

PART 6 - COOROY & LAKE MACDONALD LOCALITY PLAN

Division 1—Contents of the Cooroy & Lake Macdonald Locality Plan

6.1 Outline of the Cooroy & Lake Macdonald Locality Plan

The following components comprise the Cooroy & Lake Macdonald Locality Plan—

6.1.1 Locality maps comprising of¹

- a) Cooroy & Lake Macdonald Zones (Map ZM3);
- b) Cooroy & Lake Macdonald Biodiversity Overlay (Map OM3.1);
- c) Cooroy & Lake Macdonald Heritage Overlay (Map OM3.2);
- d) Cooroy & Lake Macdonald Natural Hazard Overlay - Landslide and Flooding (Map OM3.3);
- e) Cooroy & Lake Macdonald Natural Hazard Overlay - Bushfire and Acid Sulfate Soils (Map OM3.4); Cooroy & Lake Macdonald Natural Resources Overlay (Map OM3.5);

6.1.2 General provisions for the assessment tables (Division 2);

6.1.3 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) Attached Housing Zone (Division 5);
- d) Business Centre Zone (Division 6);
- e) Community Services Zone (Division 7);
- f) Industry Zone (Division 8);
- g) Rural Settlement Zone (Division 9);
- h) Rural Zone (Division 10);
- i) Open Space Recreation Zone (Division 11); and
- j) Open Space Conservation Zone (Division 12);

6.1.4 Assessment table for the locality—Development other than material change of use (Division 13); and

6.1.5 The Cooroy & Lake Macdonald Locality Code comprising—

- a) General provisions for the Cooroy & Lake Macdonald Locality Code (Division 14);
- b) Overall outcomes for the Cooroy & Lake Macdonald Locality (Division 15);

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

- c) Specific outcomes for the Cooroy & Lake Macdonald Locality (Division 16); and
- d) Specific outcomes for each zone in the locality including—
 - i Detached Housing Zone (Division 17);
 - ii Semi-Attached Housing Zone (Division 18);
 - iii Attached Housing Zone (Division 19);
 - iv Business Centre Zone (Division 20);
 - v Community Services Zone (Division 21);
 - vi Industry Zone (Division 22);
 - vii Rural Settlement Zone (Division 23);
 - viii Rural Zone (Division 24);
 - ix Open Space Recreation Zone (Division 25); and
 - x Open Space Conservation Zone (Division 26).

Division 2—General provisions for assessment tables

6.2 Categories of development and assessment

The categories of development assessment for each type of development are identified in column 2 of tables 6.1 to 6.11. The types of development are as follows—

- 6.2.1 Tables 6.1 to 6.10—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
- 6.2.2 Table 6.11—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 reconfiguring a lot 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) Excavating or filling of land not associated with a material change of use; and
 - i) Other.

6.3 Assessment benchmarks for assessable development and requirements for accepted development

- 6.3.1 The relevant assessment benchmarks for development are referred to in column 3 of tables 6.1 to 6.11.
- 6.3.2 For *accepted development subject to requirements* and development requiring *code assessment*, the relevant assessment benchmarks and requirements for *accepted development* are the applicable codes².
- 6.3.3 For *impact assessment* development, the development is assessed against the whole planning scheme.

6.4 Consistent and inconsistent uses in zones

- 6.4.1 In accordance with the following sections identified for the respective zones, a defined use or use class is noted in column 1 of the assessment table for making a material change of use for the relevant zone as either a consistent use or as an inconsistent use in that zone—
- a) Division 17 — Detached Housing Zone (Sections 6.11 and 6.12);
 - b) Division 18 — Semi-Attached Housing Zone (Sections 6.14 and 6.15);
 - c) Division 19 — Attached Housing Zone (Sections 6.17 and 6.18);
 - d) Division 20— Business Centre Zone (Sections 6.20 and 6.21);
 - e) Division 21 — Community Services Zone (Sections 6.24 and 6.25);
 - f) Division 22 — Industry Zone (Sections 6.27 and 6.28);
 - g) Division 23 — Rural Settlement Zone (Sections 6.31 and 6.32);
 - h) Division 24 — Rural Zone (Sections 6.34 and 6.35);
 - i) Division 25 — Open Space Recreation Zone (Sections 6.38 and 6.39); and
 - j) Division 26 — Open Space Conservation Zone (Sections 6.42 and 6.43).

²Assessment 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

Table 6.1

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 if</i> a) Commercial business Type 1 if an <i>estate sales office</i> ; or b) Home-based business Type 1	If <i>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, or b) 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 6.12	<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; b) Home-based business Type 1 and not complying with column 2 of Table 14.11 of the Business Uses Code; or c) Home-based business Type 2	If <i>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 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 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 (OM3.1- OM3.5) 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 6.11 (Division 13)

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 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 QDC 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 the QDC ¹⁰ ; 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 <i>code assessment</i> Code; and b) Community Residence Code
<i>Inconsistent use</i> Those Residential Uses listed in Section 6.12		
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 6.4.

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 6.2

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 Use	<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; or b) Home-based business Column 2 of Table 14.11; 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 6.15.		

¹⁰ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) 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 assessment table 6.11 (Division 13)

¹² Refer to Part 2, Section 2.11 Dictionary for definitions

¹³ Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessable 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
COMMUNITY USES—		
<i>Consistent use</i> No Community use	<i>Impact assessment</i> All Community Uses	
<i>Inconsistent use</i> All Community Uses		
INFRASTRUCTURE USES—		
<i>Consistent use</i> No Infrastructure Use	<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 Multiple housing Type 2 Duplex , or Type 3 Retirement or special needs ; or Type 4 Conventional where the site area is no less than 800m ² ; or Visitor accommodation Type 1 Home hosted or Type 2 Caravan Park	<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> ¹⁴ ; or b) Multiple housing Type 2 ; 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 <i>QDC</i> ¹⁷ ; 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 3, 4 or 5 ; 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 and—</i> a) Detached house —Detached House Code; or b) Community residence – i. Community Residence Code; and ii. Detached House Code c) otherwise— i. Cooroy & Lake Macdonald Locality Code; and ii. Residential Uses Code; and iii. Landscaping Code; and iv. <i>Engineering Works Code</i>
<i>Inconsistent use</i> Those Residential Uses listed in Section 6.15		
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ¹⁵ - Development approval is not required <i>Impact assessment</i> —otherwise	<i>If accepted development</i> – no assessment benchmarks apply

¹⁴ A Code assessment application is not required for non-compliance with an alternative provision to the *QDC*. See Section 6.4.

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

Division 5—Assessment table for the Attached Housing Zone¹⁶

Table 6.3

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE ATTACHED HOUSING 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> Commercial business Type 1 Office if an <i>estate sales office</i> or Home-based business Type 1 Limited visibility	<i>Accepted development subject to requirements if</i> a) Commercial business Type 1 if an <i>estate sales office</i> ; b) Home-based business Type 1	<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; or b) 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 6.18	<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; 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 Type 2 or 3 ; or d) Industrial business ; or e) Retail business	<i>If code assessment 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
COMMUNITY USES—		
<i>Consistent use</i> No Community Uses	<i>Impact assessment</i> All Community Uses	

¹⁶ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) 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 6.11 (Division 13)

¹⁸ Refer to Part 2, Section 2.11 Dictionary for definitions

¹⁹ 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
<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 All Multiple housing ; or Visitor accommodation Type 1 Home hosted or, Type 2 Caravan Park , or Type 4 Conventional	<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 ²⁰ ; or b) Multiple housing Type 2 ; 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 ²⁴ ; 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 3, 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 the 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 b) otherwise— i. Cooroy & Lake Macdonald Locality Code; and ii. Residential Uses Code; and iii. Landscaping Code; and iv. <i>Engineering Works Codes</i> ;
<i>Inconsistent use</i> Those Residential Uses listed in Section 6.18		
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ²¹ -Development approval is not required <i>Impact assessment</i> —otherwise	If <i>accepted development</i> – no assessment benchmarks apply

²⁰ A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 6.4.

²¹ All roads are included in a zone. Refer to Part 2 Section 2.10.

Division 6—Assessment table for the Business Centre Zone²²

Table 6.4

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE BUSINESS CENTRE ZONE - MAKING A MATERIAL CHANGE OF USE²³

Column 1 Defined use or use class ²⁴	Column 2 Categories of development and assessment	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	
<i>Inconsistent use</i> All Agricultural Uses		
BUSINESS USES—		
<i>Consistent use</i> All Commercial business ; or All Entertainment and dining business ; or All Retail business	<i>Accepted development subject to requirements</i> if one of the following and not involving any new buildings or the expansion of buildings or outdoor use area providing the building has already been approved for one of these uses and no additional tenancies are being created— 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 2,000m ² GFA	<i>If accepted development subject to requirements</i> Column 2 of Table 14.5, Acceptable Solutions S1.1 to S9.2 of the Business Uses Code <i>If code assessment—</i> a) Cooroy & Lake Macdonald Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
<i>Inconsistent use</i> Those Business Uses listed in Section 6.21	<i>Code assessment</i> if— 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 ; or iii) Retail business Types 1, 4 or 5 ; or iv) Retail business Types 2, 6 or 7 if not exceeding	

²² Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) 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.

²³ For development other than material change of use refer assessment table 6.11 (Division 13)

²⁴ Refer to Part 2, Section 2.11 Dictionary for definitions

²⁵ 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 ²⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁵ and requirements for accepted development
	<p>2,000m² 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 otherwise not <i>Accepted development subject to requirements</i>; or</p> <p>ii) Entertainment and dining business; or</p> <p>iii) Retail business Types 1, 4 or 5; or</p> <p>iv) Retail business Types 2, 6 or 7 if not exceeding 2,000m² GFA</p> <p><i>Impact assessment</i> if—</p> <p>a) Home-based business; or</p> <p>b) Industrial business; or</p> <p>c) Retail business Types 2, 6 or 7 exceeding 2,000m² GFA; or</p> <p>d) Retail business Type 3</p>	
COMMUNITY USES—		
<p><i>Consistent use</i> Education Type 3 Adult; or Type 4 Information; or All Emergency services; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 6.21</p>	<p><i>Code assessment</i> if—</p> <p>a) Education Types 3 or 4; or</p> <p>b) Emergency Services; or</p> <p>c) Wellbeing Type 2</p> <p><i>Impact assessment</i> if—</p> <p>a) Education Types 1 or 2; or</p> <p>b) Open space Types 1 or 2; or</p> <p>c) Wellbeing Types 1, 3 or 4</p>	<p>If <i>code assessment</i>—</p> <p>a) Cooroy & Lake Macdonald 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 ²⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ²⁵ and requirements for accepted development
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> Service and utility Type 1 Depot, or Transport Type 1 Passenger terminal, or Type 2 Carpark</p> <p><i>Inconsistent use</i> Those Infrastructure Uses listed in Section 6.21</p>	<p><i>Code assessment</i> if Transport Type 2</p> <p><i>Impact assessment</i> if— a) Service and Utility; or b) Transport Types 1, 3 or 4</p>	<p>If <i>code assessment</i>— a) Cooroy & Lake Macdonald Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i></p>
RESIDENTIAL USES—		
<p><i>Consistent use</i> Ancillary dwelling unit; or Multiple housing Type 4 Conventional where <i>small dwelling units</i> and part of a Mixed Use development; or Visitor accommodation Type 4 Conventional</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 6.21</p>	<p><i>Code assessment</i> if Ancillary dwelling unit; or</p> <p><i>Impact assessment</i> if— a) Detached house; b) Community residence; c) Multiple housing; or d) Visitor accommodation</p>	<p>If <i>code assessment</i>— Detached House Code.</p>
OTHER USES—		
<p>Uses not otherwise defined</p>	<p><i>Accepted development</i> if a road²⁶- Development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	<p>If <i>accepted development</i> – no assessment benchmarks apply</p>

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

Division 7—Assessment table for the Community Services Zone²⁷

Table 6.5

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COMMUNITY SERVICES 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—		
<p><i>Consistent use</i> No Agricultural Uses</p> <p><i>Inconsistent use</i> All Agricultural Uses</p>	<p><i>Impact assessment</i> All Agricultural Uses</p>	
BUSINESS USES—		
<p><i>Consistent use</i> Commercial business Type 2 Medical or Type 3 Veterinary where located within the town of Cooroy; or Entertainment and dining Type 1 Food & beverages or Type 2, Recreation, Amusement & Fitness where in conjunction with a Community Use</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 6.25</p>	<p><i>Code assessment if</i></p> <p>a) Commercial Business Types 2 or 3 where in conjunction with a Community Use; or</p> <p>b) Entertainment & dining Type 1 where in conjunction with a Community Use</p> <p><i>Impact assessment if—</i></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><i>If code assessment—</i></p> <p>a) Cooroy & Lake Macdonald 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 Cooroy; or All Emergency services; or All Open space; or All Wellbeing where</p>	<p><i>Code assessment if—</i></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 if—</i></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><i>If code assessment—</i></p> <p>a) Cooroy & Lake Macdonald Locality Code; and</p> <p>b) Community Uses Code; and</p> <p>c) Landscaping Code; and</p> <p>d) Engineering Works Codes.</p>

²⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.8.4 explaining how the higher category of development and assessment prevails.

²⁸ For development other than material change of use refer assessment table 6.11 (Division 13)

²⁹ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁰ Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessable 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
located within the town of Cooroy <i>Inconsistent use</i> Those Community Uses listed in Section 6.25		
INFRASTRUCTURE USES—		
<i>Consistent use</i> All Service and utility ; or Transport Type 1 Passenger terminal, Type 2 Carpark, or Type 3 Depot <i>Inconsistent use</i> Those Infrastructure Uses listed in Section 6.25	<i>Code assessment if—</i> a) Service and utility Types 1, 2 or 4 ; or b) Transport Types 1, 2 or 3 <i>Impact assessment if—</i> a) Service and utility Type 3 ; or b) Transport Type 4	<i>If code assessment—</i> a) Cooroy & Lake Macdonald Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit ; or Multiple housing Type 3 Retirement & special needs ; or Visitor Accommodation Type 2 Caravan park <i>Inconsistent use</i> Those Residential Uses listed in Section 6.25	<i>Code assessment if —</i> a) Ancillary dwelling unit ; or b) Multiple Housing Type 3 if located on Lot 1 on RP215922 at 19 Trading Post Road, Cooroy or Lot 2 on MCH5136 at 20 Topaz Street Cooroy. <i>Impact assessment if—</i> a) Detached house ; or b) Community residence ; or c) Multiple housing Types 2, 4, or 5 ; d) Multiple Housing Type 3 if not located on Lot 1 on RP215922 or on Lot 2 on MCH5136; or e) Visitor accommodation	<i>If code assessment and—</i> a) Ancillary dwelling unit— Detached House Code; or b) Multiple Housing Type 3— i Cooroy & Lake Macdonald 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</i> if a road ³¹ - Development approval is not required <i>Impact assessment</i> —otherwise	<i>If accepted development —</i> no assessment benchmarks apply

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

Division 8—Assessment table for the Industry Zone³²

Table 6.6

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

Column 1 Defined use or use class ³⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁵ and requirements for accepted development
AGRICULTURAL USES—		
<i>Consistent use</i> No Agricultural Use	<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 Industrial business Type 1 Warehouse; or Type 2 Production, alteration, repackaging & repairing; or Retail Business Type 3 Landscape and rural, or Type 5 Vehicle uses or Type 6 Hardware store	<i>Accepted development subject to requirements if</i> a) Commercial business Type 1 if an <i>estate sales office</i> ; or b) Industrial business Types 1 or 2 and not involving any new buildings or the expansion of buildings or outdoor use area <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 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. c) Industrial business Types 1 or 2 and involving any new buildings or the expansion of buildings or outdoor use area d) Retail business Type 3	<i>If accepted development subject to requirements</i> a) and an <i>estate sales office</i> Column 2 of Table 14.7 of the Business Uses Code; b) and an Industrial business Column 2 of Table 14.6, Acceptable Solutions S10.1 to S16.1 of the Business Uses Code <i>If code assessment—</i> a) Cooroy & Lake Macdonald Locality Code; and b) Business Use Code; and c) Landscaping Code; and d) Engineering Works Codes.
<i>Inconsistent use</i> Those Business Uses listed in Section 6.28		

³² Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development assessment prevails.

³³ For development other than material change of use refer assessment table 6.11 (Division 13)

³⁴ Refer to Part 2, Section 2.11 Dictionary for definitions

³⁵ Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessable 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	Column 3 Assessment benchmarks for assessable development ³⁵ and requirements for accepted development
	<i>Impact assessment</i> if— a) Commercial business if not an <i>estate sales office</i> and otherwise <i>Accepted development subject to requirements</i> or <i>Code assessment</i> ; or b) Entertainment and dining business ; or c) Home-based business ; or d) Industrial business Type 3 ; or e) Retail business Types 1, 2, 4, 5, 6 or 7	
COMMUNITY USES—		
<i>Consistent use</i> Education Type 3 Adult if trade related vocational training Emergency service Type 2 Shed <i>Inconsistent use</i> Those Community Uses listed in Section 6.28	<i>Code assessment</i> if Emergency service Type 2 <i>Impact assessment</i> if— a) Education ; or b) Emergency service Type 1 ; or c) Open space ; or d) Wellbeing	<i>If code assessment—</i> a) Cooroy & Lake Macdonald Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
INFRASTRUCTURE USES—		
<i>Consistent use</i> All Service and utility ; or Transport Type 1 Passenger terminal, Type 2 Carpark or Type 3 Depot <i>Inconsistent use</i> Those Infrastructure Uses listed in Section 6.28	<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) Cooroy & Lake Macdonald Locality Code; and b) Infrastructure Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.
RESIDENTIAL USES—		
<i>Consistent use</i> Ancillary dwelling unit <i>Inconsistent use</i> Those Residential Uses listed in Section 6.28	<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	<i>If code assessment—</i> Detached House Code
OTHER USES—		

Column 1 Defined use or use class ³⁴	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ³⁵ and requirements for accepted development
Uses not otherwise defined	<i>Accepted development</i> if a road ³⁶ - Development approval is not required <i>Impact assessment</i> —otherwise	If <i>accepted development</i> – no assessment benchmarks apply

³⁶ All roads are included in a zone. Refer to Part 2 Section 2.10

Division 9—Assessment table for the Rural Settlement Zone³⁷

Table 6.7

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL SETTLEMENT ZONE - MAKING A MATERIAL CHANGE OF USE³⁸

Column 1 Defined use or use class ³⁹	Column 2 Categories of development and assessment ⁴⁰	Column 3 Assessment benchmarks for assessable development ⁴¹ 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 6.32</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><i>If accepted development subject to requirements and—</i> 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;</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><i>If 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>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></p>	<p><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) Home based business Column 2 of Table 14.11 of the Business Uses Code; and</p>

³⁷ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) 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.

³⁸ For development other than material change of use refer assessment table 6.11 (Division 13)

³⁹ Refer to Part 2, Section 2.11 Dictionary for definitions

⁴⁰ The level of assessment indicated within this assessment table may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan

⁴¹ Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessment, 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 ³⁹	Column 2 Categories of development and assessment ⁴⁰	Column 3 Assessment benchmarks for assessable development ⁴¹ and requirements for accepted development
<p>or Retail business Type 1 Local where on Lot 63 on RP200339 on corner of Sunrise Road and Kingsgate Drive, Tinbeerwah</p> <p><i>Inconsistent use</i> Those Business Uses listed in Section 6.32</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; or</p> <p>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></p> <p>a) Commercial business if not Accepted development subject to requirements or Code assessment Code assessment; or</p> <p>b) Entertainment & dining business; or</p> <p>c) Home-based business Type 3; or</p> <p>d) Industrial business; or</p> <p>e) Retail business</p>	<p>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>—</p> <p>a) Business Uses Code; and</p> <p>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</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 6.32</p>	<p><i>Code assessment if</i> Emergency service Type 2</p> <p><i>Impact assessment if—</i></p> <p>a) Education; or</p> <p>b) Emergency service Type 1; or</p> <p>c) Open Space; or</p> <p>d) Wellbeing</p>	<p>If <i>code assessment</i>—</p> <p>a) Cooroy & Lake Macdonald 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> No Infrastructure uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p>	<p><i>Impact assessment</i> All Infrastructure Uses</p>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Detached house; or Community residence; or or Visitor accommodation Type 1 Home hosted; or Type 3 Rural</p> <p><i>Inconsistent use</i></p>	<p><i>Accepted development subject to requirements if</i></p> <p>a) Detached house; or</p> <p>b) Community residence.</p> <p><i>Code assessment if—</i></p> <p>a) Detached house and not complying with Column 2 of Tables 14.28-14.31 of the Detached House Code,</p>	<p>If <i>accepted development subject to requirements</i>—</p> <p>a) Column 2 of Tables 14.28-14.31 of the Detached House Code; and</p> <p>b) if a Community Residence — Column 2 of Table 32a of the Community Residence Code</p> <p>If <i>code assessment</i>—</p>

Column 1 Defined use or use class ³⁹	Column 2 Categories of development and assessment ⁴⁰	Column 3 Assessment benchmarks for assessable development ⁴¹ and requirements for accepted development
Those Residential Uses listed in Section 6.32	<p>except if an alternative provision to the QDC⁴²; or</p> <p>b) Visitor accommodation Type 1; or</p> <p>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 QDC⁴⁷; and Column 2 of Table 32a of the Community residence Code</p> <p><i>Impact assessment</i> if</p> <p>a) Ancillary dwelling unit; or</p> <p>b) Multiple housing; or</p> <p>c) Visitor accommodation Types 2, 3 or 4</p>	<p>a) Detached house — Detached House Code; or</p> <p>b) Visitor accommodation Type 1 —</p> <p style="padding-left: 20px;">i. Cooroy & Lake Macdonald Locality Code; and</p> <p style="padding-left: 20px;">ii. Visitor Accommodation Code; and</p> <p style="padding-left: 20px;">iii. Landscaping Code; and</p> <p style="padding-left: 20px;">iv. <i>Engineering Works Codes</i>;</p> <p style="text-align: center;"><i>or</i></p> <p>c) Community residence —</p> <p style="padding-left: 20px;">i. Community Residence Code; and</p> <p style="padding-left: 20px;">ii. Detached House Code</p>
OTHER USES—		
Uses not otherwise defined	<p><i>Accepted development</i> if a road⁴³- Development approval is not required</p> <p><i>Impact assessment</i> —otherwise</p>	If <i>accepted development</i> — no assessment benchmarks apply

Division 10—Assessment table for the Rural Zone⁴⁴

Table 6.8

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE RURAL ZONE - MAKING A MATERIAL CHANGE OF USE⁴⁵

Column 1 Defined use or use class ⁴⁶	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁷ and requirements for accepted development
AGRICULTURAL USES—		
<p><i>Consistent uses</i> All Agricultural Uses</p> <p><i>Inconsistent use</i> No Agricultural Uses</p>	<p><i>Accepted development subject to requirements</i> if—</p> <p>a) Cultivation Type 1; or</p> <p>b) Animal husbandry Type 1</p> <p><i>Code assessment</i> if—</p>	<p><i>If accepted development subject to requirements</i> and—</p> <p>a) Cultivation Type 1—</p> <p style="padding-left: 20px;">i. Column 2 of Table 14.1 of the Agricultural Uses Code; and</p>

⁴² A Code assessment application is not required for non-compliance with an alternative provision to the QDC. See Section 6.4.

⁴³ All roads are included in a zone. Refer to Part 2 Section 2.10.

⁴⁴ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) 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.

⁴⁵ For development other than material change of use refer assessment table 6.11 (Division 13)

⁴⁶ Refer to Part 2, Section 2.11 Dictionary for definitions

⁴⁷ Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessable 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 ⁴⁶	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁷ and requirements for accepted development
	<p>a) Cultivation Type 1 and not complying with column 2 of Table 14.1 of the Agricultural Uses Code; or</p> <p>b) Cultivation Type 2; or</p> <p>c) Animal husbandry Type 1 and not complying with column 2 of Table 14.2, Agricultural Uses Code; or</p> <p>d) Forestry</p> <p><i>Impact assessment if Animal husbandry Type 2</i></p>	<p>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—</p> <p>i Column 2 of Table 14.2, Agricultural Uses Code; and</p> <p>ii if involving building work– Column 2 of Table 14-44-14-46 of the Building Works Code</p> <p>If code assessment—</p> <p>a) Agricultural Uses Code; and</p> <p>b) if involving building work– Column 2 of Table 14-44-14-46 of the Building Works Code</p>
BUSINESS USES—		
<p><i>Consistent use</i></p> <p>Commercial Business Type 1 Office where located on Lot 1444 on CG3956 and associated with Forestry uses; or Commercial business Type 3 Veterinary; or All Home-based business; or Industrial business Type 2 production, alteration, repackaging & repairing where located on Lot 1444 on CG3956 and associated with Forestry uses or Industrial business Type 3 Extractive; or Retail business Type 1 Local if a <i>roadside stall</i>; or Retail business Type 3 Landscape & rural;</p> <p><i>Inconsistent use</i></p> <p>Those Business Uses listed in Section 6.35</p>	<p><i>Accepted development subject to requirements if</i></p> <p>a) Home-based business Types 1 or 2; or</p> <p>b) Retail business Type 1 if a <i>roadside stall</i></p> <p><i>Code assessment—if</i></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</p> <p>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 if—</i></p> <p>a) Commercial business; or</p> <p>b) Entertainment and dining business; or</p> <p>c) Home-based business Type 3; or</p> <p>d) Industrial business; or</p> <p>e) Retail business if not otherwise <i>Accepted development subject to requirements or code assessment</i></p>	<p>If <i>accepted development subject to requirements</i> and—</p> <p>a) Home based business –</p> <p>iii Column 2 of Table 14.11 of Business Uses Code; and</p> <p>iv if involving building work– Column 2 of Table 14-44-14.46 of the Building Works Code; or</p> <p>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</p> <p>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 ⁴⁶	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁷ and requirements for accepted development
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 6.35</p>	<p><i>Accepted development subject to requirements if</i> Open Space Type 2 Camp ground where a <i>self-contained RV Overnight area</i></p> <p><i>Code assessment if—</i> Emergency service Type 2</p> <p><i>Impact assessment if—</i> a) Education; or b) Emergency service Type 1; or c) Open space if not otherwise <i>Accepted development subject to requirements</i>; or d) Wellbeing</p>	<p><i>If accepted development subject to requirements—</i>Column 2 of Table 14-19 of the Community Uses Code</p> <p><i>If code assessment—</i> a) Cooroy & Lake Macdonald Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.</p>
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p>	<p><i>Impact assessment</i> All Infrastructure Uses</p>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Detached house; or Community residence; or Ancillary dwelling unit; or Visitor accommodation Type 1 Home hosted; Or Visitor Accommodation Types 2 Caravan park or Type 3 Rural where located outside of the water catchment area as depicted on the Natural Resources Overlay Map (OM3.5)</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 6.35</p>	<p><i>Accepted development subject to requirements if</i> a) Detached house; or b) Community residence c) Visitor accommodation Type 1</p> <p><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>⁴⁸; 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 <i>QDC</i>⁵⁴; and Colum 2 of Table 32a of the</p>	<p><i>If 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</p> <p><i>If 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</p>

⁴⁸ A Code assessment application is not required for non-compliance with an alternative provision to the *QDC*. See Section 6.4.

Column 1 Defined use or use class ⁴⁶	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁴⁷ and requirements for accepted development
	Community Residence Code <i>Impact assessment</i> if— a) Multiple housing ; or b) Visitor accommodation Types 2, 3 or 4	
OTHER USES—		
Uses not otherwise defined	<i>Accepted development</i> if a road ⁴⁹ - Development approval is not required <i>Impact assessment</i> —otherwise	If <i>accepted development</i> – no assessment benchmarks apply

Division 11—Assessment table for the Open Space Recreation Zone⁵⁰

Table 6.9

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE RECREATION ZONE - MAKING A MATERIAL CHANGE OF USE⁵¹

Column 1 Defined use or use class ⁵²	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵³ 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 ; or e) Retail business	If <i>code assessment</i> — a) Cooroy & Lake Macdonald Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.

⁴⁹ All roads are included in a zone. Refer to Part 2 Section 2.10.

⁵⁰ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) 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.

⁵¹ For development other than material change of use refer assessment table 6.11 (Division 13)

⁵² Refer to Part 2, Section 2.11 Dictionary for definitions

⁵³ 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 ⁵²	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵³ and requirements for accepted development
<p><i>Inconsistent use</i> Those Business Uses listed in Section 6.39</p>		
COMMUNITY USES—		
<p><i>Consistent use</i> Emergency service Type 2 Shed; or Open space; or Wellbeing Type 2 Social</p> <p><i>Inconsistent use</i> Those Community Uses listed in Section 6.39</p>	<p><i>Code assessment if Open space Type 1 involving building work of 50m² of gross floor area or less;</i></p> <p><i>Impact assessment if—</i></p> <p>a) Education; or b) Emergency service; or c) Open space Type 1 involving building work of more than 50m² of gross floor area or Type 2; or d) Wellbeing</p>	<p><i>If code assessment—</i></p> <p>a) Cooroy & Lake Macdonald Locality Code; and b) Community Uses Code; and c) Landscaping Code; and d) Engineering Works Codes.</p>
INFRASTRUCTURE USES—		
<p><i>Consistent use</i> No Infrastructure Uses</p> <p><i>Inconsistent use</i> All Infrastructure Uses</p>	<p><i>Impact assessment</i> All Infrastructure Uses</p>	
RESIDENTIAL USES—		
<p><i>Consistent use</i> Ancillary dwelling unit; or Visitor accommodation Type 2 Caravan park</p> <p><i>Inconsistent use</i> Those Residential Uses listed in Section 6.39</p>	<p><i>Impact assessment</i> All Residential Uses</p>	
OTHER USES—		
<p>Uses not otherwise defined</p>	<p><i>Impact assessment</i></p>	

Division 12—Assessment table for the Open Space Conservation Zone⁵⁴

Table 6.10

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE OPEN SPACE CONSERVATION ZONE - MAKING A MATERIAL CHANGE OF USE⁵⁵

Column 1 Defined use or use class ⁵⁶	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁷ 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> if Education Type 4 Information , if an <i>information centre</i> ; or Open space Type 2 Camp Ground	<i>Impact assessment</i> All Community Uses	
<i>Inconsistent use</i> Those Community Uses listed in Section 6.43		
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> No Residential uses	<i>Impact assessment</i> All Residential Uses	
<i>Inconsistent use</i> All Residential uses		
OTHER USES—		
Uses not otherwise	<i>Impact assessment</i>	

⁵⁴ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) and the provisions of Part 13 to determine whether the land is affected. Also see Part 2 Section 2.6.4 explaining how the higher category of development assessment prevails.

⁵⁵ For development other than material change of use refer assessment table 6.11 (division 13)

⁵⁶ Refer to Part 2, Section 2.11 Dictionary for definitions

⁵⁷ Assessment benchmarks are provided to assist with the preparation of an application and, in the case of impact assessable 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 ⁵⁶	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁷ and requirements for accepted development
defined		

Division 13—Assessment table for development other than material change of use⁵⁸

Table 6.11

CATEGORIES OF DEVELOPMENT AND ASSESSMENT FOR THE COOROY & LAKE MACDONALD 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 ⁵⁹ 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 Tables 14.44-14.46 of the Building Works Code.	If <i>accepted development subject to requirements</i> — Column 2 of Table 14-44-14-46, Acceptable Solutions S1.1 to S24.7 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 ⁶⁰	<i>Accepted development subject to requirements</i> if demolition of a Class 1 or 10 structure ⁶¹ <i>Code assessment</i> if— a) Demolition of a Class 1 or 10 structure and not complying with Column 2 of Tables 14-42-14.43 of the Building Removal, Relocation and Demolition Code; or b) Class 2 to 9 structure ⁶² <i>Accepted development</i> otherwise- Development approval is not required	If <i>accepted development subject to requirements</i> — Column 2 of Tables 14.42-14.43 of the Building Removal, Relocation or Demolition Code. If <i>code assessment</i> — a) Building Removal, Relocation and Demolition Code; and b) Waste Management Code; and c) Erosion and Sediment Control Code If <i>accepted development</i> no assessment benchmarks apply.

⁵⁸ Categories of development and assessment may also be affected by overlays. See overlay maps (OM3.1- OM3.5) 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.

⁵⁹ 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*

⁶⁰ As defined in the Building Code of Australia

⁶¹ As defined in the Building Code of Australia

⁶² 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.

⁶¹ As defined in the Building Code of Australia

⁶² As defined in the Building Code of Australia

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁹ and requirements for accepted development
Placing an advertising device on premises	<p><i>Accepted development subject to requirements.</i></p> <p><i>Code assessment if— not complying with column 2 of Table 14-46 of the Advertising Devices Code.</i></p>	<p><i>If accepted development subject to requirements—</i> Column 2 of Table 14-46, Advertising Devices Code</p> <p><i>If code assessment—</i> Advertising Devices Code</p>
Reconfiguring a lot ⁶³	<i>Code assessment</i>	<p><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Cooroy & Lake Macdonald Locality Code; and b) Reconfiguring a Lot Code; and c) Landscaping Code; and d) <i>Engineering Works Codes</i>
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><i>If accepted development subject to requirements—</i></p> <ul style="list-style-type: none"> 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
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><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Landscaping Code; and b) <i>Engineering Works Codes</i>
Carrying out operational work associated with reconfiguring a lot where Development Permit for reconfiguring a lot has been issued	<i>Code assessment</i>	<p><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Landscaping Code; and b) <i>Engineering Works Codes</i>
Carrying out operational work for the construction of a driveway for a Detached house or Community residence ⁶⁴	<p><i>Accepted development subject to requirements</i></p> <p><i>Code assessment if not complying with column 2 of Table 14.48 of the Detached House Driveways Code</i></p>	<p><i>If accepted development subject to requirements—</i> Column 2 of Table 14.48, Detached House Driveways Code</p> <p><i>If code assessment—</i> Detached House Driveways Code.</p>

⁶³ 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.

⁶⁴ 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.

Column 1 Type of development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development ⁵⁹ and requirements for accepted development
Excavation or filling of land not associated with a material change of use (not for the purpose of constructing a dam)	<p><i>Accepted development subject to requirements</i>⁶⁵ if—</p> <ul style="list-style-type: none"> a) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving less than 10m³ of material; or b) in all other zones and involving less than 100m³ of material. <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) in either the Detached Housing Zone or the Semi-Attached Housing Zone and involving 10m³ or more of material; or c) in all other zones and involving 100m³ or more of material. 	<p><i>If accepted development subject to requirements—</i></p> <ul style="list-style-type: none"> a) Column 2 of Table 14-52, Earthworks Code; and b) Column 2 of Table 14-53 of the Erosion and Sediment Control Code <p><i>If code assessment—</i></p> <ul style="list-style-type: none"> 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	<p><i>Accepted development subject to requirements</i>⁶⁶ if—</p> <ul style="list-style-type: none"> a) Rural Settlement Zone and involving less than 500m³ 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 500m³ of material. <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. 	<p><i>If accepted development subject to requirements—</i></p> <ul style="list-style-type: none"> 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 <p><i>If code assessment—</i></p> <ul style="list-style-type: none"> a) Earthworks Code; and b) Erosion and Sediment Control Code.

⁶⁶⁻⁶⁷ This applies only once to any premises.

Division 14—General Provisions for the Cooroy & Lake Macdonald Locality Code

6.5 Cooroy & Lake Macdonald Locality Code

The following provisions comprise the Cooroy & Lake Macdonald Locality Code—

- 6.5.1 Compliance with the Cooroy & Lake Macdonald Locality Code (Section 6.7);
- 6.5.2 Overall outcomes for the Cooroy & Lake Macdonald Locality including for each zone in the locality (Division 15);
- 6.5.3 Specific outcomes and probable solutions for the Cooroy & Lake Macdonald Locality (Division 16);
- 6.5.4 Specific outcomes and probable solutions for each zone in the Cooroy & Lake Macdonald Locality (Divisions 17 to 26).

6.6 Compliance with the Cooroy & Lake Macdonald Locality Code

Development complies with the Cooroy & Lake Macdonald Locality Code if it—

- 6.6.1 fulfils the specific outcomes for the locality in Division 16; and
- 6.6.2 is a consistent use and fulfils the specific outcomes for the relevant zones (Divisions 17 to 26).

Division 15—Overall outcomes for the Cooroy & Lake Macdonald Locality.

6.7 Overall outcomes for the Cooroy & Lake Macdonald Locality

- 6.7.1 The overall outcomes are the purpose of the Cooroy & Lake Macdonald Locality Code.
- 6.7.2 The overall outcomes sought for the Cooroy & Lake Macdonald 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 works;
 - iii avoid significant adverse impacts on the amenity enjoyed by users of other premises, including acoustic and visual qualities; and
 - iv avoid significant adverse effects on the natural environment, including native habitat removal, fragmentation and attrition;
 - b) The Cooroy and Lake Macdonald Locality supports a growing urban and rural settlement of permanent residents;

- c) Urban development is limited to land within the Urban Growth Boundary as shown on Map ZM3;
- d) Development is consistent with the Priority Infrastructure Plan in Part 15;
- e) The Cooroy and Lake Macdonald locality is bounded by —
 - i. Ringtail Creek and State Forests in the north and north-east;
 - ii. Sunrise Road in the south-east;
 - iii. Shire boundary in the south;
 - iv. rural settlements on the ranges to the west of Cooroy; and
 - v. the Bruce Highway and the North Coast Rail line to the northwest.
- f) The physical setting of the town of Cooroy, characterised by undulating land to the south-west of Lake Macdonald, ranges to the north, east, and south, and flatter land immediately to the north-west and west is maintained and accommodates rural settlements and forestry;
- g) Cooroy retains its role as the major business centre for Noosa's hinterland area;
- h) The ranges and spectacular scenic vistas are preserved including Mt Tinbeerwah in the east, Mt Cooroy in the south, Black Mountain on the western boundary of the locality, and Mt Cooroora outside the locality to the north-west;
- i) The scenic and environmental values of Lake Macdonald, the Six Mile and Ringtail Creeks and their tributaries are preserved;
- j) Fragmentation of the countryside is avoided with development limited to the existing rural communities of Cudgerie Estate, Forest Acres, Lake Macdonald and Sunrise Hills;
- k) Heritage and environmental values associated with the landforms and landscapes, including the mountains, watercourses and significant stands of remnant vegetation are protected;
- l) The relaxed country town atmosphere of Cooroy is protected for the enjoyment of future generations;
- m) Access to recreational facilities and larger centres on the coast as well as Gympie, Nambour and further afield is maintained;
- n) Key streetscape characteristic of Cooroy township are maintained by new development including —
 - i. the country town character including the rural, almost rustic quality to some of the original buildings in town;
 - ii. simple timber buildings with timber framed windows and parapet walls and wide awnings that address the street and provide pedestrians with sheltered areas to meet and talk;
 - iii. a pedestrian scale, with some buildings having a grander scale befitting their original uses as banks or public buildings.
 - iv. pedestrian access ways between the buildings;
 - v. outdoor dining between the shopfronts and the roadway;
- o) A high level of residential amenity, built upon the local rural industries, environmental values, outdoor recreation opportunities, built heritage, artistic talent, social networks and family values is maintained;

- p) 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;
- q) The urban community is predominantly accommodated in detached housing, although areas close to Cooroy centre support semi-attached and attached residential development and other properties in Cooroy township contain aged-care housing;
- r) The traditional built form of Cooroy is retained and new development complements traditional streetscape and building forms;
- s) Outside the town of Cooroy, development is characterised by—
 - i conservation of good quality agricultural land for agricultural purposes;
 - ii conservation of open space for biodiversity and water quality purposes; and
 - iii rural settlement at varying densities consistent with the available levels of convenience and accessibility, environmental constraints and proximity to the Lake Macdonald water supply catchment;
- t) Economic activities are focused on—
 - i Cooroy's role as the principal business and service centre for the hinterland;
 - ii Cooroy's industrial estate;
 - iii technology based businesses reliant on broadband communication;
 - iv timber industry initiatives and product manufacturing at the Nandroya Mill site;
 - v Cooroy's support role in the locality for surrounding agricultural activities;
 - vi extractive and mineral resources;
 - vii facilitating artistic and cultural business enterprises; and
 - viii agricultural industries and associated rural enterprises;
- u) Business opportunities in Cooroy are enhanced by the protection of major transport corridors including access to the Bruce Highway, Cooroy-Noosa Road and the North Coast Rail line;
- v) Cooroy services much of the hinterland of Noosa providing low to medium order goods and some higher order goods and services such as vehicle sales, rural supplies, community, medical, and educational facilities as well as specialty items such as handmade furniture;
- w) Cooroy's industrial estates provide capacity for considerable growth, diversity and employment for the hinterland, with access to the Bruce highway being particularly important to this growth;
- x) The town of Cooroy provides a range of community services, schools, medical facilities, sporting and recreational facilities, which service the hinterland and beyond;
- y) New areas of urban and rural settlement development are precluded from the part of the locality within the catchment area of Lake Macdonald where the dominant goal is the protection of water quality within the primary water supply source;
- z) The Bruce Highway, Elm Street, Cooroy-Noosa Road, Eumundi Road, parts of Myall Street and Diamond Street, Cooroy-Belli Road, Maple Street, Mary River Road, Lake Macdonald Drive and Sunrise Road are protected as parts of the Noosa's *major road network*;
- aa) A public transport node is located within Cooroy and links public transport services to other centres in Noosa, including railway stations;

- bb) Rail services and highway access is maintained for residents of the locality to commute to Brisbane or other employment centres;
- cc) The vistas offered from the major road corridors are protected and add to the attraction of the locality for visitors and residents;
- dd) Environmental and aesthetic values associated with the hillslopes, including iconic mountains and the *watercourses* of Lake Macdonald, Ringtail, Six Mile and Cooroy Creeks, are protected;
- ee) The water quality of Lake Macdonald is protected as the primary source of water supply for the coastal urban areas of Noosa and the rural towns and villages of Cooroy, Pomona, Cooran and Cooroibah;
- ff) Water quality standards in the *watercourses* of this locality are maintained or improved through land management practices;
- gg) Development within the catchment is restricted to protect water quality and its associated environmental values. Subdivision and development within the water catchment is limited and much of the land will remain as open space;
- hh) Open space networks across the locality are protected and enhanced including—
 - i Mt Cooroy Conservation Park;
 - ii parts of Tewantin and Ringtail State Forests;
 - iii the riparian corridors of Six Mile and Ringtail Creeks and their tributaries; and
 - iv the vegetated ranges of the sub-coastal escarpments in the north, south and east of the locality;
- ii) Areas of native remnant or regrowth vegetation, including their biodiversity and habitat values are protected;
- jj) Access to community, sport and recreation facilities is protected;
- kk) 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 vegetation; and
 - iv landscaped settings consistent with the character of the locality.
- ll) For the **Semi-Attached Housing Zone**—residents are accommodated in detached 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;
- mm) For the **Attached Housing Zone**—residents and visitors are accommodated in predominantly attached housing forms that—
 - i contribute to a high level of residential amenity, design quality and safety;
 - ii respect the scale and character of the streetscape and surrounding development; and

- iii are located within convenient access of employment centres, goods and services, public transport and community facilities;
- nn) For the **Business Centre Zone**—
 - i significant retail and commercial uses provide residents and visitors with a range of goods and services including some higher order services;
 - ii the business centre is a significant employment node and is serviced by public transport;
 - iii Maple Street is enhanced as a wide, attractive and pedestrian friendly main street;
 - iv Development respects the existing country town character and the scale of surrounding buildings.
 - v Development addresses the street and complements the traditional streetscape and building form;
 - vi a mix between business uses and upper level employee housing reduces commuting pressures and creates a vibrant environment with opportunities for both day and night time casual surveillance; and
 - vii commercial lots with two frontages to a street front and laneway at the rear provide for pedestrian movement and maintain a sense of exploration as well as commercial or service access to the rear of properties;
- oo) 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 is consistent with the indoor recreation, education, health, social and safety needs of the local community, including people with special needs, such as the elderly, children, low-income earners and disabled persons;
- pp) For the **Industry Zone**—land in this zone—
 - i accommodates the principal industrial centre of the hinterland including businesses associated with manufacturing, production, storage, repairs and the like to the exclusion of inconsistent uses such as residential or community uses;
 - ii has good access to the *major road network* including the Bruce Highway; and
 - iii accommodates uses and works that are designed and managed to contribute positively to the character of the locality without adverse impacts on the environment including excessive noise, odour, dust and other waste;
- qq) 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 slope and *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;

- rr) 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
- ss) 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
- tt) 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 16—Specific Outcomes for the Cooroy & Lake Macdonald Locality

Table 6.12

column 1 Specific Outcomes	column 2 Probable solutions
6.8 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 Cooroy, Mt Tinbeerwah and Black Mountain 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 Diamond St, Cooroy–Noosa Road, Belli Creek Road and Lake Macdonald Drive is protected and enhanced.	No solution provided


column 1 Specific Outcomes	column 2 Probable solutions
<p>Laneways</p> <p>O4 Uses do not diminish the ability of laneways to—</p> <ul style="list-style-type: none"> a) relieve traffic on streets; b) provide convenient and safe rear access to premises; and c) add to the heritage character of Cooroy; <p>AND</p> <p>O5 Access for new <i>uses</i> is only taken off a laneway where upgrading works are carried out to the laneway to enable the laneway to accommodate the anticipated levels of traffic.</p>	<p>No solution provided</p>
6.9 Built form	
<p>Density</p> <p>O6 The density of development within the <i>site</i> area—</p> <ul style="list-style-type: none"> a) is compatible with surrounding <i>development</i>; and b) does not exceed— <ul style="list-style-type: none"> i. For the Semi-Attached Housing Zone—1 <i>dwelling unit</i> per 400m² of site area with a maximum <i>population density</i> of 100 persons per hectare; ii. For the Attached Housing Zone—maximum <i>population density</i> of 100 persons per hectare; and iii. For the Business Centre Zone—maximum <i>population density</i> of 100 persons per hectare iv. For the Community Services Zone maximum <i>population density</i> of 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 <i>site</i> impact to enhance the opportunity to maintain natural <i>site</i> characteristics such as native vegetation and natural landforms. 	<p>No solution provided</p>
<p>Height</p> <p>O7 <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 structures on adjoining and surrounding premises; b) have a maximum building height of 2 <i>storeys</i>; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding land uses; e) respect the scale of existing <i>vegetation</i>; and f) respond to the topography of the <i>site</i> by avoiding extensive excavation and filling. 	<p>S7.1 <i>Buildings</i> and other <i>structures</i> 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 Open Space Recreation Zone and used for an indoor sporting complex—11m c) if in the Industry Zone—10m; d) in all other zones—8m.

column 1 Specific Outcomes	column 2 Probable solutions
<p>Setbacks O8 <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 privacy of adjoining and nearby properties; b) preserve any existing <i>vegetation</i> that will buffer the proposed building from adjoining uses; c) allow for landscaping to be provided between buildings; and d) maintain the visual continuity and pattern of <i>buildings</i> and landscape elements within the street. 	<p>S8.1 Buildings and <i>structures</i> comply with the minimum <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 and plot ratio</p> <p>O9 The <i>site cover, gross floor area and plot ratio</i> of <i>buildings</i> and other roofed structures—</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 <i>site</i>; c) maximises the retention of existing <i>vegetation</i> 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>O10 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 Housing Zone - 40%; c) for the Semi-Attached Housing Zone—40%; or d) for the Attached Housing Zone—40% e) for the Community Services Zone—50% <p>O11 For Multiple Housing Type 2 buildings have a maximum <i>plot ratio</i> of 0.45:1.</p> <p>O12 For Multiple housing Type 3 or 4, Visitor accommodation Type 4, or the accommodation unit component of an Entertainment and dining business Type 3—maximum <i>gross floor area</i> is equivalent to the maximum allowable population in persons multiplied by 40m².</p> <p>O13 For the Business Centre Zone plot ratio does not exceed—</p> <ul style="list-style-type: none"> a) 0.8:1 for site areas up to and including 2,000m²; and b) 0.3:1 for the balance of a site over 2,000m². 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Flooding and drainage⁶⁷ O14 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>S14.1 For new buildings or structures or additions of more than 50m² gross floor area to an existing building or structure, floor levels for habitable rooms 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>S14.2 Where Council infrastructure is available—</p> <ul style="list-style-type: none"> a) any drainage (including <i>buildings</i> and <i>yards</i>) flows to that infrastructure; and b) the infrastructure has the capacity to accept any additional loading; <p>AND</p> <p>S14.3 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>S14.4 <i>Basements</i> for residential uses have flood immunity above the 1%AEP <i>defined flood event</i> where alternative means to mechanical pumping are used to achieve such immunity; or</p> <p>S14.5 <i>Basements</i> for non-residential uses have flood immunity above the 1%AEP <i>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>

⁶⁷ 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 O15 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>S15.1 <i>Buildings</i> are of split level design that step down the slope or have a suspended floor construction; (See Figure 6.1 below) AND S15.2 Cut or fill is less than 2m in depth; AND S15.3 The distance between the ground and the lowest part of the floor of the building does not exceed 3m.</p> <p>Figure 6.1—Design for sloping site (suspended floor)</p> 
<p>Roof form O16 Roof forms—</p> <ol 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 or skillion; and d) do not create opportunities for residents to overlook the <i>private open space</i> areas of neighbouring properties. 	<p>S16.1 With the exception of industrial buildings the main roof of the <i>building</i> has a roof pitch no less than 12 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i>; AND S16.2 <i>Building</i> and <i>structures</i> do not include rooftop terraces.</p>
<p>Public transport node O17 An accessible and safe public transport node is established and operated within Cooroy that—</p> <ol style="list-style-type: none"> a) links public transport services to other centres and destinations throughout the Sunshine Coast; and b) forms part of an integrated transport network that is accessible via pedestrian and bicycle pathways. 	<p>S17.1 A public transport node is located within Cooroy as identified in Schedule 5 on Map 1.</p>

column 1 Specific Outcomes	column 2 Probable solutions
6.10 Environment, conservation and recreation	
<p>Environment and cultural heritage values</p> <p>O18 There are no significant adverse effects on biodiversity, natural <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 to any of the <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 disposal⁶⁸; g) changes to fauna habitat and behaviour; and h) disturbance of buildings 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>
<p>Open space network</p> <p>O19 An integrated <i>open space network</i> 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</i> on <i>steep slopes</i>; and f) form a scenic backdrop for residential development; <p>AND</p> <p>O20 The open space network links—</p> <ul style="list-style-type: none"> a) forests including parts of Tewantin and Ringtail State Forests; b) the catchment of Lake Macdonald; c) the vegetated ranges of the sub-coastal escarpment in the north, south, and east of the locality; and d) the riparian corridors of the Six-Mile and Ringtail Creeks and their tributaries. 	<p>S19.1 and S20.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 3 are protected from fragmentation and encroachment by development.</p>

⁶⁸ 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>Noosa Trail Network</p> <p>O21 A comprehensive network of bridle trails and pedestrian and bicycle linkages is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of Noosa’s residents and visitors;</p> <p>AND</p> <p>O22 The Noosa Trail Network in the locality is supported by overnight camping facilities, home-hosted accommodation and signage, allowing local residents and visitors to experience the natural values of the area and to access key destinations including—</p> <ul style="list-style-type: none"> a) the town of Cooroy; b) Lake Macdonald; c) the Botanic Gardens; and d) State forests, conservation parks and other recreation facilities in the locality. 	<p>S21.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 2;</p> <p>AND</p> <p>S21.2 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;</p> <p>OR</p> <p>S21.3 Alternative linkages to those indicated in Schedule 5 – Map 2 are provided;</p> <p>AND</p> <p>S21.4 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>S22.1 No solution provided</p>
<p>Pedestrian and bicycle pathways</p> <p>O23 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) between Cooroy and Tewantin; b) between Cooroy and the Noosa Botanical Gardens; and c) within and around the town of Cooroy. 	<p>S23.1 Pedestrian and bicycle pathways are provided and retained where indicated in the Priority Infrastructure Plan in Part 15;</p> <p>AND</p> <p>S23.2 Contributions toward pedestrian and bicycle pathways are provided in accordance with the Priority Infrastructure Plan in Part 15.</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Protection of Lake Macdonald water supply O24 Development does not adversely impact on the Lake Macdonald water supply. AND</p> <p>O25 The number and location of access points to <i>watercourses</i> is controlled and managed to prevent adverse impacts on water quality in Lake Macdonald; AND</p> <p>O26 Key nodes are established and appropriately managed at the following locations and include facilities such as parking and picnic areas—</p> <ul style="list-style-type: none"> a) the northern part of the lake, in the vicinity of the water treatment plant, scouts and fish hatchery; b) the western part of the lake in conjunction with the Botanic Gardens and associated picnic areas; and c) the eastern part of the lake, in the vicinity of the Old Tinbeerwah School Park. <p>AND</p> <p>O27 Treatment and disposal of waste water does not have any detrimental impact on Noosa’s major water storage and supply - Lake Macdonald⁶⁹.</p>	<p>S24.1 Within the Lake Macdonald catchment area shown on Natural Resources Overlay Map OM3.5, buildings and other structures are not located below 98.5m AHD. No solution provided.</p> <p>S25.1 No solution provided</p> <p>S26.1 No solution provided</p> <p>S27.1 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>

⁶⁹ 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*.

Division 17—Specific Outcomes and Probable Solutions for the Detached Housing Zone

Table 6.13

column 1 Specific Outcomes	column 2 Probable solutions
6.11 Consistent Uses	
<p>O28 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 Types 1 or 2; c) Detached house; d) Community residence; and e) Visitor accommodation Type 1 	No solution provided
6.12 Inconsistent Uses	
<p>O29 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 and an <i>estate sales office</i>; 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 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
6.13 Built form	
<p>Streetscape & character</p> <p>O30 Buildings and other structures—</p> <ul style="list-style-type: none"> 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 car ports; e) orientate front doors, feature windows and roof treatment towards the street; and f) reflect the typical Queensland domestic vernacular predominant in older parts of Cooroy <p>AND</p> <p>O31 Buildings give the physical appearance of being one Detached house.</p> <p>AND</p> <p>O32 Buildings and other structures provide for visual interest and amenity by:-</p> <ul style="list-style-type: none"> 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>S30.1 The main entrance of the building faces the street;</p> <p>AND</p> <p>S30.2 If the main entrance of the building is reached by stairs, the stairs are located between the building and the street frontage.</p> <p>S31.1 No solution provided</p> <p>S32.1 For buildings and other structures—</p> <ul style="list-style-type: none"> a) the maximum <i>wall length</i> 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, <i>balconies</i> or a change of building material)
<p>Garages and carports</p> <p>O33 Garages and carports are designed and sited to visually integrate with the building and avoid dominating the street.</p>	<p>S33.1 Garages and carports—</p> <ul style="list-style-type: none"> a) have a front boundary <i>setback</i> 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 frontage.
<p>Front fences and walls</p> <p>O34 Front fences and walls are designed and sited to contribute to the streetscape without creating any nuisance to neighbours or pedestrians.</p>	<p>S34.1 Front fences and walls are—</p> <ul style="list-style-type: none"> a) not forward of the front plane of the <i>dwelling units</i>; or b) no more than 900mm high; or c) no more than 1.2m high and of open construction (ie. at least 50% transparent).

Division 18—Specific Outcomes and Probable Solutions for the Semi-Attached Housing Zone

Table 6.14

column 1 Specific Outcomes	column 2 Probable solutions
6.14 Consistent Uses	
<p>O35 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; or g) Multiple housing Type 4 where the site area is no less than 800m²; h) Visitor accommodation Types 1 or 2 	No solution provided
6.15 Inconsistent Uses	
<p>O36 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 Type 4 where the site area is less than 800m²; l) Multiple housing Type 5; and m) Visitor accommodation Types 3 or 4. 	No solution provided


column 1 Specific Outcomes	column 2 Probable solutions
6.16 Built form	
<p>Streetscape character & building bulk O37 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 Cooroy; b) contribute positively to the streetscape character by addressing the street and adding visual interest through stepping the front facade; c) have a bulk and architectural scale that does not dominate the streetscape or detract from the visual amenity of adjoining properties; d) present a domestic scale within a landscaped setting; and e) present well-articulated facades where garages or carports are not the dominant visual element when viewed from the street. 	<p>S37.1 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 S37.2 <i>Buildings</i> visible from the street are perpendicular to the street; AND S37.3 <i>Buildings</i> have front or L-shaped verandahs or feature windows that address the street and mark the entrance of the dwelling. AND S37.4 <i>Buildings and other structures are designed to—</i></p> <ul style="list-style-type: none"> a) have a maximum <i>wall length</i> 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) visually break up building facades by incorporating different but complimentary 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 S37.5 For corner sites or sites with multiple road frontages, 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>O38 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>S38.1 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>S38.2 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>S38.3 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;</p> <p>OR</p> <p>S38.4 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>S38.5 Where located on the major road network or a collector street, 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>S38.6 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>O39 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>S39.1 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>S39.2 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>S39.3 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 19—Specific Outcomes and Probable Solutions for the Attached Housing Zone

Table 6.15

column 1 Specific Outcomes	column 2 Probable solutions
6.17 Consistent Uses	
<p>O40 The following defined uses and use classes are consistent uses and are located in the 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) Detached house; d) Community residence; e) Multiple housing; and f) Visitor accommodation Types 1, 2 or 4 	<p>No solution provided</p>
6.18 Inconsistent Uses	
<p>O41 The following defined uses and use classes are inconsistent uses and are not located in the 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 Types 2 or 3; e) Industrial business; f) Retail business; g) All Community Uses; h) All Infrastructure Uses; i) Ancillary dwelling unit; and j) Visitor accommodation Type 3 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
6.19 Built form	
<p>Streetscape character & building bulk</p> <p>O42 <i>Buildings and structures</i>—</p> <ul style="list-style-type: none"> a) present a visual bulk and architectural scale that is consistent with structures on adjoining and nearby land; b) do not dominate the streetscape or surrounding spaces; c) address the streetscape; d) respect the public spaces about the <i>site</i>; e) vary in line and plane; f) reflect the original vernacular architecture surrounding them; g) integrate with the landform by minimising cut and fill; h) make use of <i>balconies</i>, verandahs, eaves, and roof overhangs for aesthetic, climatic and lifestyle reasons; and i) present well-articulated façades where garages or carports are not the dominant visual element when viewed from the street; <p>AND</p> <p>O43 <i>Buildings and structures</i> take the form of small separate buildings (no more than 4 attached dwelling units), rather than large single bulky developments;</p>	<p>S42.1 <i>Buildings and other structures</i> are designed to—</p> <ul style="list-style-type: none"> a) Have a maximum <i>wall length</i> 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 forms through gables or different pitches to add visual interest and define the individual <i>dwelling units</i> (Refer Figure 6.2). c) provide individual segmented <i>balconies</i> for each <i>dwelling unit</i> to reduce dominant horizontal banding; d) visually break up building façades by incorporating different but complementary 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>S43.1 No solution provided</p> <p>Figure 6.2 – Articulation to reduce visual bulk of buildings</p> 

column 1 Specific Outcomes	column 2 Probable solutions
<p>Garages and carports O44 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>S44.1 Garages and carports—</p> <ul style="list-style-type: none"> a) have a front boundary setback of at least 6m; and b) 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 c) 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>AND</p> <p>S44.2 Where multiple lock up garages face the street garage doors are stepped back a minimum of 600mm from each other, in relation to the <i>frontage</i> or are separated by at least 1.5m;</p> <p>AND</p> <p>S44.3 Garages, carports and uncovered spaces are designed to allow vehicles to enter and exit the <i>site</i> in a forward gear through a 3-point turn maximum;</p> <p>AND</p> <p>S44.4 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 & walls O45 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 on main roads, 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>S45.1 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>S45.2 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>S45.3 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 20—Specific Outcomes and Probable Solutions for the Business Centre Zone

Table 6.16

column 1 Specific Outcomes	column 2 Probable solutions
6.20 Consistent uses	
<p>O46 The following defined uses and use classes are consistent uses and are located in the Business Centre Zone—</p> <ul style="list-style-type: none"> a) Commercial business; b) Entertainment and dining business; c) Retail business; d) Education Types 3 or 4; e) Emergency service; f) Wellbeing Type 2; g) Service and utility Type 1; h) Transport Types 1 or 2; i) Ancillary dwelling unit; j) Multiple Housing Type 4 consisting of <i>small dwelling units</i> and part of a mixed use development; and k) Visitor accommodation Type 4. 	No solution provided
6.21 Inconsistent uses	
<p>O47 The following defined uses and use classes are inconsistent uses and are not located in the Business Centre Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Home-based business; c) Industrial business; d) Education Types 1 or 2; e) Open space Types; f) Wellbeing Type 1, 3 or 4; g) Service and utility Type 2, 3 or 4; h) Transport Types 3 or 4; i) Detached house; j) Community residence; k) Multiple housing if not Type 4 consisting of <i>small dwelling units</i> and part of a mixed use development; and l) Visitor accommodation Types 1, 2 or 3. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
6.22 Effects of use	
<p>Amenity O48 Cooroy business centre maintains its vibrant country town character through— a) wide streets with on-street parking; b) strip style development; c) paved outdoor meeting and dining areas; d) space for public art on footpaths; and e) pedestrian friendly low-speed traffic environment.</p>	No solution provided
<p>Neighbouring residential uses O49 Buildings and structures adjacent to land in a residential zone have— a) a domestic scale, with <i>building size</i> and landscaped <i>setbacks</i> consistent with that for development in the <i>residential zone</i>; and b) no night time business operations.</p>	No solution provided
<p>Mixed use development O50 Uses on the ground floor contribute to the function of the business centre.</p> <p>AND</p> <p>O51 Residents do not compete with customers for carparking spaces.</p>	<p>S50.1 Where multiple housing (<i>small dwelling units</i>) or ancillary dwelling units are incorporated, residential uses are not located on the ground floor but are located above business or community uses.</p> <p>S50.2 Visitor accommodation may be located at the ground floor but is designed and located so as to ensure the privacy of guests without detracting from the centre's streetscape.</p> <p>S50.3 Where visitor accommodation incorporates business uses such as a restaurant, function room or tour booking service such facilities are located at the front of the ground floor so as to reinforce the interactive streetscape.</p> <p>S50.4 Separate identifiable residential entrances are provided for any residential uses. AND S51.1 Resident carparking is limited to one space per dwelling unit or accommodation unit. and S51.2 Resident carparking is not located in the road reserve or between the residential or business building and the principal street frontage.</p>
<p>Pedestrian connectivity O52 Pedestrian connectivity between Business Uses, Community Uses, recreation areas and <i>public open space</i>, on both sides of the railway line, is enhanced.</p>	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
6.23 Built form	
<p>Streetscape O53 <i>Buildings and structures</i> within Cooroy’s Business Centre—</p> <ul style="list-style-type: none"> a) are a mixture of original lowset timber frame <i>buildings</i> and compatible new buildings; b) are lowset single or double <i>storey</i> with second <i>storeys</i> set back from the property frontage; c) are consistent in bulk and scale to <i>buildings</i> on adjacent premises; d) incorporate awnings, supported by timber posts, with intimate pedestrian spaces below awnings; e) mount signage above awnings on parapet walls; and f) incorporate transparent glazed shop fronts that add interest to the street; <p>AND</p> <p>O54 <i>Buildings</i> 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) roofs generally concealed behind parapet walls and not seen from the street; b) the main entrance visually emphasised in the centre of the ground floor façade; c) detailing and articulation for horizontal emphasis including awnings, parapet walls and first floor <i>balconies</i>; and d) signage befitting the architectural integrity of the building; <p>AND</p> <p>O55 New <i>uses</i> make use of existing <i>buildings</i> with limited external modifications;</p> <p>AND</p> <p>O56 Carparking does not visually dominate the streetscape.</p>	<p>S53.1 Ground floor premises provide a minimum of 50% transparent glazing to shopfronts to create active building fronts.</p> <p>S54.1 No solution provided</p> <p>S55.1 No solution provided</p> <p>S56.1 No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
<p>Corner sites O57 Buildings on corner sites are street focal points and are designed to contribute to defining the street intersection, including the use of interesting or decorative features or building elements.</p>	<p>No solution provided</p>
<p>Pedestrian environment O58 Street awnings— a) provide for a feeling of enclosure, human scale and a “sense of place” for pedestrians; and b) contribute positively to the character and streetscape of Cooroy;</p> <p>AND</p> <p>O59 Pedestrian amenity and safety is enhanced through soft and hard landscaping; AND O60 Pedestrian safety and convenience is not threatened or reduced by additional vehicular driveways.</p>	<p>S58.1 Street awnings— 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; and h) are designed and constructed to allow for the unencumbered growth of existing street trees; or i) are no higher than 3m in height.</p> <p>Figure 6.3—Street awnings in Cooroy</p>  <p>S59.1 No solution provided</p> <p>S60.1 No additional driveways are created on Maple Street or Emerald Street.</p>

Division 21—Specific Outcomes and Probable Solutions for the Community Services Zone

Table 6.17

column 1 Specific Outcomes	column 2 Probable solutions
6.24 Consistent use	
<p>O61 The following defined uses and use classes are consistent uses and are located in the Community Services Zone—</p> <ul style="list-style-type: none"> a) Commercial business Types 2 or 3 where located within the town of Cooroy; b) Entertainment and dining Types 1 or 2 where in conjunction with a Community Use; c) Education where located within the town of Cooroy; d) Emergency Services; e) Open Space; f) Wellbeing where located within the town of Cooroy 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
6.25 Inconsistent use	
<p>O62 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 where not located within the town of Cooroy d) Entertainment and dining business Types 1 or 2 where not in conjunction with a Community Use e) Entertainment and dining business Type 3; f) Home-based business; g) Industrial business; h) Retail business; i) Education where not located within the town of Cooroy; j) Wellbeing where not located within the town of Cooroy; k) Transport Type 4; l) Detached house; m) Community residence; n) Multiple housing Types 2, 4 or 5; and o) Visitor accommodation Types 1, 3 and 4. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
6.26 Effects of use	
<p>O63 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>Visual amenity O64 Where land is adjacent to the <i>major road network</i> or land in a <i>residential zone</i> appropriate <i>buffers</i> are incorporated into <i>development</i> to avoid visual and acoustic impacts.</p>	No solution provided
<p>Co-location of community uses O65 <i>Building and structures</i> are designed and located to maximise opportunities for the co-location of community facilities and services.</p>	No solution provided
<p>Pedestrian connectivity O66 Pedestrian connectivity between Business Uses, Community Uses, recreation areas and <i>public open space</i> on both sides of the railway line is enhanced.</p>	No solution provided
<p>Residential Uses O67 Retirement and Special Needs Housing provides secure housing for people with limited mobility while allowing residents to interact with their surrounding neighbourhood.</p>	No solution provided
<p>Neighbouring residential uses O68 Buildings and structures adjacent to land in a <i>residential zone</i> have a domestic scale, with <i>building size</i> and landscaped <i>setbacks</i> consistent with that for development in the <i>residential zone</i>.</p>	No solution provided

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

Table 6.18

column 1 Specific Outcomes	column 2 Probable solutions
6.27 Consistent uses	
<p>O69 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) Commercial business Type 1 if an <i>estate sales office</i>; b) Industrial business if Types 1 or 2; c) Retail business Types 3, 5 or 6; d) Education Type 3 if trade related vocational training; e) Emergency service Type 2; f) Service and utility; g) Transport Types 1, 2 or 3; and h) Ancillary dwelling unit. 	No solution provided
6.28 Inconsistent uses	
<p>O70 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 unless Type 1 and an <i>estate sales office</i>; c) Entertainment and dining business; d) Home-based business; e) Industrial business Type 3; f) Retail business Types 1, 2, 4 or 7; g) Education if not Type 3 and trade related vocational training; h) Emergency service Type 1; i) Open space; j) Wellbeing; k) Transport Type 4; l) Detached house; m) Community residence; n) Multiple housing; and o) Visitor accommodation. 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
6.29 Effects of use	
<p>Amenity 071 Industrial business is located, designed and operated to avoid significantly changing the amenity enjoyed by users of surrounding premises.</p>	<p>S71.1 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 S71.2 No external storage areas or plant and equipment are located within 2m of a property boundary; AND S71.3 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>072 Industrial <i>development</i> is conducted in an environmentally responsible manner, operating without deleterious impacts on either immediate, surrounding or downstream communities, environments and environmental processes.</p>	<p>No solution provided.</p>
6.30 Built form	
<p>073 <i>Buildings</i> provide visual interest and amenity by providing well-articulated buildings with strong horizontal and vertical design elements and features; AND 074 Buildings are designed to allow for a range of potential uses.</p>	<p>S73.1 Buildings— 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. S74.1 No solution provided</p>

Division 23—Specific Outcomes and Probable Solutions for the Rural Settlement Zone

Table 6.19

column 1 Specific Outcomes	column 2 Probable solutions
6.31 Consistent uses	
<p>O75 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) Retail Business Type 1 Local where on Lot 63 on RP200339, on the corner of Sunrise Rd & Kingsgate Drive, Tinbeerwah; h) Emergency Services Type 2; i) Detached house; j) Community residence; and k) Visitor accommodation Types 1 or 3. 	No solution provided
6.32 Inconsistent uses	
<p>O76 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 where not an <i>estate sales office</i>; d) Commercial business Type 2; e) Entertainment and dining business; f) Industrial business; g) Retail business if not on Lot 63 on RP200339, on the corner of Sunrise Rd & Kingsgate Drive, Tinbeerwah; 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 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
6.33 Built form	
<p>Sloping sites & ridgelines O77 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 cut and fill (eg. by stepping down the slope or using suspended floor construction; b) does not visually dominate the hill slope or interrupt the skyline; and c) is integrated with the natural site characteristics including <i>vegetation</i>; <p>AND O78 The landscape character and visual amenity quality of hill slopes and ridgelines are retained.</p>	<p>S77.1 Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%) ; AND S77.2 Buildings present no more than 2 <i>storeys</i> at any one point when viewed from a road or other public space; AND S78.1 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>Editor's 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 24—Specific Outcomes and Probable Solutions for the Rural Zone

Table 6.20

column 1 Specific Outcomes	column 2 Probable solutions
6.34 Consistent uses	
<p>O79 The following defined uses and use classes are consistent uses and are located in the Rural Zone—</p> <ul style="list-style-type: none"> a) All Agricultural Uses; b) Commercial business Type 1 located on Lot 1444 on CG3956 and associated with Forestry uses; c) Commercial business Type 3; d) Home-based businesses; e) Industrial business Type 2 located on Lot 1444 on CG3956 and associated with Forestry uses; f) Industrial business Type 3; g) Retail business Type 1 if a <i>roadside stall</i>; h) Retail business Type 3; i) Emergency service Type 2; j) Open space Type 2; k) Detached house; l) Community residence; m) Ancillary dwelling unit; n) Visitor Accommodation Type 1; and o) Visitor Accommodation Types, 2 or 3 where located outside of the water catchment area as depicted on Overlay Map OM 3.5. 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
6.35 Inconsistent uses	
<p>O80 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 Type 1 if not located on Lot 1444 on CG3956 and associated with Forestry uses; b) Commercial business Type 2; c) Entertainment and dining business; d) Industrial business Type 1; e) Industrial business Type 2 if not located on Lot 1444 on CG3956 and associated with Forestry uses; f) Retail business Type 1 if not a <i>roadside stall</i>; g) Retail business Types 2, 4, 5, 6 or 7 h) Education; i) Emergency service Type 1; j) Open space Type 1; k) Wellbeing; l) All Infrastructure Uses; m) Multiple housing; n) Visitor Accommodation Types 2 or 3 where located within the water catchment area as depicted on the Overlay Map OM 3.5; and o) Visitor accommodation Type 4. 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
6.36 Amenity	
<p>Sloping sites & ridgelines O81 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 cut and fill; b) does not visually dominate the hill slope or interrupt the skyline; and c) is integrated with the natural site characteristics including <i>vegetation</i>; <p>AND</p> <p>O82 The landscape character and visual amenity quality of hill slopes and ridgelines are retained.</p>	<p>S81.1 Buildings and associated accessways are not constructed on land with a slope greater than 1 in 4 (25%); AND S81.2 Buildings present no more than 2 storeys at any one point when viewed from the road or other public space, by stepping the buildings down the slope or using suspended floor construction; AND</p> <p>S82.1 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>Editor's 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>
<p>Incompatible uses O83 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>	<p>No solution provided</p>
6.37 Open space, environment and conservation	
<p>Environmental values O84 The environmental values of land are protected from adverse impacts as a consequence of development in or adjacent to that land.</p>	<p>No solution provided</p>

Division 25—Specific Outcomes and Probable Solutions for the Open Space Recreation Zone

Table 6.21

column 1 Specific Outcomes	column 2 Probable solutions
6.38 Consistent uses	
<p>O85 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 Type 1 where in conjunction with an Open Space Use; b) Entertainment and dining Type 2; c) Emergency service Type 2; d) Open space; e) Wellbeing Type 2; f) Ancillary dwelling unit; and g) Visitor accommodation Type 2 	<p>No solution provided</p>
6.39 Inconsistent uses	
<p>O86 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 if not Type 1 in conjunction with an Open Space Use; d) Entertainment and dining 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, 3 or 4. 	<p>No solution provided</p>

column 1 Specific Outcomes	column 2 Probable solutions
6.40 Effects of use	
Amenity O87 Active recreation facilities do not result in significant levels of traffic generation or significant levels of noise or light emission affecting nearby residential uses.	No solution provided
6.41 Built Form	
O88 Buildings and other structures are designed and sited to— <ul style="list-style-type: none"> a) encourage the co-locating of a range of Open space uses; b) be attractive, comfortable and accessible to the public; c) provide suitable landscape treatments seating, lighting and other amenities conducive to community interaction and convenience and public safety; and d) protect any environmental values on the site. 	No solution provided

Division 26—Specific Outcomes and Probable Solutions for the Open Space Conservation Zone

Table 6.22

column 1 Specific Outcomes	column 2 Probable solutions
6.42 Consistent uses	
O89 The following defined uses and use classes are consistent uses and are located in the Open Space Conservation Zone— <ul style="list-style-type: none"> a) Education Type 4, if an <i>information centre</i>; and b) Open Space Type 2 	No solution provided
6.43 Inconsistent uses	
O90 Specific outcome—The following defined uses and use classes are inconsistent uses and are not located in the Open Space Conservation Zone— <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; and i) All Residential uses 	No solution provided

column 1 Specific Outcomes	column 2 Probable solutions
6.44 Effects of use	
<p>O91 Uses on or adjacent to <i>public open space</i> protect, maintain and enhance the open space values; AND O92 Open space protects and buffers important wildlife corridors, <i>riparian zones</i> and <i>watercourses</i>.</p>	<p>No solution provided</p>
6.45 Built form	
<p>Visual amenity O93 Buildings and other works are designed and sited so that they do not dominate or detract from the scenic and environmental qualities of the <i>site</i> and its setting; AND O94 The external colour scheme of buildings is designed to blend with the natural elements of their surroundings.</p>	<p>No solution provided</p>