities conducive to community interaction and convenience and public safety; and d) protect any environmental values on the site.	No solution provided.

### ***Division 22—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone***

Table 4.18

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.37 Consistent Uses</b>	
<b>O63</b> The following defined uses and use classes are consistent uses and are located in the Open Space Conservation Zone— a) <b>Education Type 4</b> , if an <i>information centre</i> ; b) <b>Open space Type 2</b> ; and c) <b>Ancillary Dwelling Unit</b> .	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
<b>4.38 Inconsistent Uses</b>	
<p><b>O64</b> The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone—</p> <ul style="list-style-type: none"> <li>a) All <b>Agricultural Uses</b>;</li> <li>b) All <b>Business Uses</b>;</li> <li>c) <b>Education Types 1, 2 or 3</b>;</li> <li>d) <b>Education Type 4</b>, if not an <i>information centre</i>;</li> <li>e) <b>Emergency service</b>;</li> <li>f) <b>Open space Type 1</b>;</li> <li>g) <b>Open Space Type 2</b>;</li> <li>h) <b>Wellbeing</b>;</li> <li>i) All <b>Infrastructure Uses</b>;</li> <li>j) <b>Detached house</b>;</li> <li>k) <b>Community residence</b>;</li> <li>l) <b>Multiple housing</b>; and</li> <li>m) <b>Visitor accommodation</b>.</li> </ul>	No solution provided
<b>4.39 Built form</b>	
<p><b>Visual amenity</b></p> <p><b>O65</b> <i>Buildings</i> and other works are designed and sited so that they do not dominate or detract from the scenic and natural environmental values of the <i>site</i> and its setting;</p> <p>AND</p> <p><b>O66</b> The external colour scheme of buildings is designed to blend with the natural elements of its surroundings.</p>	No solution provided.