

PART 6 LOCAL AREA PLANS

DIVISION 1 INTRODUCTION TO LOCAL AREA PLANS

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CHAPTER 1 EVOLUTION OF LOCAL AREA PLANS

1.0 PURPOSE

To advise that parts of the City are divided into special planning units, with unique characteristics, for the purposes of land use and development control. The term Local Area Plan (LAP) is introduced to identify those areas of the City with a particular local identity, natural resource base or development character that will benefit from the application of consistent planning guidance and development control.

The LAPs provide for the distribution, mixing and segregation of different types of development. Each LAP is intended to provide for compatible development within identified parts of the City and to segregate incompatible development. Importantly, each LAP is intended to include planning measures to achieve the Planning Scheme's Desired Environmental Outcomes (DEOs).

The LAPs establish the development potentials that are generally applicable to land within their boundaries. These LAPs are complementary to the domains described in Part 5. For those areas where an LAP applies, the LAP replaces the function of the domain controls.

2.0 APPLICATION

2.1 LAPs apply to land identified on the LAP Maps (see also Context Map CM-3). It is intended that the number of LAPs will be increased, as Council's program for Local Area Planning progresses. As LAPs are introduced into the Planning Scheme, they will replace the domain controls for the area the LAP is intended to cover. In this sense, the LAPs, with their site specific controls, will continue to evolve from the generic domain controls and the Planning Strategies and Land Use Themes that underpin them.

2.2 The inclusion of land in a particular LAP under the provisions of this Planning Scheme does not imply that part or all of such land is capable of being subdivided, or is suitable for subdivision for developments permitted by the Planning Scheme. The extent of any subdivision will be determined in each case with reference to the provisions contained in the relevant LAP controls and in Specific Development Code 28 - Reconfiguring a Lot.

3.0 THE LOCAL AREA PLANS

The LAPs are coloured orange on Domain Maps.

4.0 EVOLUTION OF THE LOCAL AREA PLANS FROM THE DOMAINS AND LAND USE THEMES

The LAPs are related to the Land Use Themes, identified in Part 3 - Planning Strategy, and also to Part 5 - Domains. The LAPs are intended to implement land use and development controls, and the purposes of selected Land Use Themes, in particular, the Activity Centre Land Use Theme and those that relate to special areas of conservation or development significance.

The LAPs are the key to the assessment status of individual development proposals within their areas. The controls included in each LAP provide guidance for the assessment of a development proposal, and translate the objectives and intent of the relevant Land Use Theme into land use and development provisions.

The LAPs have evolved from the planning measures developed to implement the intent of the Gold Coast City Planning Scheme, as expressed in Parts 1, 2 and 3 through the DEOs, the Planning Strategies and the Land Use Themes. They represent more specific and detailed controls than those contained within the domains.

The relationship between the LAPs, domains and the Land Use Themes is relatively direct. In the simplest case for example, the Bundall Central LAP, the LAP is a direct expression of the corresponding domain and Land Use Theme. In other cases, one LAP may give expression to a number of domains and, therefore, a number of Land Use Themes.

It should be noted that some of the more specific Land Use Themes find their expression in planning measures directly through the LAPs, and are therefore not directly related to any of the domains. For example, the Flood Plain Management - Merrimac/Carrarra Land Use Theme is implemented directly into the Guragunbah LAP.

Tables 1 and 2 below indicate the relationship of the Land Use Themes and the domains, and their expression in planning measures through the LAPs.

Table 1 to Clause 4.0

NAME OF LAP	PART 3 DIVISION 3 CHAPTER NO.	DIRECTLY RELEVANT LAND USE THEME
Beenleigh Town Centre	7 12	Urban Residential Major Activity Centres
Broadbeach	7 12 14	Urban Residential Major Activity Centres Residential/Tourism - Pacific Coast
Bundall Central	7 12	Urban Residential Major Activity Centres
Bundall Equestrian	7 12	Urban Residential Major Activity Centres
Burleigh	7 12	Urban Residential Major Activity Centres
Burleigh Ridge	2 7	Open Space/Nature Conservation Urban Residential
Chevron Island	7	Urban Residential
Coolangatta	7 12 14	Urban Residential Major Activity Centres Residential/Tourism Pacific Coast
Coomera	7 9 12	Urban Residential Marine Industry Major Activity Centres
Coomera Town Centre	7 12	Urban Residential Major Activity Centres
Currumbin Hill	7	Urban Residential
Eagleby	2 7	Open Space/Nature Conservation Urban Residential
East Coomera/ Yawalpah Conservation	2 3	Open Space/Nature Conservation Rural/Nature Conservation
Guragunbah	2 17	Open Space/Nature Conservation Flood Plain Management - Merrimac/Carrara
Helensvale Town Centre	7 12	Urban Residential Major Activity Centres
Hope Island	2 9 15	Open Space/Nature Conservation Marine Industry Resort/Residential - Hope Island
Mudgeeraba Village	2 7 12	Open Space/Nature Conservation Urban Residential Major Activity Centres
Nerang	7 8 12	Urban Residential Industry Major Activity Centres
Palm Beach	7 12	Urban Residential Major Activity Centres
Paradise Point	7	Urban Residential
Robina	7	Urban Residential

	12 18	Major Activity Centres Investigation Area - Robina/Bond University
South Stradbroke	2	Open Space/Nature Conservation
Southport	7 12 19	Urban Residential Major Activity Centres Investigation Area - Gold Coast City Harbour
Springbrook	2 3	Open Space/Nature Conservation Rural/Nature Conservation
Surfers Paradise	12 14	Major Activity Centres Residential/Tourism - Pacific Coast
The Spit (Gold Coast Harbour)	2 9 19	Open Space/Nature Conservation Marine Industry Investigation Area - Gold Coast City Harbour
Uplands Drive and Woodlands Way	7	Urban Residential
West Burleigh Township	7	Urban Residential
Yatala Enterprise Area	8	Industry

Table 2 to Clause 4.0

NAME OF LAP	PART 5 DIVISION 2 DOMAIN CHAPTER NO.	DIRECTLY RELEVANT DOMAIN(S)
Beenleigh Town Centre	4 5 7 9 14 17	Detached Dwelling Residential Choice Integrated Business Fringe Business Community Purposes Public Open Space
Broadbeach	4 5 7 9 14 17	Detached Dwelling Residential Choice Integrated Business Fringe Business Community Purposes Public Open Space
Bundall Central	5 7 9 14 17	Residential Choice Integrated Business Fringe Business Community Purposes Public Open Space
Bundall Equestrian	5 8 9 14 17	Residential Choice Local Business Fringe Business Community Purposes Public Open Space
Burleigh	4 5 7 9 14 17	Detached Dwelling Residential Choice Integrated Business Fringe Business Community Purposes Public Open Space
Burleigh Ridge	4 5 14 15 16 17	Detached Dwelling Residential Choice Community Purposes Conservation Private Open Space Public Open Space
Chevron Island	4 5 8 14 17	Detached Dwelling Residential Choice Local Business Community Purposes Public Open Space
Coolangatta	4	Detached Dwelling

NAME OF LAP	PART 5 DIVISION 2 DOMAIN CHAPTER NO.	DIRECTLY RELEVANT DOMAIN(S)
	5 6 7 9 14 17	Residential Choice Tourist and Residential Integrated Business Fringe Business Community Purposes Public Open Space
Coomera	4 5 7 8 9 11 13 14 15 16 17	Detached Dwelling Residential Choice Integrated Business Local Business Fringe Business Industry 2 Marine Industry Community Purposes Conservation Private Open Space Public Open Space
Coomera Town Centre	4 5 7 8 9 11 14 16 17	Detached Dwelling Residential Choice Integrated Business Local Business Fringe Business Industry 2 Community Purposes Private Open Space Public Open Space
Currumbin Hill	4 5 8 14 15 16 17	Detached Dwelling Residential Choice Local Business Community Purposes Conservation Private Open Space Public Open Space
Eagleby	1 2 4 5 8 9 11 14 16 17	Rural Park Living Detached Dwelling Residential Choice Local Business Fringe Business Industry 2 Community Purposes Private Open Space Public Open Space
East Coomera Yawalpah Conservation	1 2 14 15 16 17	Rural Park Living Community Purposes Conservation Private Open Space Public Open Space
Guragunbah	1 4 5 8 9 14 15 16 17	Rural Detached Dwelling Residential Choice Local Business Fringe Business Community Purposes Conservation Private Open Space Public Open Space
Helensvale Town Centre	5 7 9 14 16 17	Residential Choice Integrated Business Fringe Business Community Purposes Private Open Space Public Open Space

NAME OF LAP	PART 5 DIVISION 2 DOMAIN CHAPTER NO.	DIRECTLY RELEVANT DOMAIN(S)
Hope Island	1 2 4 5 8 9 13 14 16 17	Rural Park Living Detached Dwelling Residential Choice Local Business Fringe Business Marine Industry Community Purposes Private Open Space Public Open Space
Mudgeeraba Village	4 5 7 9 14 17	Detached Dwelling Residential Choice Integrated Business Fringe Business Community Purposes Public Open Space
Nerang	2 4 5 7 9 11 14 16 17	Park Residential Living Detached Dwelling Residential Choice Integrated Business Fringe Business Industry 2 Community Purposes Private Open Space Public Open Space
Palm Beach	4 5 6 7 14 17	Detached Dwelling Residential Choice Tourist and Residential Integrated Business Community Purposes Public Open Space
Paradise Point	4 5 8 9 14 17	Detached Dwelling Residential Choice Local Business Fringe Business Community Purposes Public Open Space
Robina	4 5 7 9 14 16 17	Detached Dwelling Residential Choice Integrated Business Fringe Business Community Purposes Private Open Space Public Open Space
South Stradbroke	1 2 3 14 15 16 17	Rural Park Living Village Community Purposes Conservation Private Open Space Public Open Space
Southport	4 5 7 8 9 10 11 14 16 17	Detached Dwelling Residential Choice Integrated Business Local Business Fringe Business Industry 1 Industry 2 Community Purposes Private Open Space Public Open Space
Springbrook	1 2	Rural Park Living

NAME OF LAP	PART 5 DIVISION 2 DOMAIN CHAPTER NO.	DIRECTLY RELEVANT DOMAIN(S)
	3 14 15 16 17	Village Community Purposes Conservation Private Open Space Public Open Space
Surfers Paradise	4 5 7 9 14 17	Detached Dwelling Residential Choice Integrated Business Fringe Business Community Purposes Public Open Space
The Spit (Gold Coast Harbour)	6 13 14 16 17	Tourist and Residential Marine Industry Community Purposes Private Open Space Public Open Space
Uplands Drive and Woodlands Way	4 14 17	Detached Dwelling Community Purposes Public Open Space
West Burleigh Township	4 5 8 9 14 17	Detached Dwelling Residential Choice Local Business Fringe Business Community Purposes Public Open Space
Yatala Enterprise Area	1 8 9 11 12 14 15 16 17	Rural Local Business Industry 1 Industry 2 Extractive Industry Community Purposes Conservation Private Open Space Public Open Space

PART 6 LOCAL AREA PLANS

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CHAPTER 2 USING LOCAL AREA PLANS

1.0 PURPOSE

To provide guidance on the operation of the Local Area Plans (LAPs) in the Planning Scheme. This section sets out the role of each part of the Local Area Planning measures.

2.0 INTENT STATEMENTS IN LOCAL AREA PLANS

Each LAP contains an intent statement which sets out the primary objectives of this Planning Scheme for the land that is included within the particular LAP. The intent statement is informed by the Land Use Themes and the City wide Desired Environmental Outcomes (DEOs) which are directly relevant to the areas included within the LAP.

3.0 SCOPE

Each LAP sets out clearly the range of developments that are subject to its planning measures. In most cases, all types of development subject to the Planning Scheme will need to comply with the planning measures of the relevant LAP.

4.0 DESIRED ENVIRONMENTAL OUTCOMES IN LOCAL AREA PLANS

The LAPs' purpose statements may be supported by one or a number of DEOs which are specific to the areas included within the LAP. All development within the LAP is expected to be consistent with any local DEO, as well as the City wide DEOs described in Part 2. Each DEO is sought to be achieved to the extent practicable having regard to each of the other DEOs.

5.0 LOCAL AREA FEATURES

Each LAP contains a description of the local area features of the land included within the LAP. These features are the important, rare and unique attributes of the local area. The protection of these attributes, and their management for future use, are usually the underlying reasons for the implementation of the planning controls.

6.0 PRECINCTS

Most LAPs contain precincts which define separate areas of distinct land use and development within the plan boundary. The planning measures contained in the LAP will make direct reference to these precincts. Note that, in a very few cases, the LAP is small and homogeneous enough to have no need to define individual precincts.

The land uses, proposed as part of the development, should generally be located to accord with the intent and land use provisions for the precinct in which the part of the development is located. An integration of car parking and common facilities will be allowed between precincts.

The provisions for development will be assessed on a pro rata basis, in accordance with the provisions applicable in each precinct.

7.0 THE TABLE OF DEVELOPMENT IN LOCAL AREA PLANS

Each LAP includes a Table of Development which sets out the assessment status of development in the area covered by the LAP, using classifications of development generally consistent with the Integrated Planning Act 1997 (IPA). The Table of Development indicates that development may be classified as: exempt, self, code or impact assessable.

Any Table of Development used in the LAPs must be read in conjunction with this section.

7.1 Structure of the Table of Development

The Table of Development is divided into seven sections, individually identified from A to G as follows:

- a) Material Change of Use;
- b) Material Change of Use Overlay Provisions (for Material Change of Use Involving Building Work);
- c) Operational Work - Changes to Ground Level;
- d) Operational Work - Advertising Devices;
- e) Operational Work - Infrastructure and Landscape Work;
- f) Operational Work - Vegetation Clearing; and
- g) Reconfiguring a Lot.

7.2 Establishing Levels of Assessment

To establish the assessment status of any individual development proposal, the entire Table of Development must be used, as the triggers in the consecutive sections of the Table are intended to be cumulative. If a proposed development is identified as having exceeded more than one of the triggers identified in any relevant section of the Table of Development, then the highest assessment category applies, as follows:

- self assessable prevails over exempt;
- code assessable prevails over self assessable or exempt; and
- impact assessable prevails over self or code assessable or exempt.

7.3 Applicability of Components of the Table of Development

Each section of the Table of Development only applies to the extent that it is directly relevant to the proposed development application. To illustrate, the following combinations may assist:

- a Material Change of Use proposal that is not directly associated with any Building Work, Operational Work or Reconfiguring a Lot proposal need only refer to Section A of the Table of Development;
- a Material Change of Use proposal that involves Building Work, but that is not directly associated with any Operational Work or Reconfiguring a Lot proposal, need only refer to Sections A and B of the Table of Development;
- a Material Change of Use proposal that is directly associated with Operational Work, but is not associated with any Material Change of Use that involves Building Work or any Reconfiguring a Lot proposal, need only refer to Sections A, C, D, E and F of the Table of Development; or
- a Material Change of Use proposal that is directly associated with Building Work and a Reconfiguring a Lot proposal need only refer to Sections A:, B: and G: of the Table of Development.

7.4 Planning Scheme's Relationship to Schedule 8

The Table of Development must be read in conjunction with Schedule 8 of the IPA. Schedule 8 may require that a development, or component of a development, be treated as code or impact assessable, notwithstanding its inclusion in the exempt or self assessable column of the Table of Development in any domain. Alternatively, Schedule 8 may require that a development or component of a development be treated as exempt or self assessable, notwithstanding its inclusion in the code or impact assessable column of the Table of Development in any domain.

7.5 Building Work and the Planning Scheme

Building Work, when referred to in a Table of Development, means Building Work associated with a Material Change of Use. Both the Material Change of Use and Building Work components are subject to assessment under this Planning Scheme. It does not refer to Building Work not associated with a Material Change of Use, this Building Work is only subject to assessment and compliance with the Standard Building Regulation.

Section B of the Table of Development determines the level of assessment of a Material Change of Use when Building Work is involved. Any development captured by the triggers in Section B will be referred to the list of relevant codes for a Material Change Use in the applicable Local Area Plan. The term 'Minor Building Work' is exempt development, and is not subject to the remaining triggers in Section B of the Table of Development.

7.6 Default Assessment Categories for the Table of Development

7.6.1 Material Change of Use

All uses included in Section A of the Table of Development, may be considered as appropriate for the LAP or LAP precinct to which the Table of Development applies, subject to each use meeting the relevant assessment criteria.

Any use, not listed in Section A of the Table of Development, should be considered undesirable or inappropriate in the LAP or LAP precinct to which the Table of Development applies.

Any Material Change of Use not individually listed in the relevant Table of Development will be treated as an impact assessable development except where this would conflict with the provisions of Schedule 8 of the IPA.

7.6.2 Material Change of Use Involving Building Work

Any proposed Material Change of Use involving Building Work not captured by the trigger identified in Sections B of the Table of Development, will be treated as exempt for the purposes of that trigger only, except where this would conflict with the provisions of Schedule 8 of the IPA.

7.6.3 Operational Work

Any proposed Operational Work not captured by the trigger identified in the Table of Development Sections C to E inclusive, will be treated as exempt for the purposes of that triggers only, except where this would conflict with the provisions of Schedule 8 of the IPA.

7.6.4 Reconfiguring a Lot

Any Reconfiguring a Lot proposal not identified in Section G of the Table of Development will be treated as code assessable, except where this would conflict with the provisions of Schedule 8 of the IPA.

7.7 Interpreting the Table of Development

7.7.1 Trigger from Self Assessable to Assessable Development

A proposed development that is self assessable and does not comply with the acceptable solutions of the relevant code or codes, will be considered by Council as development that requires code assessment.

However, an exception is made in those instances where the Table of Development makes it clear that Council will treat the proposed non-complying development as an impact assessment application. This is indicated by specific reference to the trigger or threshold of non-compliance in the impact assessment column.

7.7.2 Trigger from Code Assessable to Impact Assessable Development

A proposed development that is code assessable that does not comply with the acceptable solutions of the relevant code/s will continue to be considered by Council as a code assessment application.

However, an exception applies in those instances where the Table of Development makes it clear that Council will treat the proposed non-complying development as an impact assessment application. This is indicated by specific reference to the trigger or threshold of non-compliance in the impact assessment column.

7.7.3 Not Elsewhere Included

The term n.e.i. means not elsewhere included in this Table of Development. For example, office with a floor area less than 500m² may be listed as self assessable, while office n.e.i. may be listed as code assessable. This convention allows for the allocation of a different development assessment status to some types of development within a given development category. To understand what each development type includes, reference should be made, firstly, to the explanations in Section 1.3.5 of the IPA and, secondly, to Part 4 - Definitions of this Planning Scheme.

7.7.4 Definitions

All development terms listed in the Table of Development are to be read as consistent with the definitions contained in Part 4. Any undefined terms used in this Planning Scheme are intended to have the meaning assigned to them in common usage, unless the context otherwise indicates or requires. For undefined terms, a common reference that will be relied upon by the Gold Coast City is the latest edition of the Macquarie Australian Dictionary.

7.7.5 Preliminary Approvals

A preliminary approval under section 3.1.6 of the IPA may operate, to vary the status of development as set out in the Table of Development. For example, a preliminary approval, once granted to an applicant, may allow an impact assessable Material Change of Use to be treated as a code assessable Material Change of Use, subject to its complying with the conditions of the preliminary approval and any relevant codes.

7.8 Development Exempt from the Planning Scheme

7.8.1 Road and Associated Works

For the purposes of this Planning Scheme, road works and ancillary works and encroachments constructed by the State Government and the declaration or opening of a State controlled road as defined in the Transport Infrastructure Act 1994 and the Transport Infrastructure (State Controlled Roads) Regulation 1994 are exempt development.

7.8.2 Railway Activities

For the purposes of this Planning Scheme, railway activities constructed by the State Government are exempt development.

7.8.3 Film Production

For the purposes of this Planning Scheme, Film Production that does not require the erecting of permanent buildings or the undertaking of any works, and that occurs for no more than six months in any two year period, is exempt development. The Film Production must be undertaken in accordance with all Environmental Protection Agency regulations and Gold Coast City Council's Local Laws, and must have no adverse impacts beyond the boundary of the site.

7.8.4 Public Utilities

For the purpose of this Planning Scheme, the following is exempt development: Development for a public utility, being an undertaking for supply of water cycle management infrastructure, hydraulic power, electricity or gas, or any development required for the purpose of that undertaking by way of:

- Development of any description at or below the surface of the ground;
- The installation of any plant inside a building or the installation, or erection within the premises of the undertaking of any plant or other structures, or erections required in connection with the undertaking;
- The installation or erection in an electrical transmission line of sub-stations, feeder pillars, pole transformers and kiosks or transformer housings;
- The erection of overhead lines for the supply of electricity;
- the placing of pipes above the surface of the ground as part of the supply of a water cycle management infrastructure network, or the installation in a water cycle management infrastructure network of pumping stations, storages, communications structures, meter or switchgear houses;
- Any other development not specifically referred to above, except where it involves erection of new buildings, or reconstruction or alteration of existing buildings that would materially affect their design or external appearance.

7.8.5 Electricity Infrastructure

For the purpose of the this Planning Scheme, augmentation of existing sub-transmission infrastructure within Energex owned easements, as well as existing substations, are exempt development.

7.8.6 Minor Building Work

For the purpose of this planning scheme, Minor Building Work is exempt development.

7.8.7 Other Legislation

For the purposes of this Planning Scheme, development in accordance with the Cypress Gardens Mixed Use Scheme, Couran Cove Resort Mixed Use Scheme, Sanctuary Cove Act 1985 and the Hope Island Resort Approved Scheme is exempt development under Section A - Material Change of Use, Section B - Material Change of Use Overlay Provisions (for Material Change of Use involving Building Work) and Section G - Reconfiguring a Lot of the Table of Development. The provisions of Sections C - F: Operational Work in the relevant LAP apply.

7.8.8 Council Owned Heritage Buildings

For the purpose of this Planning Scheme, any works undertaken by Council, on a Council owned building that is listed on the Queensland Heritage Register (Queensland heritage Act 1992) or the Register of the National Estate (Australian heritage Commission Act 1975) or the National Trust of Queensland list, is exempt development under this planning scheme. For building works that require approval under the Environment Protection Act, this exemption only applies if Council has obtained the necessary approvals from the Environmental Protection Agency.

8.0 REFERENCE TO RELEVANT CODES

The LAP provisions (Section 7.0 in each LAP) indicate the codes, which apply to the assessment of development in the LAP area. The cross-reference to these other codes is aligned to the development assessment status, determined from the LAPs' Tables of Development. A list of relevant codes is provided for each of the following categories:

- Self Assessable (all types of development);
- Material Change of Use (code or impact);

- Operational Work (code or impact); and
- Reconfiguring a Lot (code or impact).

Where a development proposal includes one or more of the categories listed in Clause 8.1, all the identified codes must be referred to for each of the components of the development.

All development will be assessed against the Place Code that is specific to the LAP.

9.0 THE PLACE CODE

Each LAP includes specific development provisions that relate to the scale, character and density of development desired for that LAP area. These provisions are intended to apply to all self, code and impact assessable development in the LAP. The provisions are presented within the LAP-specific Place Code.

The place code is set out in table format, with Performance Criteria in the left hand column and associated Acceptable Solutions in the right hand column. Any self assessable development must comply with the Acceptable Solutions of those Performance Criteria identified as relevant to self assessable development. Any code assessable development must comply with the Performance Criteria in order to be consistent with the Planning Scheme. Any impact assessable development must comply with the relevant parts of the whole Planning Scheme. Development that does not comply with an Acceptable Solution may present an alternative solution to demonstrate compliance with the relevant Performance Criteria, in order to satisfy the requirements of the code.

The Place Codes are divided into two main sections:

- the first sets out the Performance Criteria and Acceptable Solutions for self, code and impact assessable development; and
- the second sets out the additional Performance Criteria and Acceptable Solutions for code and impact assessable development.

The Performance Criteria are grouped under subject headings for convenience purposes only. Note that the Performance Criteria are numbered consecutively, independent of the subject headings.

10.0 LAND WITHIN TWO OR MORE PRECINCTS

Where a lot is included in two or more Precincts, the level of development assessment shall be determined in accordance with the Precinct in which the part of the development is located. Similarly the land uses, proposed as part of a development, should generally be located to accord with the intent and land use provisions for the Precinct in which the part of the development is located.

11.0 LAND SHOWN UNCOLOURED ON THE DOMAIN AND LAP MAPS

Where land is not included in one of the LAP Precincts and it is not included within a domain, it is to be known as Land Shown Uncoloured. All land in the City with development potential is intended to be included within a domain or LAP. The major exceptions are those areas of land included in roadways and land covered by waterways. There may also be other lots that are inadvertently left unassigned to any domain or LAP.

Where a lot is Land Shown Uncoloured, its development status is considered to be consistent with that of land contained within the Community Purposes Domain.

12.0 NOTATION ON THE LAP MAPS

Where a lot is identified with the notation “Refer to Part 10, Division 3”, then Section A and B of the Table of Development for the Local Area Plan applying to the lot must be read subject to this clause and Part 10 Division 3 of this Planning Scheme.

Part 10, Division 3 lists certain lots, which were zoned “Special Facilities” under the Superseded Planning Scheme.

Any material change of use proposal for a purpose specified for the lot in Part 10, Division 3 will be ‘exempt’ development subject to the development complying with the conditions of approval and the Council approved concept plan identified for the site in Part 10, Division 3, notwithstanding the assessment status otherwise indicated for the use in Section A and Section B of the applicable Local Area Plan’s Table of Development.

Where the development does not comply with the relevant conditions of approval or the Council Approved Concept Plan specified in Part 10 Division 3, the assessment status of the MCU proposal will be determined with reference to Section A and Section B of the applicable Local Area Plan’s Table of Development.

13.0 RELATIONSHIP WITH THE STANDARD BUILDING REGULATION 1993 (SBR)

The SBR contains siting standards (in Part 3) which apply in the absence of any alternative provisions in the planning scheme. For self assessable detached dwelling development, this planning scheme does not contain alternative siting provisions to the SBR. A performance solution to any of the siting provisions is to follow the process identified in Section 20 of the SBR.