

Division 7 –Business Zone

3.14 Tables of Assessment and Assessment Benchmarks

Table 8A - Material Change of Use

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(1) ACCEPTED DEVELOPMENT:		
Local utility	Accepted development If on Council owned land.	There are no assessment requirements.
Park	Accepted development All circumstances.	There are no assessment requirements.
Road	Accepted development All circumstances.	There are no assessment requirements.
(2) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT WITHIN THE ZONE:		
(a) If for any purpose and unless a higher level of assessment is nominated in (b) and (c) below:		
All purposes	Accepted development with requirements If involving a building or other structure not exceeding 12 metres in height.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Business Zone Code
(b) If for any of the following defined purposes:		
Accommodation building	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Business Zone Code • Short-Term Accommodation Code
Advertising device	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Business Zone Code • Signs Code
Arts and craft centre	Accepted development with requirements All circumstances except if code assessable. Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Business Zone Code
Caretaker's residence	Code assessable All circumstances.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Business Zone Code • Caretaker's Residence Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Car park	Code assessable All circumstances.	<u>Applicable Codes</u> • Business Zone Code
Child care centre	Code assessable All circumstances.	<u>Applicable Codes</u> Business Zone Code • Child Care Centre Code
Convenience restaurant	Code assessable All circumstances.	<u>Applicable Codes</u> • Business Zone Code
Garden Centre	Accepted development with requirements All circumstances except if code assessable. Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> • Business Zone Code
Indoor entertainment	Code assessable All circumstances.	<u>Applicable Codes</u> • Business Zone Code
Local utility	Accepted development with requirements If not on Council owned land . Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> • Business Zone Code
Market	Accepted development with requirements All circumstances except if code assessable. Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> • Business Zone Code • Market Code
Medical centre	Code assessable All circumstances.	<u>Applicable Codes</u> • Business Zone Code
Multiple dwelling units	Code assessable All circumstances.	<u>Applicable Codes</u> • Business Zone Code • Multiple Dwelling Units Code

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Office	<p>Accepted development with requirements All circumstances except if Code assessable.</p> <p>Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Business Zone Code
Restaurant	<p>Accepted development with requirements All circumstances except if Code assessable.</p> <p>Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Business Zone Code
Retail warehouse	<p>Accepted development with requirements All circumstances except if Code assessable.</p> <p>Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Business Zone Code • Retail Warehouse Code
Shop	<p>Accepted development with requirements If for a single tenancy in an existing building.</p> <p>Code assessable If:</p> <p>(a) nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes;</p> <p>(b) for more than one tenancy; or</p> <p>(c) not in an existing building</p>	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Business Zone Code <p>and</p> <p>For assessable development:</p> <ul style="list-style-type: none"> • Centres Code.

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Take-away food store	<p>Accepted development with requirements All circumstances except if code assessable</p> <p>Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Business Zone Code
<p>(c) If for:</p> <ul style="list-style-type: none"> • a purpose involving a building or structure that exceeds 12 metres in height; or • a defined purpose listed in (b) above, but does not meet the specified circumstance listed in Column 2 in (b) above for the nominated category of development and category of assessment; or • a purpose not listed in (b) above or not defined in this planning scheme: 		
All purposes	<p>Impact assessable All circumstances.</p>	<ul style="list-style-type: none"> • All assessment benchmarks in the planning scheme to the extent relevant to the development; and • Any other 'relevant matter' (other than a person's personal circumstances, financial or otherwise) permitted under the Act.
<p>(3) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE AFFECTED BY A SPECIAL MANAGEMENT AREA:</p>		
All	<p>Accepted development with requirements If for all other circumstances the proposal is accepted development with requirements:</p> <p>(a) located on land identified in the Capricorn Coast Landscape special management area⁹⁰; and</p> <p>(i) will not involve buildings or structures more than 9 metres in height; or</p>	<p><u>Applicable Codes for acceptable development with requirements</u></p> <ul style="list-style-type: none"> • Business Zone Code; and • all Specific Use Codes or Issue Codes applicable under (2)(a) above, and • all Special Management Area Codes applicable because of the location of a proposal in or adjacent to a special management area on Overlay Maps O1 to O8 or listed in Schedule 3.

⁹⁰ Refer to Overlay Maps O9

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All (continued)	<p>(ii) will not involve development above 50m AHD; or</p> <p>(iii) will not involve development on a site with natural ground level slopes greater than 15%.</p> <p>Code assessable If located:</p> <p>(a) in any of the following special management areas on Overlay Map O1:</p> <p>(i) Protected areas;</p> <p>(ii) Water Supply Catchment; or</p> <p>(iii) Extractive Resources.</p> <p>or</p> <p>(b) in a special management area on Overlay Maps O2, O3, O5 and O6.</p> <p>or</p> <p>(c) in the Good Quality Agricultural Land special management area on Overlay Maps O4A and O4B and not for agriculture.</p> <p>or</p> <p>(d) adjacent⁹¹ to:</p> <p>(i) an Extractive Resources special management area; or</p> <p>(ii) a Protected Area special management area; or</p> <p>(iii) a Waterway special management area; or</p> <p>(iv) a Wetlands special management area, on Overlay Maps O1 to O3.</p> <p>or</p>	<p><u>Applicable Codes for code assessable</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Business Zone Code; and • all Specific Use Codes or Issue Codes applicable to the proposal under (2)(a) above <p>and</p> <p>For circumstances (a), (b), (c), (d) and (e):</p> <ul style="list-style-type: none"> • Natural Features Code - The applicable element(s) are those corresponding to the special management area(s) in which the development is located.

⁹¹ Refer to Schedule 1, Division 2 for the definition of “adjacent”.

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All (continued)	<p>(e) In the Acid Sulfate Soils special management area⁹²:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. <p>or</p> <p>(f) in or adjacent to in or adjacent to a Heritage Places special management.</p> <p>(g) in the Capricorn Coast Landscape special management area on Overlay Map O9 and not accepted development with requirements.</p> <p>(h) in the Farnborough Groundwater special management area and involving:</p> <p>(i) an on-site sewerage treatment facility;</p> <p>(ii) use or works using the groundwater resource for commercial gain⁹³; or</p> <p>(iii) animal related activities⁹⁴.</p>	<p>For circumstance (e):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid Sulfate Soils special management area] <p>For circumstance (f):</p> <ul style="list-style-type: none"> • Cultural Features Code <p>and</p> <p>For circumstance (g):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code. <p>and</p> <p>For circumstance (h):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (m) – Water Supply Catchment and Farnborough Groundwater special management area].

⁹² Refer to Overlay Maps O8A & O8B.

⁹³ Carrying out operational work for taking or interfering with water is assessable development under Schedule 8 to the IPA.

Table 8B - Development other than Material Change of Use

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(1) BUILDING WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE:		
All	<p>Impact assessable If:</p> <p>(a) exceeding:</p> <p>(i) 10 metres in height in Area A on PSM 9 – Buildings Heights in the vicinity of Rockhampton Airport; or</p> <p>(ii) 12 metres other than in circumstance (i) above.</p> <p>Code assessable If:</p> <p>(a) in or adjacent to in or adjacent to a Heritage Places special management and involving:</p> <p>(i) the construction of any new building or structure, or</p> <p>(ii) the demolition, removal or alteration of any building or structure;</p> <p>or</p> <p>(b) involving filling or excavation in the Drainage Problem special management area⁹⁵ involving:</p> <p>(i) vertical height \geq 1 metre in relation to ground level, or</p> <p>(ii) displacement of more than 50m³ of material.</p> <p>or</p>	<p><u>For impact assessable</u></p> <ul style="list-style-type: none"> All assessment benchmarks in the planning scheme to the extent relevant to the development; and Any other ‘relevant matter’ (other than a person’s personal circumstances, financial or otherwise) permitted under the Act. <p><u>Applicable Codes for code assessable</u></p> <p>For circumstances (a):</p> <ul style="list-style-type: none"> Cultural Features Code <p>For circumstances (b):</p> <ul style="list-style-type: none"> Natural Features Code [Element (h) – Drainage Problem special management area]

⁹⁴ Refer to Schedule 1, Division 1 (1)(a) for the meaning of animal related activities.

⁹⁵ Refer to Overlay Map O2A & O2B

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All (continued)	<p>(c) if in the Capricorn Coast Landscape special management area and involving:</p> <p>(i) construction of a building or structure:</p> <p>(A) more than 9 metres in height within 20 metres of the frontage to the Scenic Highway, Farnborough Road, Yeppoon Road or Emu Park Road; or</p> <p>(B) more than 11 metres in height other than as located in (A) above;</p> <p>(ii) construction of a building or structure above 50m AHD; or</p> <p>(iii) construction of a retaining wall that exceeds 1.5 metres vertical height; or</p> <p>(iv) involving filling or excavation that results in batter slopes that:</p> <ul style="list-style-type: none"> - have a vertical height greater than 3 metres; or - are steeper than 1 on 4; <p>or</p> <p>(d) involving construction of a building or structure on a site with natural ground level slopes greater than 15%.</p>	<p>For circumstance (c):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (e) – Steep Land special management area]

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
All (continued)	(e) in the Acid Sulfate Soils special management area ⁹⁶ : (i) located: <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; and (ii) involving: <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	For circumstance (e): <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]
(2) OPERATIONAL WORK NOT ASSOCIATED WITH MATERIAL CHANGE OF USE OR RECONFIGURING A LOT:		
Clearing ⁹⁷	Code assessable All circumstances	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Clearing Code If in the Capricorn Coast Landscape special management area: <ul style="list-style-type: none"> • Capricorn Coast Landscape Code
Placement of an on-premises sign	Accepted development with requirements All circumstances except if code assessable Code assessable If nominated as accepted development with requirements and unable to comply with the prescribed acceptable solutions in the applicable codes.	<u>Applicable Codes</u> <ul style="list-style-type: none"> • Signs Code

⁹⁶ Refer to Overlay Maps O8A & O8B.

⁹⁷ Carrying out operational work that is the clearing of native vegetation on freehold land, indigenous land or on leasehold land used for agriculture (including grazing) may also be assessable development under Schedule 8 to the IPA

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
Engineering work	<p>Code assessable</p> <p>If:</p> <p>(a) located in a special management area on the Natural Features and Resources Overlays;</p> <p>or</p> <p>(b) in the Capricorn Coast Landscape special management area and involving filling or excavation that results in batter slopes that:</p> <p>(i) have a vertical height greater than 3 metres; or</p> <p>(ii) are steeper than 1 on 4;</p> <p>or</p> <p>(c) in connection with a Telecommunications facility (medium impact);</p> <p>(d) in the Acid Sulfate Soils special management area ⁹⁸:</p> <p>(i) located:</p> <ul style="list-style-type: none"> • on identified known or potential acid sulfate soils; or • at or below 5m AHD; or • below 20m AHD where construction will involve excavation below 5m AHD; <p>and</p> <p>(ii) involving:</p> <ul style="list-style-type: none"> • excavating or otherwise removing 100m³ or more of material; or • filling on land below 5m AHD involving 500m³ or more of material with an average depth of 0.5m or more. 	<p><u>Applicable Codes</u></p> <p>For all circumstances:</p> <ul style="list-style-type: none"> • Business Zone Code <p>For circumstance (a):</p> <ul style="list-style-type: none"> • Natural Features Code <p>For circumstance (b):</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code <p>For circumstance (c):</p> <ul style="list-style-type: none"> • Telecommunications Facility Code <p>For circumstance (d):</p> <ul style="list-style-type: none"> • Natural Features Code [Element (c) – Acid sulfate soils special management area]

⁹⁸ Refer to Overlay Maps O8A & O8B.

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(3) OPERATIONAL WORK ASSOCIATED WITH RECONFIGURING A LOT:		
All	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u> For all circumstances:</p> <ul style="list-style-type: none"> • Business Zone Code • Clearing Code • Signs Code <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code
(4) RECONFIGURING A LOT:		
All	<p>Code assessable All circumstances.</p>	<p><u>Applicable Codes</u></p> <ul style="list-style-type: none"> • Business Zone Code <p>If in a special management area identified on the Natural Features or Resources Overlay:</p> <ul style="list-style-type: none"> • Natural Features Code – The applicable element(s) are those corresponding to the special management area(s) in which the development is located. <p>If in the Capricorn Coast Landscape special management area:</p> <ul style="list-style-type: none"> • Capricorn Coast Landscape Code
(5) OTHER:		
All	<p>Accepted development All circumstances.</p>	<ul style="list-style-type: none"> • All assessment benchmarks in the planning scheme to the extent relevant to the development; and • Any other ‘relevant matter’ (other than a person’s personal circumstances, financial or otherwise)

Column 1 Nature of Development	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
		permitted under the Act.

3.15 Business Zone Code

(1) Purpose

- (a) The purpose of the Business Zone Code is the achievement of the overall outcomes sought for the Business Zone.
- (b) The overall outcomes sought for the Business Zone are:
 - (i) Preferred land use:
 - (A) is any of the following commercial purposes that are also able to satisfy overall outcome (i)(B):
 - a. adult product shop; or
 - b. arts and crafts centre; or
 - c. convenience restaurant; or
 - d. garden centre; or
 - e. hotel; or
 - f. market; or
 - g. medical centre; or
 - h. office; or
 - i. retail warehouse; or
 - j. restaurant; or
 - k. sales or hire premises; or
 - l. shop; or
 - m. takeaway food store; or
 - n. veterinary clinic;
 - (B) is any commercial purpose identified in overall outcome (i)(A) that is located in an Area nominated in column 1 of Table 8C which fulfils the corresponding specific centre function identified in column 2, and the use does not result in the maximum gross floor space for that Area being exceeded (as nominated in column 3 for that Area).
 - (ii) Land use (other than preferred land use) occurs only if:
 - (A) it is a recreational or community purpose that is more appropriately located in the Business Zone and it is one of the following:
 - a. a local utility; or
 - b. a telecommunications facility (medium impact); or
 - (B) it is a land use which:
 - a. is compatible with surrounding commercial purposes by being of similar scale, intensity and character; and
 - b. supports preferred land use; and
 - c. does not adversely affect the amenity of the locality; and
 - d. is one of the following:
 - i. an accommodation building; or
 - ii. a caretaker's residence.

- (iii) Development in business zones is characterised by:
 - (A) building layout and form is suitable to accommodate the range of preferred uses; and
 - (B) the provision of infrastructure services commensurate with the type and scale of development; and
 - (C) premises that are designed, constructed and operated to be sympathetic to the surrounding natural and built environment by:
 - a. integrating existing mature vegetation within landscape design to mitigate adverse visual effects of new buildings on streetscape and the surrounding environment; and
 - b. contributing to the retention or attainment of a desirable streetscape and character; and
 - (D) buildings contributing to safe urban spaces;
- (iv) Buildings and structures have heights that are low-rise and do not exceed 12 metres.
- (v) Development for district level functions⁹⁹ does not occur outside the locality of Yeppoon.
- (vi) Development is provided with adequate infrastructure and essential services.

Table 8C – Centres Hierarchy

Column 1 Area [see Note below]	Column 2 Centre Function ¹⁰⁰	Column 3 Maximum Gross Floorspace ¹⁰¹ (m ²) [see Note below]
Area 1	Local	10,000m ²
Area 2	Local	10,000 m ²
Area 3	Local Convenience	500m ²
<p>NOTE: The Areas referred to in column 1 of the above table are defined as follows:</p> <p>Area 1 - the localities of Yeppoon¹⁰², Pacific Heights, Barlows Hill, Meikleville Hill, Cooe Bay, Taranganba, Lammermoor, Taroomball, Mulambin, Causeway Lake.</p> <p>Area 2 - the localities of Emu Park, Kinka Beach, Zilzie.</p> <p>To remove any doubt, for Area 1, Area 2 and Area 3, reference in column 3 is made to the sum of all development for commercial purposes in the respective Areas, and not to each individual premises for commercial purposes in the those Areas.</p> <p>Area 3 - the villages of Marlborough, The Caves, Keppel Sands, Stanage, Ogmore, Byfield.</p> <p>To remove any doubt, for Area 3, reference in column 3 is made to the sum of all development for commercial purposes in each individual village, and not to each individual premises for commercial purposes in those villages.</p>		

⁹⁹ Refer to Schedule 1, Division 2 for a description of centre functions.

¹⁰⁰ Refer to Schedule 1, Division 2 for a description of centre functions.

¹⁰¹ The maximum gross floorspace nominated in column 3 excludes approved development on land that is not zoned Business on the Commencement day.

¹⁰² Yeppoon comprises the locality of Yeppoon excluding Yeppoon Central – refer to Table 7C.

- (2) Elements
- (a) Land use and development
- (i) Land use

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O1 Land use is:</p> <p>(a) a preferred use (as identified in the overall outcomes of this code); or</p> <p>(b) a use (as identified in the overall outcomes of this code) which:</p> <p>(i) is compatible with surrounding development by being of similar scale, intensity and character; and</p> <p>(ii) supports preferred land use; and</p> <p>(iii) does not adversely affect the amenity of the locality.</p>	<p>S1 No solution is nominated.</p>

- (ii) Subdivision design

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O2 Reconfigured lots are designed and developed:</p> <ul style="list-style-type: none"> • with sufficient area and suitable proportions for preferred uses in accordance with Table S6 below; • with adequate frontage for safe and convenient vehicular and pedestrian access; • with suitable areas within each lot for the location of relevant activities and works; <p>and:</p> <ul style="list-style-type: none"> • in a manner that does not expose people and works to unacceptable risks from flooding or other hazards. 	<p>S2 (a) Other than reconfiguring for a Community Titles Scheme, lots are developed with areas and dimensions that comply with the design standards set out in Table S6 below.</p> <p>(b) For reconfiguring involving a Community Titles Scheme:</p> <p>(i) the number of lots on the Standard Format Plan comprising the Community Titles Scheme does not exceed the number of lots complying with the design standards set out in Table S6 below; unless,</p> <p>(ii) the number of lots on the Standard Format Plan accords with the density of development given by a prior related Development Permit for Material Change of Use.</p>

Table S6 – Development Standards for Subdivision in the Business Zone

	Minimum Lot Size (Square Metres - m ²)	Minimum Frontage (Metres - m)
	600m ²	20m

(iii) Built Form

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O3 Development is located, designed and operated to minimise adverse impacts on:</p> <ul style="list-style-type: none"> • existing environmental conditions relating to air, water and soil, • the amenity of adjacent properties and public spaces, • visual quality of landscapes in terms of: <ul style="list-style-type: none"> – reducing ribbon development and sprawl, – loss of green break separations, • obstructing significant local and distant views of prominent natural features and landmarks, and • streetscape, • privacy of adjoining premises, and • the health and safety of people using the premises and adjacent premises. 	<p>S3</p> <p>(a) Fencing If a site is located adjacent to land within the Residential Zone or Park Residential Zone, a minimum 1.8 metre high solid screen fence is established on the boundary.</p> <p>(b) Service Areas Rubbish bin storage areas are fully screened from view at the property boundary.</p> <p>(c) Plant and Equipment Mechanical plant and equipment are fully screened from view at the property boundary.</p>
<p>O4 The height of buildings and structures:</p> <ul style="list-style-type: none"> • is consistent with the character and scale of development on adjoining sites and in the immediate vicinity; and • does not adversely affect the existing skyline of the area and is sympathetic to the existing topography and landform; and • does not result in adverse overshadowing or overlooking of adjoining properties; and • is limited in areas of high elevation and visibility to minimise any adverse affects on surrounding areas and view sheds . 	<p>S4 Buildings and structures do not exceed 12 metres.</p>
<p>O5 Buildings and structures are:</p> <ul style="list-style-type: none"> • constructed of materials and finishes compatible with other development in the area; • integrated with the physical attributes of the site, including appropriate provision for access to natural light and ventilation, privacy, noise attenuation, drainage, landscaping, outlook and off-street parking; and • designed to adequately screen materials stored outside buildings when viewed from adjacent premises and public spaces. 	<p>S5</p> <p>(a) Built Form</p> <p>(i) Setbacks If abutting land in the Residential Zone, buildings are setback from the boundary a minimum of 3 metres or half the height of the building at that point, whichever is greater.</p> <p>(ii) Buildings and structures do not exceed a plot ratio of 1.5:1.</p> <p>(iii) Specular Reflectivity Any reflective material has: <ul style="list-style-type: none"> – a level of light reflectivity of no more than 20%; and – a level of heat transmission of not less than 20%. </p> <p>(iv) Articulation Buildings have a maximum unarticulated length of 15 metres to the street frontage. Punctuation</p>

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	<p>by verandahs, balconies and wall offsets each at least 1 metre deep.</p> <p>(v) Orientation Buildings address the street with main entrances facing the street or outdoor plazas or squares that constitute the focal point of the Precinct.</p> <p>(vi) Roofscape</p> <ul style="list-style-type: none"> – Service structures, lift motor rooms and mechanical plant are designed as an architectural feature of the building or otherwise; – screened effectively; and – The rooftop is designed to enable future inclusion of satellite dishes/ telecommunication facilities in an unobtrusive manner. <p>(vii) Pedestrian Shelter Buildings located at zero setback to a public footpath provide for pedestrian shelter in the form of awnings and:</p> <ul style="list-style-type: none"> – include under awning lighting; – protect the normal flow of pedestrians; – are continuous across the frontage/s of the site; – align to provide continuity with shelter on adjoining sites; and – do not extend past a vertical plane 1 metre inside the kerb line to enable street trees to be planted. <p>(b) Landscaping Landscaping is provided on site as follows:</p> <p>(i) a minimum width of 3 metres and minimum dimension of 2 metres along each road frontage between the boundary and any car parking areas or building, and</p> <p>(ii) despite any Self-assessment Solution specified in a Specific Use Code, if adjacent to land within the Residential Zone, a minimum 3 metre wide</p>

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
	landscaping area along the boundary.
<p>O6 For a noise sensitive place, activities are laid out and buildings are designed and constructed to mitigate to a level, that does not unreasonably adversely affect the health and safety of people using premises, the effects of noise from:</p> <ul style="list-style-type: none"> • Traffic on major roads (including State controlled roads); or • Operations within railway corridors. 	<p>S6 (a) For a State controlled road:</p> <ul style="list-style-type: none"> (i) Windows facing the road are double glazed; and (ii) Buildings used for residential purposes are laid out with: <ul style="list-style-type: none"> – bedrooms and living rooms located on the opposite side to the road; and – kitchens, bathrooms, garages, and rooms for recreation, laundry, utility, storage or the like are on the same side as the road to assist with buffering noise to living and sleeping areas. <p>(b) For a State controlled railway corridor:</p> <ul style="list-style-type: none"> (i) Building are designed and constructed to reduce the effects of noise by: <ul style="list-style-type: none"> – locating living and bedroom area on the opposite side to the rail corridor; or – locating activity areas in non-residential noise sensitive places on the opposite side to the rail corridor; and – insulating walls and rooves with sound dampening material; – double-glazing transparent openings on the same side as the rail corridor and installing complimentary mechanical ventilation systems; and – eliminating openings on the same side as the rail corridor; and (ii) Noise attenuation barriers/devices including planted earth mounds (minimum 1.5 metres high) and solid fencing (minimum 1.8 metres high) are incorporated parallel to and within 6 metres the rail corridor for its full length.

(iv) Cultural Heritage Values

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O7 Cultural heritage values associated with the landscape features of a site and its surroundings or relics of past activities found during development of the site are respected and are not subjected to changes that would significantly reduce the capacity to appreciate those areas, places and sites, their character or the memories or history they represent, in terms of visual detraction, public accessibility or physical change, damage or removal.	S7 No solution is nominated.

(v) Flood Immunity¹⁰⁷

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O8 Development is immune to flood events which result in unacceptable risk to health and safety or unacceptable risk of property damage.	S8 Land on which buildings and structures associated with development nominated in Column 1 of Schedule 7 will be constructed has immunity from a flood event of at least the annual exceedence probability specified in Column 2 of Schedule 7 for the development.

(vi) Community safety

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O9 Personal safety and property security are optimised through the design of buildings and spaces incorporating: <ul style="list-style-type: none"> opportunities for surveillance; clear definition of boundaries between private and public spaces; and robust construction materials. 	S9 Development is designed in accordance with the standards nominated in Schedule 5 to this planning scheme.

(vii) Vehicle parking and movement

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
O10 Development is provided with an on-site parking and movement system designed and constructed to: <ul style="list-style-type: none"> be integrated with the site layout including: <ul style="list-style-type: none"> direct access to a road providing a level of service required to 	S10 (a) Parking is provided on-site: <ul style="list-style-type: none"> (i) at the rate nominated in Division 1 of Schedule 2 to this planning scheme; and (ii) laid out, constructed and maintained in accordance with the standards nominated in Division 2

¹⁰⁷ The flood immunity parameters listed in Schedule 7 include consideration of storm tide hazard

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>accommodate traffic generated by the use; and</p> <ul style="list-style-type: none"> - appropriately designed footpath crossovers; and - provision for safe pedestrian movement between public footpath and facility entry points; and <ul style="list-style-type: none"> • accommodate all modes of transport (including motor vehicles and bicycles) generated by the use; and • facilitate non-discriminatory accessibility; and • provide for safe and efficient loading and unloading of goods; and • allow for vehicle queuing necessary for the use; • provide for passenger set down/pick up necessary for the use; and • facilitate public access to the foreshore and riparian open space networks. 	<p>of Schedule 2 to this planning scheme.</p> <ul style="list-style-type: none"> (b) Loading/unloading facilities are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (c) Vehicle queuing and set-down/pick-up areas are laid out, constructed and maintained in accordance with the standards nominated in Division 2 of Schedule 2 to this planning scheme. (d) Vehicular access is designed and constructed in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme. (e) Bicycle and pedestrian access is integrated with site design to facilitate both on-site movement and connection to the Shire bicycle and pedestrian networks in accordance with the standards nominated in Division 2 of Schedule 4 to this planning scheme. (f) Landscaping Landscaping is provided on site as follows: <ul style="list-style-type: none"> (i) a minimum width of 3 metres and minimum dimension of 2 metres along each road frontage between the boundary and any car parking areas or building, and (ii) despite any Self-assessment Solution specified in a Specific Use Code, if adjacent to land within the Residential Zone, a minimum 3 metre wide landscaping area along the boundary.

(b) Infrastructure

Specific Outcomes	Probable Solutions for Assessable Development; and Acceptable Solutions for Accepted Development with requirements
<p>O11 Water supply, sewerage, drainage, roads, power and communications are provided to meet the appropriate standards of service and construction at least whole-of-life cost, which:</p> <ul style="list-style-type: none"> • comprise components and materials that are: <ul style="list-style-type: none"> – readily accessible and available; and – robust and reliable in terms of operational life and purpose; and – easily maintained without unnecessarily requiring specialist expertise or equipment; and • are integrated with the design, construction and operation of existing systems and facilitate orderly provision of future systems; and • meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme; and • are constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme. 	<p>S11 Water supply, sewerage, drainage, roads, power and communications are:</p> <ul style="list-style-type: none"> (a) provided to meet the standard of service nominated in Division 1 of Schedule 4 to this planning scheme, and (b) constructed in accordance with standards nominated in Division 2 of Schedule 4 to this planning scheme.

Division 8 – Industry Zone

3.16 Tables of Assessment and Assessment Benchmarks

Table 9A - Material Change of Use

Column 1 Defined Purpose	Column 2 Categories of development and assessment	Column 3 Assessment benchmarks for assessable development and Requirements for accepted development
(1) ACCEPTED DEVELOPMENT:		
Local utility	Accepted development If on Council owned land.	There are no assessment requirements.
Park	Accepted development All circumstances.	There are no assessment requirements.
Road	Accepted development All circumstances.	There are no assessment requirements.
(2) ACCEPTED DEVELOPMENT WITH REQUIREMENTS, CODE AND IMPACT ASSESSABLE DEVELOPMENT WITHIN THE ZONE:		
(a) If for any of the following defined purposes:		
Advertising device	Code assessable	<u>Applicable Codes</u>