

PART 8 - MARY RIVER CATCHMENT LOCALITY PLAN

Division 1—Contents of the Mary River Catchment Locality Plan

8.1 Outline of Mary River Catchment Locality Plan

The following components comprise the Mary River Catchment Locality Plan—

- 8.1.1 Locality maps comprising of¹—
- a) Mary River Catchment Zones (Map ZM5);
 - b) Mary River Catchment Biodiversity Overlay (Map OM5.1);
 - c) Mary River Catchment Heritage Overlay (Map OM5.2);
 - d) Mary River Catchment Natural Hazard Overlay - Landslide and Flooding (Map OM5.3);
 - e) Mary River Catchment Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM5.4); and
 - f) Mary River Natural Resources Overlay (Map OM5.5);
- 8.1.2 General provisions for the assessment tables (Division 2);
- 8.1.3 Assessment tables for material change of use in each zone in the locality as follows—
- a) Detached Housing Zone (Division 3);
 - b) Semi-Attached Housing Zone (Division 4);
 - c) Village Mix Zone (Division 5);
 - d) Community Services Zone (Division 6);
 - e) Industry Zone (Division 7);
 - f) Rural Settlement Zone (Division 8);
 - g) Rural Zone (Division 9);
 - h) Open Space Recreation Zone (Division 10); and
 - i) Open Space Conservation Zone (Division 11);
- 8.1.4 Assessment table for the locality – Development other than material change of use (Division 12); and
- 8.1.5 The Mary River Catchment Locality Code comprising—
- a) General provisions for the Mary River Catchment Locality Code (Division 13);
 - b) Overall outcomes for the Mary River Catchment Locality (Division 14);
 - c) Specific outcomes for the Mary River Catchment Locality (Division 15);

¹ The relevant overlay codes relating to the overlay maps are located in Part 13.

- d) Specific outcomes for each zone in the locality including—
 - i. Detached Housing Zone (Division 16);
 - ii. Semi-Attached Housing Zone (Division 17);
 - iii. Village Mix Zone (Division 18);
 - iv. Community Services Zone (Division 19);
 - v. Industry Zone (Division 20);
 - vi. Rural Settlement Zone (Division 21);
 - vii. Rural Zone (Division 22);
 - viii. Open Space Recreation Zone (Division 23); and
 - ix. Open Space Conservation Zone (Division 24).

Division 2—General provisions for assessment tables

8.2 Categories of development and assessment

The categories of development and assessment for each type of development are identified in column 2 of Tables 8.1 to 8.10. The types of development are as follows—

- 8.2.1 Tables 8.1 to 8.9 – 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
- 8.2.2 Table 8.10 –development other than a 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.

8.3 Assessment benchmarks for assessable development and requirements for accepted development

- 8.3.1 The assessment benchmarks for development are referred to in column 3 of tables 8.1 to 8.10;
- 8.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the relevant assessment benchmarks and requirements for *accepted development* are the applicable codes².
- 8.3.3 For *impact assessment* development, the development is assessed against the whole planning scheme.

8.4 Consistent and inconsistent uses in zones

- 8.4.1 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 an inconsistent use in that zone—
- a) Division 16 — Detached Housing Zone (Sections 8.11 and 8.12);
 - b) Division 17 — Semi-Attached Housing Zone (Sections 8.14 and 8.15);
 - c) Division 18 — Village Mix Zone (Sections 8.18 and 8.19);
 - d) Division 19 — Community Services Zone (Sections 8.22 and 8.23);
 - e) Division 20 — Industry Zone (Sections 8.26 and 8.27);
 - f) Division 21 — Rural Settlement Zone (Sections 8.30 and 8.31);
 - g) Division 22 — Rural Zone (Sections 8.33 and 8.34);
 - h) Division 23 — Open Space Recreation Zone (Sections 8.37 and 8.38); and
 - i) Division 24 — Open Space Conservation Zone (Sections 8.40 and 8.41).

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

Division 3—Assessment table for the Detached Housing Zone³

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE DETACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE⁴

Column 1 Defined use or use class ⁵	Column 2 Categories of development and assessment ⁶	Column 3 Assessment benchmarks for assessable development ⁷ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> Commercial business Type 1 Office if an <i>estate sales office</i> ; or Home-based business Type 1 Limited visibility or Type 2 Evident	<i>Accepted development subject to requirements</i> if— a) Commercial business Type 1 if an <i>estate sales office</i> ; or b) Home-based business Type 1	<i>If accepted development subject to requirements—</i> and a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code, b) a Home-based business Column 2 of Table 14.11 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>Inconsistent use</i> Those Business Uses listed in Section 8.12	<i>Code assessment</i> if— a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code; or b) Home-based business Type 1 and not complying with Column 2 of Table 14.7 of the Business Uses Code; or c) Home-based business Type 2	<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>Impact assessment</i> if— a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) Entertainment and dining business ; or c) Home-based business Type 3 ; or d) Industrial business ; or e) Retail business	

³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

⁴ For development other than material change of use refer to assessment table 8.10 (Division 12)

⁵ Refer to Part 2, Section 2.11 Dictionary for definitions

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

⁷ 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 ⁵	Column 2 Categories of development and assessment ⁶	Column 3 Assessment benchmarks for assessable development ⁷ and requirements for accepted development
COMMUNITY USES—		
<i>Consistent use</i> No Community Uses	<i>Impact assessment</i> All Community Uses	
<i>Inconsistent use</i> All Community Uses		
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	
<i>Inconsistent use</i> All Infrastructure Uses		
RESIDENTIAL USES—		
<i>Consistent use</i> Detached house ; or Community residence ; or Visitor accommodation Type 1 Home hosted	<i>Accepted development subject to requirements if</i> a) Detached house ; or b) Community residence <i>Code assessment if—</i> a) Detached house 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> ⁸ ; or b) Community residence and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code, except if an alternative provision to <i>QDC</i> ⁹ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if—</i> a) Ancillary dwelling unit ; or b) Multiple housing ; or c) Visitor accommodation .	<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 Community Residence – Column 2 of Table 32a of the Community Residence Code <i>If code assessment—</i> a) Detached house –Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 8.12		
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ⁹ -Development approval is not required <i>Impact assessment</i> —otherwise	<i>If accepted development</i> - no assessment benchmarks apply.

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

⁹ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 4—Assessment table for the Semi-Attached Housing Zone¹⁰

Table 8.1

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE SEMI-ATTACHED HOUSING ZONE - MAKING A MATERIAL CHANGE OF USE¹¹

Column 1 Defined use or use class ¹²	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹³ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> Commercial business Type 1 Office if an <i>estate sales office</i> or Home-based business Type 1 Limited visibility or Type 2 Evident where operated from a Detached House	<i>Accepted development subject to requirements if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> ; or b) Home-based business Type 1 <i>Code assessment if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code; or b) Home-based business Type 1 and not complying with column 2 of Table 14.11 of the Business Uses Code <i>Impact assessment if—</i> a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) Entertainment and dining business ; or c) Home-based business Types 2 or 3 ; or d) Industrial business ; or e) Retail business.	<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) a Home-based business Column 2 of Table 14.11 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 use</i> Those Business Uses listed in Section 8.15		
COMMUNITY USES—		
<i>Consistent use</i>	<i>Impact assessment</i>	

¹⁰ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

¹¹ For development other than material change of use refer to assessment table 8.10 (Division 12)

¹² Refer to Part 2, Section 2.11 Dictionary for definitions

¹³ 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 ¹²	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹³ and requirements for accepted development
No Community Uses <i>Inconsistent use</i> All Community Uses	All Community Uses	
INFRASTRUCTURE USES—		
<i>Consistent uses</i> No Infrastructure uses <i>Inconsistent use</i> All Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	
RESIDENTIAL USES—		
<i>Consistent use</i> Detached house ; or Community residence ; or Multiple housing Type 2 Duplex where the site is in a sewerage service area, or Type 3 Retirement & special needs where the site is in a sewerage service area; or Multiple Housing Type 4 Conventional where the site area is not less than 1,800m ² and where the site is in a sewerage service area or Visitor Accommodation Type 1 Home-hosted ; or Visitor Accommodation Type 2 Caravan park where the site is in a sewerage service area <i>Inconsistent use</i> Those Residential Uses listed in Section 8.15	<i>Accepted development subject to requirements if—</i> a) Detached house ; or b) Community residence <i>Code assessment if—</i> a) Detached house and not complying with Column 2 of Tables 14.28 -14.30 of the Detached House Code, except if an alternative provision to the QDC ¹⁴ ; or b) Multiple housing Types 2 or 3 ; or c) Community residence and not complying with Column 2 of Tables 14.28 – 14.30 of the Detached House Code, except if an alternative provision to the QDC ¹⁵ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if—</i> a) Ancillary dwelling unit ; or b) Multiple housing Types, 4 or 5 ; or c) Visitor accommodation	If <i>accepted development subject to requirements—</i> a) Column 2 of Tables 14.28 - 14.30 of Detached House Code; and b) if a Community Residence – Column 2 of Table 32a of the Community Residence Code If <i>code assessment and—</i> a) Detached house – Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code c) otherwise— i. Mary River Catchment Locality Code; and ii. Residential Uses Code; and iii. Landscaping Code; and iv. Engineering Works Codes;
OTHER USES—		
Uses not otherwise defined	<i>Accepted development if a road¹⁵-development approval is not required</i> <i>Impact assessment –otherwise</i>	If <i>accepted development - no assessment benchmarks apply.</i>

¹⁴ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 8.4.

¹⁵ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 5—Assessment table for the Village Mix Zone¹⁶

Table 8.2

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE VILLAGE MIX ZONE - MAKING A MATERIAL CHANGE OF USE¹⁷

Column 1 Defined use or use class ¹⁸	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹⁹ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> All Commercial business; or Entertainment and dining business Type 1 Food and beverages or Type 2 Recreation, amusement & fitness; or Type 3 Bar if located on Lot 1 RP68598, Pomona; or Home-based business Type 1 Limited visibility or Type 2 Evident; or Industrial Business Type 1 Warehouse or Type 2 Production, alteration, repackaging & repairing, where located on the north-eastern side of Factory Street, Pomona or within the village of Cooran; or Retail business Type 1 Local or	<i>Accepted development subject to requirements 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—</i> a) Commercial business Types 1 or 2; or b) Entertainment and dining business Type 1; or c) Retail business Types 1 or 2 if not exceeding 1,000m ² <i>GFA</i> <i>Code assessment if—</i> 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— i) Commercial business; or ii) Entertainment and dining business Types 1 or 2; or iii) Home-based business Types 1 or 2;	<i>If accepted development subject to requirements Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code</i> <i>If code assessment and—</i> a) Home-based business— i Business Uses Code; and ii if involving building work— Column 2 of Table 14.44-14.45 of the Building Works Code; or b) otherwise— i Mary River Catchment Locality Code; and ii Business Uses Code; and iii Landscaping Code; and iv Engineering Works Codes.

¹⁶ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

¹⁷ For development other than material change of use refer to assessment table 8.10 (Division 12)

¹⁸ Refer to Part 2, Section 2.11 Dictionary for definitions

¹⁹ 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 ¹⁸	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹⁹ and requirements for accepted development
<p>Type 2 Shop & salon, where located on land fronting Station Street, the southern side of Memorial Avenue or the eastern side of Reserve Street, Pomona, or within the village of Cooran; or Type 6 Hardware store; or Type 7 Garden and Lifestyle Centre</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 8.19</p>	<p>iv) Industrial business Type 1;</p> <p>v) Retail business Type 1; or</p> <p>vi) Retail business Types 2 or 7 if not exceeding 1,000m² GFA.</p> <p>b) one of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <p>i) Commercial business where not otherwise <i>Accepted development subject to requirements</i>; or</p> <p>ii) Entertainment and dining business Types 1 or 2; or</p> <p>iii) Home-based business Types 1 or 2</p> <p>iv) Industrial business Type 1;</p> <p>v) Retail business Type 1;</p> <p>vi) Retail business Types 2 or 7 if not exceeding 1,000m² GFA.</p> <p><i>Impact assessment</i> if—</p> <p>a) Entertainment and dining business Type 3; or</p> <p>b) Home-based business Type 3; or</p> <p>c) Industrial business Type 2 or 3; or</p> <p>d) Retail business Type 2 or 7 exceeding 1,000m² GFA; or</p> <p>e) Retail business Types 3, 4, 5 or 6</p>	
COMMUNITY USES—		
<p><i>Consistent use</i> Education Type 1 Childcare, or Type 3 Adult or Type 4 Information; or Wellbeing Type 2 Social;</p> <p><i>Inconsistent use</i> Those Community</p>	<p><i>Code assessment</i> if—</p> <p>a) Education Types 3 or 4; or</p> <p>b) Wellbeing Type 2</p> <p><i>Impact assessment</i> if</p> <p>a) Education Types 1 or 2; or</p> <p>b) Emergency service; or</p> <p>c) Open space; or</p> <p>d) Wellbeing Types 1, 3 or 4</p>	<p>If <i>code assessment</i> —</p> <p>a) Mary River Catchment Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>

Column 1 Defined use or use class ¹⁸	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ¹⁹ and requirements for accepted development
Uses listed in Section 8.19		
INFRASTRUCTURE USES—		
<i>Consistent uses</i> No Infrastructure uses	<i>Impact assessment</i> All Infrastructure Uses	
<i>Inconsistent use</i> All Infrastructure Uses		
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit ; or Visitor accommodation Type 4 Conventional or Type 2 Caravan park	<i>Code assessment</i> if— Ancillary dwelling unit <i>Impact assessment</i> if— a) Detached house ; or b) Community residence ; or c) Multiple housing ; or d) Visitor accommodation	If <i>code assessment</i> — Detached House Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 8.19		
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ²⁰ - Development approval is not required <i>Impact assessment</i> —otherwise	If <i>accepted development</i> — no assessment benchmarks apply

Division 6—Assessment table for the Community Services Zone²¹

Table 8.3

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES ZONE - MAKING A MATERIAL CHANGE OF USE²²

Column 1 Defined use or use class ²³	Column 2 Categories of development and assessment ²⁴	Column 3 Assessment benchmarks for assessable development ²⁵ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	

²⁰ All roads are included in a zone. Refer to Part 2 Section 2.10.

²¹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

²² For development other than material change of use refer to assessment table 8.10 (Division 12)

²³ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁴ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

²⁵ 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 ²³	Column 2 Categories of development and assessment ²⁴	Column 3 Assessment benchmarks for assessable development ²⁵ and requirements for accepted development
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<p><i>Consistent use</i> Commercial Business Type 2 Medical or Type 3 Veterinary where located within the town of Pomona; or Entertainment and dining business Type 1 Food & beverages or Type 2, Recreation, Amusement & Fitness where in conjunction with a Community Use within the town of Pomona</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 8.22</p>	<p><i>Code assessment</i> if</p> <p>a) Commercial Business Types 2 or 3 where located within the town of Pomona; or</p> <p>b) Entertainment & dining Type 1 where in conjunction with a Community Use</p> <p><i>Impact assessment</i> if—</p> <p>a) Commercial business Type 1; or</p> <p>b) Commercial business Types 2 or 3 if not otherwise code assessment ;</p> <p>c) Entertainment and dining business if not otherwise code assessment ; or</p> <p>d) Home-based business; or</p> <p>e) Industrial business; or</p> <p>f) Retail business</p>	<p>If <i>code assessment</i> —</p> <p>a) Mary River Catchment Locality Code; and</p> <p>b) Business Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>
COMMUNITY USES—		
<p><i>Consistent use</i> All Education where located within the town of Pomona or Village of Cooran; or All Emergency services; or All Open space; or All Wellbeing where located within the town of Pomona or Village of Cooran</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 8.22</p>	<p><i>Code assessment</i> if—</p> <p>a) Education Type 4;</p> <p>b) Emergency Service;</p> <p>c) Open Space Type 1;</p> <p>d) Wellbeing Type 2;</p> <p><i>Impact assessment</i> if—</p> <p>a) Education Types 1, 2, or 3;</p> <p>b) Open Space Type 2;</p> <p>c) Wellbeing Types 1, 3 or 4</p>	<p>If <i>code assessment</i> —</p> <p>a) Mary River Catchment Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> All Service and utility; or Transport Type 1 Passenger terminal, Type 2 Carpark or Type 3 Depot</p>	<p><i>Code assessment</i> if—</p> <p>a) Service and utility Types 1, 2 or 4; or</p> <p>b) Transport Types 1, 2 or 3</p> <p><i>Impact assessment</i> if—</p> <p>a) Service and utility Type 3; or</p> <p>b) Transport Type 4</p>	<p>If <i>code assessment</i> —</p> <p>a) Mary River Catchment Locality Code; and</p> <p>b) Infrastructure Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>

Column 1 Defined use or use class ²³	Column 2 Categories of development and assessment ²⁴	Column 3 Assessment benchmarks for assessable development ²⁵ and requirements for accepted development
<i>Inconsistent use</i> Those Infrastructure Uses listed in Section 8.22		
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit ; or Multiple Housing Type 3 Retirement and special needs ; or Visitor Accommodation Type 2 Caravan park <i>Inconsistent use</i> Those Residential Uses listed in Section 8.22	<i>Code assessment</i> if Ancillary dwelling unit <i>Impact assessment</i> if— a) Detached house ; or b) Community residence ; or c) Multiple housing ; or d) Visitor accommodation	If <i>code assessment</i> — Detached House Code
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ²⁶ -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 Industry Zone²⁷

Table 8.4

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE INDUSTRY ZONE - MAKING A MATERIAL CHANGE OF USE²⁸

Column 1 Defined use or use class ²⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁰ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses <i>Inconsistent use</i> All Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	
BUSINESS USES—		

²⁶ All roads are included in a zone. Refer to Part 2 Section 2.10.

²⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

²⁸ For development other than material change of use refer to assessment table 8.10 (Division 12)

²⁹ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁰ 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 ²⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁰ and requirements for accepted development
<p><i>Consistent use</i> Commercial business Type 1 Office if an <i>estate sales office</i> or Industrial business Type 1 Warehouse or Type 2 Production, alteration, repackaging & repairing; or Retail business Type 3 Landscape and rural, Type 5 Vehicle use or Type 6 Hardware store.</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 8.28</p>	<p><i>Accepted development subject to requirements</i> if</p> <p>a) Commercial business Type 1 if an <i>estate sales office</i>; or</p> <p>b) Industrial Business Types 1 or 2 and not involving any new buildings or the expansion of buildings or outdoor use area</p> <p><i>Code assessment</i> if—</p> <p>a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with Column 2 of Table 14.7 of the Business Uses Code</p> <p>b) Industrial Business Types 1 or 2, 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.</p> <p>c) one of the following and involving any new buildings or the expansion of buildings or outdoor use area—</p> <p>i) Industrial business Types 1 or 2; or</p> <p>ii) Retail business Type 3</p> <p><i>Impact assessment</i> if—</p> <p>a) Commercial business where not otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i>; or</p> <p>b) Entertainment and dining business; or</p> <p>c) Home-based business; or</p> <p>d) Industrial business Type 3</p> <p>e) Retail business Types 1, 2, 4, 5, 6 or 7</p>	<p>If <i>accepted development subject to requirements</i>—and</p> <p>a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code; or</p> <p>b) an Industrial business Column 2 of Table 14.6, Acceptable Solutions S10.1 to S16.1 of the Business Uses Code</p> <p>If <i>code assessment</i> —</p> <p>a) Mary River Catchment Locality Code; and</p> <p>b) Business Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>
COMMUNITY USES—		
<p><i>Consistent use</i> Emergency service</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section</p>	<p><i>Code assessment</i> if Emergency service Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Education; or</p> <p>b) Emergency service Type 1;</p>	<p>If <i>code assessment</i> —</p> <p>a) Mary River Catchment Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) <i>Engineering Works Codes.</i></p>

Column 1 Defined use or use class ²⁹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁰ and requirements for accepted development
8.28	or c) Open space ; or d) Wellbeing	
INFRASTRUCTURE USES—		
<i>Consistent use</i> All Service and utility ; or Transport Type 1 Passenger terminal, Type 2 Carpark or Type 3 Depot	<i>Code assessment</i> if— a) Service and utility Types 1 or 2 ; or b) Transport Type 3 <i>Impact assessment</i> if— a) Service and utility Type 3 or 4 ; or b) Transport Types 1, 2 or 4	<i>If code assessment —</i> a) Mary River Catchment Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
<i>Inconsistent use</i> Those Infrastructure Uses listed in Section 8.28		
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit	<i>Code assessment</i> if Ancillary dwelling unit	<i>If code assessment —</i> Detached House Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 8.28	<i>Impact assessment</i> if— a) Detached house ; or b) Community residence ; or c) Multiple housing ; or d) Visitor accommodation .	
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ³¹ - Development approval is not required <i>Impact assessment —</i> otherwise	<i>If accepted development —</i> no assessment benchmarks apply

Division 8—Assessment table for the Rural Settlement Zone³²

Table 8.5

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE³³

Column 1 Defined use or use class ³⁴	Column 2 Categories of development and assessment ³⁵	Column 3 Assessment benchmarks for assessable development ³⁶ and requirements for accepted development
--	--	--

³¹ All roads are included in a zone. Refer to Part 2 Section 2.10.

³² Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

³³ For development other than material change of use refer to assessment table 8.10 (Division 12)

³⁴ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁵ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

³⁶ 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 ³⁴	Column 2 Categories of development and assessment ³⁵	Column 3 Assessment benchmarks for assessable development ³⁶ and requirements for accepted development
AGRICULTURAL USES—		
<p><i>Consistent use</i> Cultivation Type 1 Traditional; or Animal husbandry Type 1 Traditional; or All Forestry</p> <p><i>Inconsistent use</i> Those Agricultural Uses listed in Section 8.32</p>	<p><i>Accepted development subject to requirements if—</i> a) Cultivation Type 1; or b) Animal Husbandry Type 1</p> <p><i>Code assessment if—</i> a) Cultivation Type 1 not complying with Column 2 of Table 14.1 of the Agricultural Uses Code; or b) Forestry Type 1.</p> <p><i>Impact assessment if—</i> a) Cultivation Type 2; or b) Animal husbandry if— i Type 1 and not complying with Column 2 of Table 14.2, Agricultural Uses Code; or ii Type 2; or c) Forestry Type 2</p>	<p>If <i>accepted development subject to requirements</i> and— a) Cultivation Type 1— i Column 2 of Table 14.1, Agricultural Uses Code; and ii if involving building work—Column 2 of Table 14.44-14.46 of the Building Works Code</p> <p>OR</p> <p>b) Animal Husbandry Type 1— 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</p> <p>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</p>
BUSINESS USES—		
<p><i>Consistent use</i> Commercial business Type 1 Office if an <i>estate sales office</i> or Type 3 Veterinary; or All Home-based business</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 8.32</p>	<p><i>Accepted development subject to requirements if—</i> a) Commercial business Type 1 if an <i>estate sales office</i>; or b) Home-based business Types 1 or 2</p> <p><i>Code assessment if—</i> a) Commercial business Type 1 if an <i>estate sales office</i> and not complying with column 2 of Table 14.7 of the Business Uses Code; or b) Home-based business Types 1 or 2 and not complying with column 2 of Table 14.11 of the Business Uses Code; or</p> <p><i>Impact assessment if—</i> a) Commercial business where</p>	<p>If <i>accepted development subject to requirements</i>—and a) an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code; b) a Home-based business 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</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 of the Building Works Code</p>

Column 1 Defined use or use class ³⁴	Column 2 Categories of development and assessment ³⁵	Column 3 Assessment benchmarks for assessable development ³⁶ and requirements for accepted development
	not otherwise <i>accepted development subject to requirements or code assessment</i> ; or b) Entertainment & dining business ; or c) Home-based business Type 3 ; or d) Industrial business ; or e) Retail business	
COMMUNITY USES—		
<i>Consistent Use</i> Emergency Service Type 2 Shed <i>Inconsistent use</i> Those Community Uses listed in Section 8.32	<i>Code assessment if</i> Emergency service Type 2 <i>Impact assessment if—</i> a) Education ; or b) Emergency service Type 1 ; or c) Open Space ; or d) Wellbeing	<i>If code assessment —</i> a) Mary River Catchment Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure uses <i>Inconsistent use</i> All Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	
RESIDENTIAL USES—		
<i>Consistent use</i> Detached House ; or Community residence ; or Visitor accommodation Type 1 Home hosted or Type 3 Rural <i>Inconsistent use</i> All Residential Uses listed in Section 8.32	<i>Accepted development subject to requirements if</i> a) Detached house ; or b) Community residence ; <i>Code assessment if—</i> a) Detached house 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> ³⁷ ; or b) Visitor accommodation Type 1 ; or c) Community residence 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> ³⁸ ; and Column 2 of Table 32a of the Community Residence Code	<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 Community Residence – Column 2 of Table 32a of the Community Residence Code <i>If code assessment—and</i> a) Detached house— Detached House Code; or b) Visitor accommodation Type 1— i. Mary River Catchment Locality Code; and ii. Visitor Accommodation Code; and iii. Landscaping Code; and iv. <i>Engineering Works Codes</i> ; or c) Community residence – i. Community Residence Code; and

³⁷ A Code assessment application is not required for non-compliance with an *alternative provision* to the QDC. See Section 8.4.

Column 1 Defined use or use class ³⁴	Column 2 Categories of development and assessment ³⁵	Column 3 Assessment benchmarks for assessable development ³⁶ and requirements for accepted development
	<i>Impact assessment</i> if a) Ancillary dwelling unit; or b) Multiple housing ; or c) Visitor accommodation Types 2, 3 or 4	ii. Detached House Code
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ³⁸ -development approval is not required <i>Impact assessment</i> —otherwise	If <i>accepted development</i> – no assessment benchmarks apply

Division 9—Assessment table for the Rural Zone³⁹

Table 8.6

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL ZONE - MAKING A MATERIAL CHANGE OF USE⁴⁰

Column 1 Defined use or use class ⁴¹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴² and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> All Agricultural Uses <i>Inconsistent use</i> No Agricultural Uses	<i>Accepted development subject to requirements</i> if— a) Cultivation Type 1 ; or b) Animal husbandry Type 1 <i>Code assessment</i> if— a) Cultivation Type 1 and not complying with Column 2 of Table 14.1 of the Agricultural Uses Code; or b) Cultivation Type 2 ; or c) Animal husbandry Type 1 and not complying with Column 2 of Table 14.2, Agricultural Uses Code; or d) Forestry <i>Impact assessment</i> if Animal husbandry Type 2	If <i>accepted development subject to requirements</i> and— a) Cultivation Type 1— 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 Works Code OR b) Animal husbandry Type 1— 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

³⁸ All roads are included in a zone. Refer to Part 2 Section 2.10.

³⁹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

⁴⁰ For development other than material change of use refer to assessment table 8.10 (Division 12)

⁴¹ Refer to Part 2, Section 2.11 Dictionary for definitions

⁴² 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 class⁴¹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development⁴² and requirements for accepted development
		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
BUSINESS USES—		
<p><i>Consistent use</i> Commercial business Type 3 Veterinary; or All Home-based business; or Industrial Business Type 3 Extractive; or Retail business Type 1 Local if a <i>roadside stall</i>; or Type 3 Landscape & Rural</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 8.35</p>	<p><i>Accepted development subject to requirements</i> if—</p> <p>a) Home based business Types 1 or 2; or b) Retail business Type 1 if a <i>roadside stall</i></p> <p><i>Code assessment</i> if—</p> <p>a) Home-based business Types 1 or 2 and not complying with Column 2 of Table 14.11 of the Business Uses Code; or b) Retail business Type 1 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—</p> <p>a) Commercial business; or b) Entertainment and dining business; or c) Home-based business Type 3; or d) Industrial business; or e) Retail business if not otherwise <i>Accepted development subject to requirements</i> or <i>code assessment</i></p>	<p>If <i>accepted development subject to requirements</i> and—</p> <p>a) Home based business — 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 of the Building Works Code; or b) Retail Business Type 1 roadside stall – Column 2 of Table 14-13 of the Business Uses Code</p> <p>If <i>code assessment</i> —</p> <p>a) Business Uses Code; and b) if involving building work— Column 2 of Table 14-44-14.46 of the Building Works Code</p>
COMMUNITY USES—		
<p><i>Consistent use</i> Emergency service Type 2 Shed; or Open space Type 2 Camp ground</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 8.35</p>	<p><i>Accepted development subject to requirements</i> if Open Space Type 2 Camp ground where a <i>self-contained RV Overnight area</i></p> <p><i>Code assessment</i> if Emergency service Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Education; or b) Emergency service Type 1; or c) Open space if not otherwise</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> —</p> <p>a) Mary River Catchment Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.</p>

Column 1 Defined use or use class ⁴¹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴² and requirements for accepted development
	<i>Accepted development subject to requirements;</i> or d) Wellbeing	
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	
<i>Inconsistent use</i> All Infrastructure Uses		
RESIDENTIAL USES—		
<i>Consistent use</i> Detached house; or Community residence; or Ancillary dwelling unit; or Visitor accommodation Type 1 Home hosted, Type 2 Caravan Park or Type 3 Rural	<i>Accepted development subject to requirements if</i> a) Detached house; or b) Community residence; or c) Visitor Accommodation Type 1 <i>Code assessment if—</i> a) Detached house and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code, except if an <i>alternative provision</i> to the QDC ⁴³ ; or b) Ancillary dwelling unit; or c) Visitor accommodation Type 1 and not complying with Colum 2 of Table 14.34 of the Visitor Uses Code; or d) Community residence 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 ⁴⁴ ; and Column 2 of Table 32a of the Community Residence Code <i>Impact assessment if—</i> a) Multiple housing; or b) Visitor accommodation Types 2, 3 or 4	If <i>accepted development subject to requirements</i> Column 2 of Tables 14.28–14.31 of the Detached House Code; and a) If Community Residence – Column 2 of Table 32a of the Community Residence Code; or b) If Visitor accommodation Type 1 – Column 2 of Table 14.34 of the Visitor Uses Code If <i>code assessment –</i> a) Detached house or Ancillary dwelling unit— Detached House Code; or b) Visitor accommodation Type 1 – Visitor Accommodation Code; or c) Community residence – i. Community Residence Code; and ii. Detached House Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 8.35	b) Ancillary dwelling unit; or c) Visitor accommodation Type 1 and not complying with Colum 2 of Table 14.34 of the Visitor Uses Code; or d) Community residence 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 ⁴⁴ ; and Column 2 of Table 32a of the Community Residence Code	
OTHER USES—		
Uses not otherwise defined	<i>Accepted development if a road</i> ⁴⁴ -development approval is not required <i>Impact assessment –</i> otherwise	If <i>accepted development –</i> no assessment benchmarks apply

⁴³ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 8.4.

⁴⁴ All roads are included in a zone. Refer to Part 2 Section 2.10

Division 10—Assessment table for the Open Space Recreation Zone⁴⁵

Table 8.7

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE ⁴⁶		
Column 1 Defined use or use class ⁴⁷	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁸ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> Entertainment and dining business Type 1 Food and beverage where in conjunction with an Open Space Use or Entertainment and dining business Type 2 Recreation, Amusement & Fitness.	<i>Code assessment if—</i> Entertainment and Dining Type 2 <i>Impact assessment if—</i> a) Commercial business b) Entertainment and dining business Types 1 or 3 c) Home based business d) Industrial business e) Retail business	If code assessment — a) Mary River Catchment Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> Those Business Uses listed in Section 8.39		
COMMUNITY USES—		
<i>Consistent use</i> Emergency service Type 2 Shed; or Open space; or Wellbeing Type 2 Social	<i>Code assessment if Open space Type 1</i> involving 50m ² of gross floor area or less <i>building work</i> <i>Impact assessment if—</i> a) Education; or b) Emergency service; or c) Open space Type 1 involving building work of more than 50m ² of gross floor area or Type 2; or d) Wellbeing	If code assessment — a) Mary River Catchment Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i> Those Community Uses listed in Section 8.39		
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	

⁴⁵ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

⁴⁶ For development other than material change of use refer to assessment table 8.10 (Division 12)

⁴⁷ Refer to Part 2, Section 2.11 Dictionary for definitions

⁴⁸ 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 ⁴⁷	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁸ and requirements for accepted development
<i>Inconsistent use</i> All Infrastructure Uses		
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit or Visitor accommodation Type 2 Caravan park	<i>Impact assessment</i> All Residential Uses	
<i>Inconsistent use</i> Those Residential Uses listed in Section 8.39		
OTHER USES—		
Uses not otherwise defined	<i>Impact assessment</i>	

Division 11—Assessment table for the Open Space Conservation Zone⁴⁹

Table 8.8

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE⁵⁰

Column 1 Defined use or use class ⁵¹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵² and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Uses	<i>Impact assessment</i> All Agricultural Uses	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> No Business Uses	<i>Impact assessment</i> All Business Uses	
<i>Inconsistent use</i> All Business Uses		
COMMUNITY USES—		
<i>Consistent use</i>	<i>Impact assessment</i>	

⁴⁹ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

⁵⁰ For development other than material change of use refer to assessment table 8.10 (Division12)

⁵¹ Refer to Part 2, Section 2.11 Dictionary for definitions

⁵² 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 ⁵¹	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵² and requirements for accepted development
Education Type 4 Information , if an <i>information centre</i> ; or Open space Type 2 Camp ground <i>Inconsistent use</i> Those Community Uses listed in Section 8.42	All Community Uses	
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Uses <i>Inconsistent use</i> All Infrastructure Uses	<i>Impact assessment</i> All Infrastructure Uses	
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit <i>Inconsistent use</i> Those Residential Uses listed in Section 8.42	<i>Impact assessment</i> All Residential Uses	
OTHER USES—		
Uses not otherwise defined	<i>Impact assessment</i>	

Division 12—Assessment table for development other than material change of use⁵³

Table 8.9

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE MARY RIVER CATCHMENT 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 ⁵⁴ and requirements for accepted development
Carrying out building work not associated with a material change of use	<i>Accepted development subject to requirements</i> <i>Code assessment</i> if not complying with Column 2 of	<i>If accepted development subject to requirements—</i> Column 2 of Table 14-44-14-46 of the Building Works Code

⁵³ Categories of development and assessment may also be affected by overlays. See overlay maps (OM5.1- OM5.5) 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.

⁵⁴ 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

⁵⁵ As defined in the BCA

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁴ and requirements for accepted development
	Tables 14.44-14.46 of 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 ⁵⁵	<p><i>Accepted development subject to requirements</i> if demolition of a Class 1 or 10 structure⁵⁶</p> <p>a) <i>Code assessment</i> if— Demolition of a Class 1 or 10 structure and not complying with Column 2 or Tables 14.42-14.43 of the Building Removal, Relocation and Demolition Code; or</p> <p>b) Class 2 to 9 structure⁵⁷</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>a) Building Removal, Relocation and Demolition Code; b) Waste Management Code; and c) Erosion and Sediment Control Code</p> <p>If <i>accepted development</i> no assessment benchmarks apply.</p>
Placing an advertising device on premises	<p><i>Accepted development subject to requirements.</i></p> <p><i>Code assessment</i> if—</p> <p>a) 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. ⁵⁸	<i>Code assessment</i>	<p>If <i>code assessment</i> —</p> <p>a) Mary River Catchment Locality Code; and b) Reconfiguring a Lot Code; and c) Landscaping Code; and d) Engineering Works Codes</p>
Carrying out operational works for landscaping associated with a Community Residence 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>
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>	<p>If <i>code assessment</i> —</p> <p>a) Landscaping Code; and b) Engineering Works Codes</p>

⁵⁵ 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.

⁵⁶ As defined in the *BCA*

⁵⁷ As defined in the *BCA*

⁵⁸ 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 development⁵⁴ and requirements for accepted development
Carrying out operational work associated with reconfiguring a lot where Development Permit for reconfiguring a lot has been issued	<i>Code assessment</i>	<i>If code assessment —</i> a) Landscaping Code; and b) Engineering Works Codes
Carrying out operational work for the construction a driveway for a Detached house or Community residence ⁵⁹	<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	<i>If accepted development subject to requirements—</i> Column 2 of Table 14.48 of the Detached House Driveways Code <i>If code assessment —</i> Detached House Driveways Code.
Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam)	<i>Accepted development subject to requirements</i> ⁶⁰ if— a) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving less than 10m ³ of material; or b) in all other zones and involving less than 100m ³ of material. <i>Code assessment</i> if— a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) in either the Detached Housing Zone or Semi-Attached Housing Zone and involving 10m ³ or more of material; or c) in all other zones and involving 100m ³ or more of material.	<i>If accepted development subject to requirements—</i> a) Column 2 of Table 14-52 of the Earthworks Code; and b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code <i>If 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> ⁶¹ if— a) Rural Settlement Zone and involving less than 500m ³ of 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 ³ of material.	<i>If accepted development subject to requirements—</i> a) Column 2 of Table 14-52 of the Earthworks Code; and b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code <i>If code assessment —</i> a) Earthworks Code; and b) Erosion and Sediment Control Code.

⁵⁹ 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.

⁶¹⁻⁶² This applies only once to each premises.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁴ and requirements for accepted development
	<p><i>Code assessment</i> if—</p> <ul style="list-style-type: none"> a) not complying with column 2 of Table 14-52 of the Earthworks Code; or b) Rural Settlement Zone and involving 500m³ or more of material; or c) Rural Zone where the lot is less than 5ha and involving 500m³ or more of material; or d) in all other zones. 	

Division 13—General provisions for the Mary River Catchment Locality Code

8.5 Mary River Catchment Locality Code

The following provisions comprise the Mary River Catchment Locality Code—

- 8.5.1 compliance with the Mary River Catchment Locality Code (Section 8.7);
- 8.5.2 overall outcomes for the Mary River Catchment Locality, including for each zone in the locality (Division 14);
- 8.5.3 specific outcomes and probable solutions for the Mary River Catchment Locality (Division 15); and
- 8.5.4 specific outcomes and probable solutions for each zone in the Mary River Catchment Locality (Divisions 16 to 24).

8.6 Compliance with the Mary River Catchment Locality Code

Development complies with the Mary River Catchment Locality Code if it—

- 8.6.1 fulfils the specific outcomes for the locality in Division 15; and
- 8.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 16 to 24).

Division 14—Overall outcomes for the Mary River Catchment Locality

8.7 Overall outcomes for the Mary River Catchment Locality.

8.7.1 The overall outcomes are the purpose of the Mary River Catchment Locality Code;

8.7.2 The overall outcomes sought for the Mary River Catchment 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 acoustic and visual qualities; and
 - iv. avoid significant impacts to native habitat including fragmentation, attrition, or removal of vegetation or significant habitat features;
- b) Development is consistent with the Priority Infrastructure Plan in Part 15.
- c) The Mary River Catchment retains its primary role as a rural and open space area, supporting a range of sustainable **Agricultural Uses**;
- d) The Mary River Catchment locality is bounded by—
 - i. the Shire boundary to the west;
 - ii. State forest, Upper Pinbarren Creek Road, Turnbull Road, Cootharaba Road and Louis Bazzo Drive to the north; and
 - iii. State forest, Six Mile Creek and rural properties in the east;
- e) Key features of the landform and landscape are protected including—
 - i. Mt Pinbarren National Park;
 - ii. Six Mile Creek and Tuchekoi Conservation Parks;
 - iii. the Woondum, Cooroora, Yurol and Ridgewood State Forests;
 - iv. the values attached to the Six Mile, Coles, Pinbarren, Skyring, Happy Jack and Blackfellow Creeks and their many tributaries; and
 - v. the values attached to the remnant stands of rainforest and eucalypt forest;
- f) The physical setting, characterised by steeply dissecting mountain ranges and narrow valley floors, is preserved and protected including:-
 - i. the watercourses which flow to the Mary River, including Pinbarren, Coles, Skyring, Middle, Slate, Happy Jack, Blackfellow and Cooroy Creeks and the western arm of Six Mile Creek, as well as a small area in the very north within the Noosa River Catchment and the floodplain of Six Mile Creek ;
 - ii. the expansive valley floors and foothills associated with Six Mile, Pinbarren, Coles, Skyring, Middle, Happy Jack and Blackfellow Creeks, and the rich alluvial soils suited to small crops, cattle grazing and dairying;
 - iii. land in the north dominated by the Woondum Plateau, including the Cooran Tablelands/Mothar Mountain range system;

- iv. the northern extent of the Blackall Range and ranges associated with Black Mountain;
 - v. the valleys and many parts of the range systems of the western, southern and very northern part of the locality with a strong agricultural history;
 - vi. remnants of rainforest and eucalypt forest remaining on many of the steeper slopes and in the less accessible gullies that are highly susceptible to disturbance and landslides;
 - vii. the intrusive volcanic plugs of Mt Pinbarren, Mt Cooran and Mt Cooroora as prominent topographical and scenic features;
 - viii. the major watercourse of Six Mile Creek and the rich alluvial deposits of the floodplain associated with this watercourse, which are important agricultural resources;
- g) The Mary River Catchment communities maintain varying degrees of convenience and accessibility to urban services including—
- i. high levels in the south-east for those areas in close proximity to Cooroy with ready access to the coastal area of Noosa via the Cooroy-Noosa Road;
 - ii. moderate levels in the areas south of Pomona and in the Black Mountain Range to Cooroy area;
 - iii. low to moderate levels in the areas immediately south-west, west and north of Pomona and in areas adjacent to the village of Cooran; and
 - iv. low levels in the more isolated balance areas;
- h) The rural heritage and character, lifestyle, privacy, open space, vistas and level of accessibility enjoyed by residents of the locality is maintained;
- i) The traditional farming lifestyle, where large rural allotments and modest farm houses are key features, is maintained;
- j) Agriculture remains a significant part of the economic activity across the locality through—
- i. ensuring that traditional **Agricultural Uses**, including small cropping, cattle grazing and dairying are continued, especially on the better agricultural land on and adjacent to the valley floors;
 - ii. ensuring that **Agricultural Uses** and land suited to agricultural activities are protected; and
 - iii. promoting farm forestry within the locality;
- k) The scale and form of buildings and other structures are—
- i. designed to be responsive to the rural character and amenity of the locality;
 - ii. designed to retain strong historical connections through the use of sensitive and traditional building forms; and
 - iii. integrated into the landform and landscape;
- l) Residential development, for both residents and visitors consists of;
- i. low impact buildings of a domestic scale within densely landscaped settings; and

- ii. buildings that are well articulated and use traditional design elements consistent with the Queensland vernacular building style of the locality;
- m) Water supply is available to the town of Pomona and parts of Cooran village;
- n) Sewerage reticulation is available to the town of Pomona, with effluent transferred from the pump station in the south-east of the town, to Cooroy.
- o) Development form and density is constrained in areas outside of the urban areas by the lack of reticulated sewerage and the need to dispose of effluent on site;
- p) **Home-based businesses** are promoted where they are consistent with the amenity of the locality and environmental qualities;
- q) 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;
- r) Opportunities are provided for low impact, short stay visitor facilities, in the form of farmstay and bed and breakfast accommodation;
- s) Significant tertiary clay resources south east of Pomona are protected from land uses which would potentially impact on the utilisation of those resources;
- t) The impacts associated with any new extractive industry, changes to existing industry and the rehabilitation of extractive industries are prevented or mitigated;
- u) Recreation values are protected and enhanced through the maintenance of the scenic and environmental values of the locality;
- v) Development is designed and sited to protect significant views to Mt Cooroora, Mt Cooran and Mt Pinbarren particularly views from town and village centres and from the major road network;
- w) Noosa's open space network is protected and supports a range of recreational opportunities within the locality focusing on—
 - i. the Cooran Tablelands, Mt Cooroora and Black Mountain;
 - ii. Six Mile Creek;
 - iii. the Noosa Trail Network, and
 - iv. day and weekend tripping through Noosa's hinterland, where the facilities available in the rural towns and villages of Pomona and Cooran support these activities;
- x) The environmental and cultural heritage values of the locality are protected and well managed;
- y) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected;
- z) The water quality of *watercourses* within the locality is maintained and enhanced;
- aa) The Bruce Highway and the North Coast railway are maintained as major transport facilities;
- bb) The utility of the Bruce Highway is maintained with safe access available across the locality, with direct points of access to the Bruce Highway being limited and reduced over time;

- cc) The rural communities of Federal and Ridgewood, located in the west of the locality, are characterised by clusters of large residential lots, with few community facilities and no commercial or retail services or facilities;
- dd) Federal Primary School and Ridgewood Hall serving Ridgewood are maintained as important community focus points;
- ee) For **Pomona**—
 - i. Pomona’s picturesque forest setting at the foot of Mount Cooroora and its rich rural heritage is protected;
 - ii. Pomona remains a small country town with a distinct heritage character and identity, promoted as the heritage centre of Noosa Shire;
 - iii. Urban development is limited to land within the Urban Growth Boundary as shown on Map ZM5;
 - iv. Historical buildings reflecting Pomona’s former administrative role for Noosa Shire, including the former Council Chambers, now the Noosa Shire Museum, courthouse, post office and police station are protected;
 - v. Pomona retains its role as an important rural service centre supporting a growing rural and rural settlement community. It offers a range of convenience goods and services and provides a focus for small scale retail, commercial and community activity;
 - vi. Pomona provides important employment and educational facilities for the locality;
 - vii. Retail uses such as shops and salons are consolidated to the west of the railway line and east of Reserve Street;
 - viii. Pomona is a visitor destination with attractions such as the King of the Mountain festival, Noosa Show, Majestic Silent Movie Theatre, Railway Artisan Gallery, Art Deco and Federation style buildings lining Memorial Avenue and the Pomona Hotel;
 - ix. Community facilities are provided including Pomona Memorial School of Arts and Pomona Community House;
 - x. Pomona’s distinct country town atmosphere derived from its traditional grid pattern street layout, old style town centre, country town façades, low rise buildings, and diversity of building forms reflective of past eras are maintained and protected;
 - xi. Building forms and scale reflect the traditional heritage streetscapes and the Queensland vernacular housing style;
 - xii. The town of Pomona retains its low scale heritage character with Art Deco shopfronts along Memorial Avenue and Federation style influences;
 - xiii. The urban residential areas of Pomona, characterised by typical Queensland vernacular houses (pitched roofs and lightweight construction raised on stumps) and open landscaped front yards with no or only low fences to frontages are maintained;
 - xiv. Rural settlement communities around Pomona are set within bushland settings, providing tranquil secluded living environments;
 - xv. More intensive forms of rural settlement occur on land with greater slope or not constrained by flooding, where rural vistas, privacy and open space are key features;

- xvi. Areas of lesser slope or within the flood paths of Six Mile Creek, Jampot Creek, Cooroora Creek or other watercourses have high potential for agricultural production;
 - xvii. Rural settlement lots with high levels of amenity, convenience and accessibility are provided for;
 - xviii. Pomona is established and maintained as the focus of farm forestry within Noosa and the centre for business-related components of Agricultural Uses within the locality; and
 - xix. New development is protected against the impacts of flooding;
- ff) For **Cooran**—
- i. Cooran, located at the foothills of Mt Cooran, is retained as a small rural village with an intimate rural character and identity;
 - ii. Cooran maintains a limited range of businesses, community facilities and services, including the primary school, Cooran Memorial School of Arts, the Cooran Recreation Club and sports ground, general store, restaurant, and several other businesses;
 - iii. Urban development is limited to land within the Urban Growth Boundary as shown on Map ZM5;
 - iv. The village character reflects both its timber getting heritage and its family orientated focus;
 - v. Alfredson’s old joinery and sawmill contributes to the rural village character of the locality;
 - vi. The small scale character is derived from the maintenance of low density residential living on relatively large urban allotments and rural settlement allotments;
 - vii. Residential areas in the village are characterised by relatively large urban lots and rural settlement lots that add to the low density rural character providing opportunities for home-based businesses;
 - viii. New residential areas retain the low rise, open streetscape character of the locality;
 - ix. The low key commercial, retail and industrial functions of the village are maintained to cater for the day to day needs of local residents rather than a full service centre; and
 - x. Cooran residents continue to rely on Pomona or Cooroy to fulfil most of their business and industry needs;
- gg) For the **Detached Housing Zone**—single detached housing prevails which maintains—
- i. a low impact, low density development form of domestic scale;
 - 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 native *vegetation*; and
 - iv. landscaped settings consistent with the character of the locality;

- hh) For the **Semi-Attached Housing Zone**—residents are accommodated in detached housing or semi-attached housing forms that—
 - i. offer a high level of residential amenity, design quality and safety; and
 - ii. respect the domestic scale of surrounding detached housing;
- ii) For the **Village Mix Zone**—
 - i. a range of **Business Uses** and **Community Uses** form the focal point for the settlements of Pomona and Cooran and cater for the immediate needs of residents and visitors;
 - ii. uses, buildings and other works are of a scale and form which contribute to the streetscape and are consistent with the historical village context within which they are located;
 - iii. development addresses the street and complements and enhances the traditional streetscape and building form; and
 - iv. a limited amount of *residential development*, particularly residences associated with business premises, are appropriate;
- jj) For the **Community Services Zone**—land committed or planned for community purposes—
 - i. is protected and managed to enable the efficient and timely delivery of community services; and
 - ii. 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;
- kk) For the **Industry Zone**—land in this zone—
 - i. accommodates the principal industrial functions of Noosa including businesses associated with manufacturing, production, storage, repairs and the like to the exclusion of incompatible uses such as residential or community uses;
 - ii. does not accommodate uses that would harm the environment through excessive noise, odour, dust, or other pollution or waste; and
 - iii. is developed in a fashion that does not detract from the character of its locality;
- ll) For the **Rural Settlement Zone**—detached housing on large lots—
 - i. is the dominant building form, to the general exclusion of other uses;
 - ii. incorporates designs that respond to, and are integrated with, site characteristics including *steep slopes* and native vegetation;
 - iii. contributes 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. offers a relaxed rural lifestyle for residents;
- mm) 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
- nn) For the **Open Space Recreation Zone**—areas of open space contribute to the desired lifestyle of residents by offering a variety of passive and active recreational experiences that are conducive to community interaction and wellbeing; and
- oo) 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 maintenance of water quality and 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 15—Specific Outcomes and Probable Solutions for the Mary River Catchment Locality

Table 8.10


column 1 Specific Outcomes	column 2 Probable solutions
8.8 Effects of use	
Amenity O1 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.	No solution provided.
Scenic amenity O2 Important scenic vistas including those to and from Mt Cooroora, Mt Pinbarren and Mt Cooran are protected and uninterrupted to maintain aesthetic and cultural values of the natural landscape.	No solution provided
Major road network O3 The function of, and visual amenity and character surrounding the, <i>major road network</i> , including Reserve Street, Summit Street, Pomona–Kin Kin Road, Louis Bazzo Drive, Greenridge–Pinbarren Road and Traveston–Cooran Road is protected and enhanced.	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
8.9 Built form	
<p>Density O4 The density of development within the site area—</p> <ul style="list-style-type: none"> a) is compatible with surrounding development; b) does not exceed— <ul style="list-style-type: none"> i. for the Semi-Attached Housing Zone— 1 <i>dwelling unit</i> per 500m² of <i>site</i> area; and ii. for the Village Mix Zone— 1 <i>dwelling unit</i> per lot; and iii. for the Community Services Zone within the town of Pomona—320 persons per hectare exclusively for the purposes of <i>Residential Aged Care</i> and 160 persons per hectare for any other form of Retirement & Special needs housing; and c) has a low site impact to enhance the opportunity to maintain natural site characteristics, including native <i>vegetation</i> and natural landforms. 	<p>No solution provided</p>
<p>Height O5 <i>Buildings</i> and other <i>structures</i>—</p> <ul style="list-style-type: none"> a) are low rise and present a building height consistent with <i>structures</i> on adjacent land; b) do not exceed a maximum 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 land, including existing sunlight to neighbouring properties; e) respect the scale of the surrounding vegetation; and f) ensure that development responds to the topography and minimises cut and fill (eg. by stepping down the slope or using suspended floor construction). 	<p>S5.1 Buildings and other structures have a maximum building height of—</p> <ul style="list-style-type: none"> 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>Setbacks O6 <i>Buildings</i> and other <i>structures</i> are appropriately designed and sited to—</p> <ul style="list-style-type: none"> a) provide amenity for users of the premises as well as preserve the visual and acoustic amenity of adjoining and nearby land uses; b) preserve any existing <i>vegetation</i> that will <i>buffer</i> the proposed <i>building</i> from adjoining uses; c) allow for landscaping to be provided between <i>buildings</i>; and d) maintain the visual continuity and pattern of <i>buildings</i> and landscape elements within the street. 	<p>S6.1 <i>Buildings</i> and <i>structures</i> comply with the minimum building <i>setbacks</i> identified in Schedule 1 - Minimum Boundary Setbacks.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Site cover & gross floor area & plot ratio</p> <p>O7 The <i>site cover</i>, <i>gross floor area</i> and <i>plot ratio</i> of <i>buildings</i> and other <i>roofed structures</i>—</p> <ul style="list-style-type: none"> a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site; c) maximises the retention of existing vegetation and allows for <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i>; and e) facilitates onsite stormwater management and vehicular access. <p>O8 Site cover does not exceed—</p> <ul style="list-style-type: none"> a) for a class 1 or class 10a building within the Detached Housing Zone, — <ul style="list-style-type: none"> i for a single storey building - 50%; or 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; b) for other classes within the Detached House Zone - 40%; or c) for the Semi-Attached Housing Zone—40%. <p>O9 For Multiple housing Type 2 buildings have a maximum <i>plot ratio</i> of 0.45:1.</p> <p>O10 For Multiple housing Type 3, Visitor accommodation Type 4 and the <i>accommodation unit</i> component of an Entertainment and dining business Type 3— the maximum <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m².</p> <p>O11 For the Village Mix Zone, <i>plot ratio</i> does not exceed 1.0:1.</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Flooding and drainage⁶² O12 Buildings and other works are designed and sited to—</p> <ul style="list-style-type: none"> a) provide flood free access to premises and flood free habitable areas; b) allow only minor, short term and infrequent flooding of non-habitable areas; c) ensure carparking areas can be adequately drained; d) ensure drainage does not adversely impact upon other premises; and e) ensure filling or excavation does not adversely impact upon other premises by— <ul style="list-style-type: none"> i. causing ponding of water on the <i>site</i> or nearby land; ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and iii. adversely affecting the flow of water in any overland flow path. 	<p>S12.1 For new buildings or structures or additions of more than 50m² gross floor area to an existing building or structure, floor levels for <i>habitable rooms</i> are—</p> <ul style="list-style-type: none"> a) for areas where minimum floor levels are available—not less than the specified level; b) for areas where flood modelling is available—a minimum of 300mm above the modelled flood level; and c) for areas where flood modelling is not available, a minimum of 300mm above the highest known flood level; <p>AND</p> <p>S12.2 Where Council infrastructure is available—</p> <ul style="list-style-type: none"> a) any drainage (from <i>buildings</i> and land) flows to that infrastructure; and b) the infrastructure has the capacity to accept any additional loading; <p>AND</p> <p>S12.3 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>S12.4 <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>S12.5 <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>

⁶² 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>Sloping sites O13 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>S13.1 Buildings are of split level design that step down the slope or have a suspended floor construction; (See Figure 8.1 below) AND S13.2 Cut or fill is less than 2m in depth; AND S13.3 The distance between the ground and the lowest part of the floor of the building does not exceed 3m.</p> <p>Figure 8.1—Design for sloping sites (suspended floor)</p> 
<p>Roof form O14 Roof forms—</p> <ul style="list-style-type: none"> a) contribute positively to the local skyline; b) complement the low rise character of the <i>locality</i>; c) use simple traditional roof designs, such as hipped, gabled and skillion; and d) do not create opportunities for residents to overlook the <i>private open space</i> areas of neighbouring properties. 	<p>S14.1 With the exception of Industrial buildings, the main roof of the <i>building</i> has a <i>roof pitch</i> no less than 5 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i>; AND S14.2 Buildings and structures do not include rooftop terraces.</p>
8.10 Environment, Conservation and Recreation	
<p>Environment and cultural heritage values O15 There are no significant adverse effects on biodiversity, native <i>vegetation</i>, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to—</p> <ul style="list-style-type: none"> a) changes to natural drainage; b) disturbance of the remnant <i>vegetation</i> or <i>wetland</i> systems; c) management of landslide and fire risk; d) erosion and the transport of sediments off site; e) unmanaged public access; f) effluent disposal⁶³; g) changes to fauna habitat and behaviour; and h) disturbance of <i>buildings</i> and features, including natural features of cultural heritage significance. 	<p>No solution provided</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Editor's note: <i>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</i></p> </div>

⁶³ 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>Open space network O16 An integrated open space network is established, enhanced and protected throughout the locality to—</p> <ul style="list-style-type: none"> a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians, cyclists, and horse riders; c) provide habitat connectivity for wildlife; d) protect <i>watercourses</i> and <i>drainage lines</i>; e) protect <i>vegetation on steep slopes</i>; and f) form a scenic backdrop for residential development. 	<p>S16.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.</p>
<p>Noosa Trail Network O17 A comprehensive network of bridle trails and pedestrian and bicycle links 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 O18 Existing and future pedestrian, bridle trail or bicycle linkages are retained as part of a Shire wide trail network.</p>	<p>S17.1 No solution provided</p> <p>S18.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 2; AND S18.2 Development does not have an adverse impact on the access functions of the Noosa Trail Network as indicated in Schedule 5 – Map 2, including severing of existing or future linkages; or S18.3 Alternative linkages to those indicated in Schedule 5 – Map 2 are provided; AND S18.4 Linkages to the Noosa Trail Network are designed and constructed in accordance with—</p> <ul style="list-style-type: none"> a) Australian Standard 2156.1 <i>Walking Tracks Part 1: Classification and Signage</i> to a minimum of a Class 4 Standard; and b) Australian Standard 2156.2 <i>Walking Tracks Part 2: Infrastructure Design</i>.
<p>Pedestrian and bicycle pathways O19 Safe and convenient pedestrian and bicycle pathways are provided and retained between and around key destinations including—</p> <ul style="list-style-type: none"> a) within Pomona, including the Pomona State Primary School, Pomona State High School, the town centre, showgrounds and sport and recreation facilities; and b) within Cooran, including Cooran State Primary School, sporting and associated facilities at Railway Road and Bridge Street, and the village centre. 	<p>S19.1 Pedestrian and bicycle pathways are provided and retained where indicated in the Priority Infrastructure Plan in Part 15; AND S19.2 Contributions toward pedestrian and bicycle pathways are provided in accordance with the Priority Infrastructure Plan in Part 15.</p>

Division 16—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 8.11

column 1 Specific Outcomes	column 2 Probable solutions
8.11 Consistent Uses	
<p>O20 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"> a) Commercial business Type 1 if an <i>estate sales office</i> b) Home-based business Type 1 or 2; c) Detached house; d) Community residence; and e) Visitor accommodation Type 1. 	<p>No solution provided</p>
8.12 Inconsistent Uses	
<p>O21 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"> a) All Agricultural Uses; b) Commercial business unless Type 1 estate sales office; c) Entertainment and dining business; d) Home-based business Type 3; e) Industrial business; f) Retail business; g) All Community Uses; h) All Infrastructure Uses; i) Ancillary dwelling unit; j) Multiple housing; and k) Visitor accommodation Types 2, 3 or 4. 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
8.13 Built form	
<p>Streetscape character and visual amenity O22 Buildings and structures— a) are at a scale and nature complementary and respectful to their surroundings; b) maintain the visual amenity of adjoining and surrounding development; c) are designed to address the street and contribute positively to the streetscape character; d) are not visually dominated by garages or carports; e) avoid blank façades; f) orientate front doors, feature windows and roof treatment towards the street; and g) reflect the typical Queensland domestic vernacular predominant in older parts of Pomona and Cooran.</p> <p>AND</p> <p>O23 Buildings and other structures provide for visual interest and amenity by— a) staggering or separating continuous walls into smaller sections to vary the elevation; and b) providing well articulated building forms with strong vertical design features;</p> <p>AND</p> <p>O24 Buildings give the physical appearance of being one Detached house.</p>	<p>S22.1 The main entrance of the building faces and is recognisable from the street;</p> <p>AND</p> <p>S22.2 If the main entrance of the building is reached by stairs, the stairs are located between the building and the street frontage.</p> <p>AND</p> <p>S23.1 For buildings and other structures— a) the maximum wall length is 15m; and b) each external wall plane incorporates at least one design element to add visual interest and amenity (such as windows, pergolas, sun shading devices, balconies or a change of building material).</p> <p>S24.1 No solution provided</p>
<p>Steep slopes O25 On steep slopes, buildings and structures are designed to maximise the use of natural slope and minimise the need for cut and fill.</p>	<p>S25.1 Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%); AND S25.2 Buildings are of split level design that step down the slope or have suspended floor construction; AND S25.3 Cut or fill is less than 1.2m in depth; AND S25.4 The distance between the ground and the lowest part of the floor of the building does not exceed 3m.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Garages and carports O26 Garages and carports are designed and sited to visually integrate with the building and avoid dominating the street.</p>	<p>S26.1 Garages and carports—</p> <ul style="list-style-type: none"> a) have a front boundary setback of at least 6m; and b) adopt a roof form and building style that are the same as that of the building; and c) present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street); or d) that are visible from, but do not face the street, include windows or other articulation and have a 6m vegetated buffer between the structure and the road frontage.
<p>Front fences and walls O27 Front fences and walls are designed and sited to contribute to the open streetscape without creating any nuisance to neighbours or pedestrians.</p>	<p>S27.1 Front fences and walls are—</p> <ul style="list-style-type: none"> a) not forward of the front plane of the <i>house</i>; or b) no more than 900mm high; or c) no more than 1.2m high and of <i>open construction</i> (ie. at least 50% transparent).

Division 17—Specific Outcomes and Probable Solutions for the Semi-Attached Housing Zone

Table 8.12

column 1 Specific Outcomes	column 2 Probable solutions
8.14 Consistent Uses	
<p>O28 The following defined uses and use classes are consistent uses and are located in the Semi-Attached Housing Zone—</p> <ul style="list-style-type: none"> a) Commercial business Type 1 if an <i>estate sales office</i> b) Home-based business Type 1; c) Home-based business Type 2 where operated from a detached house; d) Detached house; e) Community residence; f) Multiple housing Types 2 or 3 where the site is in a <i>sewerage service area</i>; g) Multiple Housing Type 4 where the site area is not less than 1800m² and where the site is in a <i>sewerage service area</i>; h) Visitor Accommodation Type 1; and i) Visitor Accommodation Type 2 where the site is in a <i>sewerage service area</i>. 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
8.15 Inconsistent Uses	
<p>O29 The following defined uses and use classes are inconsistent uses and are not located in the Semi-Attached Housing Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business unless Type 1 and an <i>estate sales office</i>; c) Entertainment and dining business; d) Home-based business Type 2 where not operated from a detached house; e) Home-based business Type 3; f) Industrial business; g) Retail business; h) All Community Uses; i) All Infrastructure Uses; j) Ancillary dwelling unit; k) Multiple housing Types 2 or 3 where the site is not in a sewerage <i>service area</i>; and l) Multiple housing Type 4 where the site area is less than 1,800m² or where it is not in a sewerage <i>service area</i>; m) Multiple Housing Type 5; n) Visitor Accommodation Type 2 where the site is not in a sewerage service area; and o) Visitor accommodation Types 3 and 4. 	<p>No solution provided</p>
8.16 Urban Services	
<p>Sewerage O30 Development of multiple housing occurs only on sites with access to a reticulated sewerage system.</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
8.17 Built form	
<p>Streetscape character & building bulk O31 Buildings and other structures—</p> <ul style="list-style-type: none"> a) reflect the typical Queensland domestic vernacular that is predominant in older parts of Pomona; b) contribute positively to the streetscape character by addressing the street and adding visual interest through stepping the front façades; c) have a bulk and architectural scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties; d) present as small buildings of a domestic scale within a landscaped setting; and e) present well articulated façades where garages or carports are not the dominant visual element when viewed from the street. 	<p>S31.1 Where a second <i>dwelling unit</i> is placed on premises containing an existing Detached house, the second <i>dwelling unit</i> is positioned to the rear or front of the first so only one is visible from the street; AND S31.2 <i>Buildings</i> visible from the street are sited parallel to the street; AND S31.3 <i>Buildings</i> have front or L-shaped verandahs or feature windows that address the street and mark the entrance of the <i>dwelling unit</i>; AND S31.4 Guesthouses, boarding houses and dual occupancies make use of original old buildings with modifications as necessary; AND S31.5 <i>Buildings and other structures are designed to—</i></p> <ul style="list-style-type: none"> a) have a maximum wall length of 15m and 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); b) vary and break up the roof form through gables or different pitches to add visual interest and define the individual <i>dwelling units</i>; c) provide individual segmented <i>balconies</i> for each <i>dwelling unit</i> to reduce dominant horizontal banding; d) break up building facades by incorporating different but complimentary colours, textures and building materials; and e) visually break up the bulk of the building by integrating tall plant species in front of and to the side of buildings; <p>AND S31.6 For corner sites the building design addresses both street frontages by—</p> <ul style="list-style-type: none"> a) including doors and windows on each face of the building that fronts a road; and b) incorporating an access point from each street, one for each of the dwelling units.

column 1 Specific Outcomes	column 2 Probable solutions
<p>Garages and carports</p> <p>O32 Garages, carport structures and vehicle manoeuvring areas are designed and sited to—</p> <ul style="list-style-type: none"> a) provide for resident and visitor parking; b) visually integrate with the building and to not dominate the street front; c) allow opportunity for landscaping to screen vehicle parking and manoeuvring areas; d) minimise the number of driveway accesses; and e) allow safe and efficient access to and egress from the premises. 	<p>S32.1 Garages and carports have a front boundary setback of at least 6m provided that garages may be setback 5.5m from the front boundary where garage doors are staggered 1m from each other in relation to the <i>frontage</i>;</p> <p>AND</p> <p>S32.2 Garages present a minimum width to the streetscape (the total width of garage doors is no more than 6m or 50% of the frontage width, whichever is the lesser, where the structure faces the street);</p> <p>AND</p> <p>S32.3 Where multiple double garages are included garages are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by at least 2m; or</p> <p>S32.4 Garages that are visible from, but do not face the street, include windows or other articulation and have a 6m vegetated buffer between the structure and the road frontage;</p> <p>AND</p> <p>S32.5 Vehicles are able to enter and exit the <i>site</i> in a forward gear through a 3-point turn maximum;</p> <p>AND</p> <p>S32.6 The development provides for shared driveways to minimise the number of access points, except on sites with more than one street frontage, where garages or carports in the development front separate streets.</p>
<p>Front fences</p> <p>O33 The open streetscape and lack of formal boundaries between public and private lands is retained and enhanced, and front fences and walls are designed and sited to —</p> <ul style="list-style-type: none"> a) contribute to the attractiveness of the street; b) be compatible with the existing streetscape character; c) relate to the architectural period of the building; d) avoid interference with the movement of surface stormwater; e) allow for casual surveillance from the street or where premises adjoin part of the <i>major road network</i>, mitigate traffic noise; f) provide for planting in front of high solid fences and walls; and g) ensure planting between the front fence and the footpath does not create an impediment for pedestrians using the footpath. 	<p>S33.1 Front fences or walls are setback an average of 1 metre and are articulated to provide visual interest by stepping the design at maximum 5m intervals;</p> <p>AND</p> <p>S33.2 The area of land between the fence and the front property boundary shall be densely landscaped to screen any fencing from the street;</p> <p>AND</p> <p>S33.3 Any fencing on the boundary which is not screened by vegetation is either less than 1.2m high or of an open construction.</p>

Division 18—Specific Outcomes and Probable Solutions for the Village Mix Zone

Table 8.13

column 1 Specific Outcomes	column 2 Probable solutions
8.18 Consistent uses	
<p>O34 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"> a) Commercial business; b) Entertainment and dining business Types 1 or 2; c) Entertainment and dining business Type 3 if located on Lot 1 RP68598, Pomona; d) Home-based business Type 1 or 2; e) Industrial business Type 1 or 2, where located on the north-eastern side of Factory Street, Pomona or within the village of Cooran f) Retail business Types 1 or 2, where located on land fronting Station Street, the southern side of Memorial Avenue or the eastern side of Reserve Street, Pomona, or within the village of Cooran; g) Retail business Types 6 or 7; h) Education Types 1, 3 or 4; i) Wellbeing Type 2; j) Ancillary dwelling unit; and k) Visitor accommodation Types 2 and 4 	No solution provided
8.19 Inconsistent uses	
<p>O35 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"> a) All Agricultural Uses; b) Entertainment and dining business Type 3 if not located on Lot 1 RP68598, Pomona; c) Home-based business Type 3; d) Industrial business Types 1 or 2 where located within Pomona but not on the north-eastern side of Factory Street; e) Industrial business Type 3; f) Retail business Type 1 or 2 where located within Pomona but not the southern side of memorial Avenue on land fronting Station Street or the eastern side of Reserve Street; g) Retail business Type 3, 4, or 5; h) Education Type 2; i) Emergency service; j) Open space; k) Wellbeing Types 1, 3 or 4; 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
l) All Infrastructure Uses ; m) Detached house ; n) Community residence ; o) Multiple housing ; and p) Visitor accommodation Types 1 or 3 .	
8.20 Effects of use	
Amenity O36 Uses are located, designed and operated to— a) provide focal points for the community and visitors; b) relate to the rural setting and context of the town or village; and c) attract visitors to the town or village; AND O37 The small country town service function of the zone is retained and enhanced.	No solution provided
Mixed use development O38 Mixed-use development incorporating <i>dwelling units</i> or <i>accommodation units</i> is operated to ensure— a) Business Uses do not have any adverse impact on the amenity enjoyed by residents; and b) Residential Uses do not limit the business opportunities of the site.	S38.1 Business deliveries are undertaken only between the hours of 7am to 7pm; AND S38.2 Business Uses operate only between the hours of 7am to 10pm, 7 days a week, except Friday and Saturday where Entertainment and dining business uses may operate until midnight.
Business functions and active building fronts O39 Uses on the ground floor are predominantly Business Uses or Community Uses accessible to the general public; AND O40 In Pomona, a) uses fronting the southern side of Memorial Avenue, Station Street and the eastern side of Reserve Street provide for Retail business Type 1 or Type 2 with outdoor sitting and eating areas at ground level to encourage community interaction and a vibrant streetscape; b) uses fronting the southern side of Memorial Avenue, Station Street and the eastern side of Reserve Street maintain and do not fragment the continuity of retail shopfronts; c) land west of Reserve Street and north of Memorial Avenue is primarily for Commercial business uses and does not include Retail business Type 1 or Type 2 uses or Industrial Business uses; and d) land on the north-east side of Factory Street is primarily for Industrial Business uses and does not include Retail business Type 1 or Type 2 uses.	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
8.21 Built form	
<p>Streetscape & character O41 Buildings and other structures present a high quality streetscape with building elements and forms that—</p> <ul style="list-style-type: none"> a) are consistent with the bulk and scale of buildings on adjoining and nearby land; b) contribute to the historical village context through the use of Federation and Art Deco building styles in Pomona and the Federation building style in Cooran; c) present subtle changes in textures and materials to break up building facades; d) create pedestrian scale and visual interest; e) integrate signage with the building design; and f) integrate landscaping into the building design and car parking areas. 	<p>S41.1 Buildings are compatible with existing buildings including Federation and Art Deco styles, without necessarily mimicking such styles, through—</p> <ul style="list-style-type: none"> a) timber frame construction; b) suspended slab construction on stumps; c) features such as <i>balcony</i> elements, sunhoods to window and wall openings and simple roof designs such as gabled or hipped; d) the main public entrance visually emphasised in the centre of the ground floor façade; e) detailing and articulation for horizontal emphasis including awnings, parapet walls and <i>balconies</i>; and f) providing a minimum of 50% transparent glazing to shopfronts.
<p>Residential entry and pedestrian access O42 For uses which include a residential component, the development provides for—</p> <ul style="list-style-type: none"> a) separate identifiable residential entries; 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 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. 	<p>No solution provided.</p>
<p>Materials and finishes O43 Buildings and other structures use materials and finishes that—</p> <ul style="list-style-type: none"> a) complement the rural heritage character and integrate with the surrounding natural landscape; and b) comprise a mix of lightweight and textured external building materials, such as timber cladding and corrugated iron roofs. 	<p>No solution provided</p>
<p>Street awnings O44 Street awnings are designed and located to—</p> <ul style="list-style-type: none"> a) provide continuous weather protection to pedestrians; b) maintain the continuity and style of adjacent awnings, especially in relation to height, scale, form and materials; c) contribute to an attractive streetscape environment; d) promote an active building front by encouraging pedestrian use of the street; e) provide a feeling of enclosure and human scale for pedestrians so as to contribute to the “sense of place”; and 	<p>S44.1 Street awnings—</p> <ul style="list-style-type: none"> a) are provided along the full frontage of the building and cover the footpath; b) are set back 1m from the kerb; c) are water proof; d) are cantilevered; e) include timber posts set back not less than 1m from the kerb f) use an awning slope of within 15 degrees of adjacent awnings; and g) are no more than 500mm higher or lower than adjacent awnings that are less than 2m away; or

column 1 Specific Outcomes	column 2 Probable solutions
f) have an adequate clearance distance from the kerb to prevent obstruction.	h) are no higher than 3m in height.
Car parking O45 Provision is made for safe car parking at the rear of buildings, with shared driveways to minimise the number of driveways interrupting the flow of pedestrians along the footpath.	No solution provided.

Division 19—Specific Outcomes and Probable Solutions for the Community Services Zone

Table 8.14

column 1 Specific Outcomes	column 2 Probable solutions
8.22 Consistent uses	
O46 The following defined uses and use classes are consistent uses and are located in the Community Services Zone— <ul style="list-style-type: none"> a) Commercial Business Types 2 or Type 3 where located within the town of Pomona; b) Entertainment and dining business Types 1 or 2, where in conjunction with a Community use within the town of Pomona; c) Education where located within the town of Pomona or village of Cooran; d) Emergency services; e) Open space; f) Wellbeing where located within the town of Pomona or village of Cooran; g) Service and utility; h) Transport Types 1, 2 or 3; i) Ancillary dwelling unit; j) Multiple Housing Type 3; and k) Visitor accommodation Type 2 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
8.23 Inconsistent uses	
<p>O47 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"> a) All Agricultural Uses; b) Commercial business Type 1; c) Commercial business Types 2 or 3 if not located in the town of Pomona; d) Entertainment and dining business Types 1 or 2 if not in conjunction with a Community use within the town of Pomona; e) Entertainment and dining business Type 3; f) Home-based business; g) Industrial business; h) Education if not located within the town of Pomona or village of Cooran; i) Wellbeing if not located within the town of Pomona or village of Cooran; j) Retail business; k) Transport Type 4; l) Detached house; m) Community residence; n) Multiple housing Types 2, 4 and 5; and o) Visitor accommodation Types 1, 3 and 4. 	No solution provided
8.24 Effects of use	
<p>O48 Uses are located, designed and operated to—</p> <ul style="list-style-type: none"> a) provide focal points for the community; b) relate to the setting and heritage of the locality; and c) be accessible and functional for a wide range of users and uses. 	No solution provided
<p>Co-location of community uses O49 Building and structures are designed and located to maximise opportunities for the co-location of Community Uses.</p>	No solution provided.
<p>Pedestrian connectivity O50 Pedestrian connectivity between Business Uses, community services, recreation areas and <i>public open space</i> on both sides of the railway line is enhanced.</p>	No solution provided
8.25 Urban Services	
<p>Sewerage O51 Development of multiple housing occurs only on sites with access to a reticulated sewerage system.</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
8.26 Built form	
<p>Cultural heritage character O52 A connection with the locality’s history is maintained through—</p> <ul style="list-style-type: none"> a) retention and reuse of existing <i>buildings</i> for community purposes, with limited external modifications; b) retention of large canopy trees that add to the heritage character; and c) new <i>buildings</i> that respect and complement existing <i>buildings</i> in the street. 	<p>S52.1 Existing large canopy trees within the streetscape are retained, including species of cultural value; AND S52.2 New <i>buildings</i> and <i>structures</i>—</p> <ul style="list-style-type: none"> a) incorporate eaves, roof overhangs, awnings or sunhoods; b) have timber or steel frame construction with a metal clad pitched roof (minimum 15 degrees); c) are designed to avoid blank imposing front and side walls and bulky <i>development</i> forms by providing vertical and horizontal articulation at maximum intervals of 3m through features such as stepped wall alignments, covered entries, <i>decks</i>, <i>balconies</i>, verandahs, sunhoods or other design features; and d) have timber framed windows and doorways.
<p>Streetscape & character O53 <i>Buildings</i> and other <i>structures</i> are designed to—</p> <ul style="list-style-type: none"> a) present a high quality streetscape in keeping with the character of the adjoining zones and the surrounding rural setting, b) create pedestrian scale and visual interest; c) presenting subtle changes in textures and materials to break up the building facades; and d) integrating landscaping into the building design and car parking areas. 	No solution provided

Division 20—Specific Outcomes and Probable Solutions for the Industry Zone

Table 8.15

column 1 Specific Outcomes	column 2 Probable solutions
8.27 Consistent uses	
<p>O54 The following defined uses and use classes are consistent uses and are located in the Industry Zone—</p> <ul style="list-style-type: none"> a) Industrial business Types 1 or 2; b) Retail business Types 3, 5 or 6; c) Emergency service; d) Service and utility; e) Transport Types 1, 2, or 3; and f) Ancillary dwelling unit. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
8.28 Inconsistent uses	
<p>O55 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"> a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business; d) Home-based business; e) Industrial business Type 3; f) Retail business Types 1, 2, 4, 5 or 7; g) Education; h) Open space; i) Wellbeing; j) Transport Type 4; k) Detached house; l) Community residence; m) Multiple housing; and n) Visitor accommodation. 	<p>No solution provided</p>
8.29 Effects of use	
<p>Amenity O56 Industry <i>uses</i> are located, designed and operated to avoid significantly changing the amenity enjoyed by users of surrounding premises.</p>	<p>S56.1 External storage areas and plant and equipment are screened from the street, footpath and surrounding <i>public open space</i> by buildings and landscaping; AND S56.2 No external storage areas or plant and equipment are located within 2m of a property boundary; AND S56.3 Stored materials outside of a <i>building</i> do not exceed 4m in height or half the height of the on-site <i>buildings</i> whichever is the greater.</p>
<p>O57 Industrial business uses are conducted in an environmentally responsible manner, operating without deleterious impacts on immediate, surrounding or downstream communities, environments and environmental processes.</p>	<p>No solution provided.</p>
8.30 Built form	
<p>O58 <i>Buildings</i> are designed to maximise the functionality and range of potential uses on the premises, whilst also providing visual interest and amenity within the streetscape, through well-articulated buildings with strong horizontal and vertical design elements and features.</p>	<p>S58.1 Buildings—</p> <ul style="list-style-type: none"> a) incorporate varied building and roof form and materials; b) vary in line and plane by including wall articulation to a minimum of 1m; and c) have a ceiling height of at least 3m.

Division 21—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 8.16

column 1 Specific Outcomes	column 2 Probable solutions
8.31 Consistent uses	
<p>O59 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"> a) Cultivation Type 1; b) Animal husbandry Type 1; c) Forestry; d) Commercial business Type 1 if an <i>estate sales office</i>; e) Commercial business Type 3 f) Home-based business; g) Emergency service Type 2; h) Detached house; i) Community residence; and j) Visitor accommodation Types 1 or 3. 	<p>No solution provided</p>
8.32 Inconsistent uses	
<p>O60 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"> a) Cultivation Type 2; b) Animal husbandry Type 2; c) Commercial business Type 1 unless an <i>estate sales office</i>; d) Commercial business Type 2; e) Entertainment and dining business; f) Industrial business; g) Retail business; h) Education; i) Emergency Service Type 1; j) Open space; k) Wellbeing; l) All Infrastructure Uses; m) Ancillary dwelling unit; n) Multiple housing; and o) Visitor accommodation Types 2 or 4 	<p>No solution provided</p>
8.33 Built form	
<p>Sloping sites & ridgelines</p> <p>O61 Development on <i>sloping sites</i>—</p> <ul style="list-style-type: none"> a) is responsive to the natural topography of the <i>site</i> and minimises the need for cut and fill (eg. by stepping down the slope or using suspended floor construction; b) does not visually dominate the hill slope or 	<p>S61.1 Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%);</p> <p>AND</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>interrupt the skyline; and</p> <p>c) is integrated with the natural site characteristics including <i>vegetation</i>;</p> <p>AND</p> <p>O62 The landscape character and visual amenity quality of hill slopes and ridgelines are retained.</p>	<p>S62.1 Buildings present no more than 2 storeys at any one point when viewed from a road or other public space;</p> <p>AND</p> <p>S62.2 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 do not protrude above the ridgeline or tree canopy.</p>
	<p>Editors note: <i>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</i></p>

Division 22—Specific Outcomes and Probable Solutions for the Rural Zone

Table 8.17

column 1 Specific Outcomes	column 2 Probable solutions
8.34 Consistent uses	
<p>O63 The following defined uses and use classes are consistent uses and are located in the Rural Zone—</p> <p>a) All Agricultural Uses;</p> <p>b) Commercial business Type 3;</p> <p>c) Home-based business;</p> <p>d) Industrial business Type 3;</p> <p>e) Retail business Type 1 if a <i>roadside stall</i>;</p> <p>f) Retail business Type 3;</p> <p>g) Emergency service Type 2;</p> <p>h) Open space Type 2;</p> <p>i) Detached house;</p> <p>j) Community residence;</p> <p>k) Ancillary dwelling unit; and</p>	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
l) Visitor accommodation Types 1, 2 or 3.	
8.35 Inconsistent uses	
<p>O64 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"> a) Commercial business Types 1 or 2; b) Entertainment and dining business; c) Industrial business Type 1; d) Retail business Type 1 if not a <i>roadside stall</i> e) Retail business Types 2, 4, 5, 6 or 7; f) Education; g) Emergency service Type 1; h) Open space Type 1; i) Wellbeing; j) All Infrastructure Uses; k) Multiple housing ; and l) Visitor accommodation Type 4. 	<p>No solution provided</p>
8.36 Built form	
<p>Sloping sites & ridgelines</p> <p>O65 Development on <i>sloping sites</i>—</p> <ul style="list-style-type: none"> a) is responsive to the natural topography of the <i>site</i> and minimises the need for cut and fill (eg. by stepping down the <i>site</i> or using suspended floor construction); b) does not visually dominate the hill slope or interrupt the skyline; c) is integrated with the natural site characteristics including <i>vegetation</i>; <p>AND</p> <p>O66 The landscape character and visual amenity quality of hill slopes and ridgelines are retained.</p>	<p>S65.1 <i>Buildings</i> and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%);</p> <p>AND</p> <p>S66.1 Buildings present no more than 2 storeys at any one point when viewed from the road or other public space;</p> <p>AND</p> <p>S66.2 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:</p> <p><i>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</i></p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Incompatible uses O67 New <i>dwelling units</i> are to provide for sufficient <i>buffer area</i> between the premises and existing Industrial business uses on other premises to avoid any potential adverse amenity impacts on residents.</p>	No solution provided
8.37 Open space, environment and conservation	
<p>Environmental values O68 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 23—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone

Table 8.18

column 1 Specific Outcomes	column 2 Probable solutions
8.38 Consistent uses	
<p>O69 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"> a) Entertainment and dining business Type 1 where in conjunction with an Open space use; b) Entertainment Type 2 c) Emergency service Type 2; d) Open space; e) Wellbeing Type 2; f) Ancillary dwelling unit; and g) Visitor accommodation Type 2 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
8.39 Inconsistent uses	
<p>O70 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"> a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining Type 1 where not in conjunction with an Open Space use; d) Entertainment and dining business Type 3; e) Home-based business; f) Industrial business; g) Retail business; h) Education; i) Emergency service Type 1; j) Wellbeing Types 1, 3 or 4; k) All Infrastructure Uses; l) Detached house; m) Community residence; n) Multiple housing; and o) Visitor accommodation Types 1, 2 or 3. 	<p>No solution provided</p>
Effects of use	
<p>Amenity</p> <p>O71 Active recreation facilities do not result in significant levels of traffic generation or significant levels of noise or light emission affecting nearby residential uses.</p>	<p>No solution provided</p>
8.40 Built form	
<p>O72 <i>Buildings and structures</i> are designed and sited to—</p> <ul style="list-style-type: none"> a) encourage the co-location of a range of Open space 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. 	<p>No solution provided.</p>

Division 24—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 8.19

column 1 Specific Outcomes	column 2 Probable solutions
8.41 Consistent uses	
<p>O73 The following defined uses and use classes are consistent uses and are located in the Open Space Conservation Zone—</p> <ul style="list-style-type: none"> a) Education Type 4, if an <i>information centre</i>; and b) Open space Type 2. c) Ancillary Dwelling Unit 	No solution provided
8.42 Inconsistent uses	
<p>O74 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"> a) All Agricultural Uses b) All Business Uses; c) Education Types 1, 2, or 3; d) Education Type 4, if not an <i>information centre</i>; e) Emergency service; f) Open space Type 1; g) Wellbeing; h) All Infrastructure Uses; i) Detached House; j) Community Residence; k) Multiple Housing; and l) Visitor Accommodation 	No solution provided
Effects of use	
<p>O75 Uses on or adjacent to <i>public open space</i> protect, maintain and enhance the open space values; AND O76 Open space protects and buffers important wildlife corridors, <i>riparian zones</i> and <i>watercourses</i>.</p>	No solution provided
8.43 Built form	
<p>Visual amenity O77 <i>Buildings</i> and other works are designed and sited so that they do not dominate or detract from the scenic and environmental qualities of the site and its setting. AND O78 The external colour scheme of buildings is designed to blend with the natural elements of its surroundings.</p>	No solution provided.