

Specific outcome	Probable solutions
Coastal Dependant Development	
SO3-41 Development* that is not coastal dependent is not located within maritime development areas* or adjacent to tidal waters*.	PS3-41.1 No solutions stated
Urban Settlement Pattern	
SO3-42 Development for urban ²⁰⁵ or rural residential purposes ²⁰⁶ are not located outside: a) urban areas ²⁰⁷ ; or b) maritime development areas* or strategic port land* where the residential purpose is ancillary or subsidiary to maritime development*.	PS3-42.1 No solutions stated
Maritime development* outside a maritime development area* and strategic port land*	
SO3-43 Maritime development, including government supported transport infrastructure* that is maritime development*, is located in maritime development areas* or strategic port land* unless: a) the development is only for aquaculture ²⁰⁸ ; or b) this is not practicable taking into account the intrinsic characteristics of the proposed use; and c) the development site is suitable for identification as a maritime development area*.	PS3-43.1 No solutions stated

²⁰⁵ See glossary for definition of urban residential purposes

²⁰⁶ See glossary for definition of rural residential purposes

²⁰⁷ See glossary for definition of urban area

* See glossary for definition of term

²⁰⁸ See glossary for definition of aquaculture

Annexe 4 – Planning Requirements for Specified Areas

A4.1 Table 4.1 lists maritime development areas²⁰⁹ that are specified areas for the purposes of this draft policy.

Table 4.1: Specified Areas

Name	Map number	Property description
Snapper Creek State Boat Harbour (relevant parts only)	MDA_006006_011	Lot 111 MCH5138 excluding those portions of the lot that are navigation channels or that are subject to existing development
Cooktown Marine Precinct (relevant parts only)	MDA_002_003	Lot 2 CP889652; Lot 82 BS246; Lot 1 SP148759; and Land/ water (unnamed lot) east of 3USL8248 (exclusion zone of GBRMP) excluding those portions of the lot that are navigation channels or that are subject to existing development
Portland's Road Port (relevant parts only)	MDA_011011_010	Lot 16 SP135860; and Lot 15 SP135859 excluding those portions of the lot that are navigation channels or that are subject to existing development
Mission Beach Boat Harbour Site (relevant parts only)	MDA_003_002	Lot 550 NR7351 excluding those portions of the lot that are subject to existing development

A4.2 Before development applications will be considered in the relevant parts of a specified area²¹⁰ a management plan must be prepared. The purpose of the management plan is to identify appropriate uses, including the nature and scale of the use, for the specified area in consideration of a range of factors.

A4.3 Management plans will only be supported where they have been prepared by either the local government, Department of Infrastructure and Planning or Department of Transport and Main Roads.

A4.3 Factors to be considered in the preparation of a management plan include:

- Ecological values²¹¹, including areas of high ecological significance²¹² identified in maps contained in Annexe 1.
- Protected areas or species under the *Nature Conservation Act 1992*.

²⁰⁹ See glossary for definition of maritime development area

²¹⁰ See glossary for definition of specified area

²¹¹ See glossary for definition of ecological values

²¹² See glossary for definition of areas of high ecological significance

- c) Fish habitat areas identified by the *Fisheries Act 1994*, and the protection and management measures stipulated by the legislation.
- d) Management of acid sulphate soils in accordance with *State Planning Policy 2/02 Planning and Managing Acid Sulphate Soils*.
- e) Marine Park zoning under the *Marine Parks Act 2004*
- f) Cultural heritage sites listed on the Queensland Heritage Register and conserved under the *Queensland Heritage Act 1992*.
- g) Development entitlements and obligations for the area including land tenure arrangements, designations and zonings.
- h) Accessibility to the site including the limit and extent of dredging and tidal works operations required.
- i) The susceptibility of the site to coastal hazards²¹³ (i.e. coastal erosion²¹⁴ and storm tide²¹⁵ inundation).
- j) Waters mentioned in the *Environmental Protection (Water) Policy 1997*, schedule 1, column 1, having regard to the environmental values and water quality objectives stated in a document mentioned in column 2 of that schedule for the waters.
- k) Wild river areas under the *Wild Rivers Act 2005*.
- l) Economic demand or need for maritime development²¹⁶ by the surrounding regional and local communities for recreational boating facilities, commercial boating facilities, and trading vessel facilities.
- m) Social needs for maritime development by the surrounding regional and local communities for access to maritime transport services in times of crisis and/or emergency, such as the wet season, cyclones or other natural disasters in localities in North and Far North Queensland."

A4.4 The management plan should discuss how it has considered the above factors when determining appropriate uses for the area. The management plan should also discuss how the proposed uses for the site meet the policy outcome of this draft policy. This discussion should be supported by maps that identify:

- a) Proposed uses on the site; and
- b) The location of any of the above factors on and adjacent to the site.

A4.5 Development applications must be in accordance with the approved management plan for the area. Where a management plan does not exist, development applications will not be considered.

²¹³ See glossary for definition of coastal hazards

²¹⁴ See glossary for definition of coastal erosion

²¹⁵ See glossary for definition of storm tide

²¹⁶ See glossary for definition of maritime development

Annexe 5 - Minimum requirements

Development²¹⁷ that meets the acceptable circumstances for not achieving the policy outcomes (see section 4.7 and 4.8) will comply with the draft policy when the following provisions are met:

Specific outcome	Probable solutions
S05-1 Development ²¹⁷ in the high hazard zone ²¹⁸ maintains the safety of people and avoids increases in loss or damage to property from a defined storm tide event ²¹⁹ .	PS5-1.1 No solutions stated
S05-2 Development in the low hazard zone ²²⁰ maintains the safety of people and can sustain flooding during a defined storm tide event ²¹⁹ .	PS5-2.1 No solutions stated
S05-3 Essential community service infrastructure ²²¹ is able to function effectively during and immediately after a recommended storm tide event ²²²	PS5-3.1 No solutions stated
S05-4 Development within the storm tide inundation area ²²³ is designed, located and operated to ensure Infrastructure for essential services (e.g. on-site electricity, gas, water supply, sewerage and telecommunications) are able to function during and immediately after a storm tide ²²⁴ inundation event	PS5-4.1 No solutions stated
S05-5 The manufacture or storage of hazardous materials in bulk ²²⁵ does not impact on public safety and the environment during a storm tide ²²⁴ inundation event.	PS5-5.1 No solutions stated

²¹⁷ See glossary for definition of development

²¹⁸ See glossary for definition of high hazard zone

²¹⁹ See glossary for definition of defined storm tide event

²²⁰ See glossary for definition of low hazard zone

²²¹ See glossary for definition of essential community service infrastructure

²²² See glossary for definition of recommended storm tide event level

²²³ See glossary for definition of storm tide inundation area

²²⁴ See glossary for definition of storm tide

²²⁵ See glossary for definition of hazardous materials in bulk

Specific outcome	Probable solutions
SO5-6 Infill²²⁶ or redevelopment²²⁷ for maritime development²²⁸ purposes is designed and located to maintain the safety of people and minimise potential damage to property from coastal erosion ²²⁹ .	PS5-6.1 No solutions stated.
SO5-7 Infill²²⁶ or redevelopment²²⁷ not referred to in SO5-6 including extensions to existing buildings and structures or the location of services (such as water, power, gas and sewerage) minimises the need for increased coastal protection works ²³⁰ to protect people and property.	PS5-7.1 Development ²³¹ is located outside the erosion prone area ²³² or is landward of any applicable coastal building line ²³³ . OR PS5-7.2 Development ²³¹ is for acceptable temporary or relocatable structures for safety and recreational purposes or temporary uses. OR PS5-7.3 If the development site is wholly or predominantly within an erosion prone area ²³² , the development ²³¹ : <ul style="list-style-type: none"> a) is landward of any applicable coastal building line²³³ and either or as far landward from the seaward property boundary as practicable; or b) landward of a line drawn between the seaward facing wall of existing approved permanent structures on nearby lots (where these exist); or c) is located where it is demonstrated that the threat from natural fluctuations of the coast²³⁴ is removed by existing approved coastal protection works²³⁰ that has arrangements that guarantee perpetual maintenance of the works to the approved design or specifications; <div style="text-align: center;">AND</div> d) ensures that buildings and structures are located: <ul style="list-style-type: none"> i) a minimum distance of 10m, from the seaward property boundaries to allow for hard protection structures²³⁵ to be located and maintained entirely within the property; or ii) a minimum distance of 5m from existing approved hard protection structures²³⁵ for the protection of the property to enable future maintenance.

²²⁶ See glossary for definition of infill development

²²⁷ See glossary for definition of redevelopment

²²⁸ See glossary for definition of maritime development

²²⁹ See glossary for definition of coastal erosion

²³⁰ See glossary for definition of coastal protection work

²³¹ See glossary for definition of development

²³² See glossary for definition of erosion prone area

²³³ See glossary for definition of coastal building line

²³⁴ See glossary for definition of coast

²³⁵ See glossary for definition of hard protection structures

Specific outcome	Probable solutions
SO5-8 Intensification ²³⁶ of existing development in the erosion prone area ²³⁷ that is within the coastal management district ²³⁸ , removes the erosion threat to new development.	PS5-8.1 Development ²³⁹ is designed to withstand erosion threats. OR PS5-8.2 Existing approved coastal protection works ²⁴⁰ will provide protection from future erosion events and existing works will be maintained in accordance with their approval. OR PS5-8.3 Effective protection will be provided by coastal protection works ²⁴⁰ on the development site or on an adjacent property.
SO5-9 Development ²³⁹ avoids adverse effects on the values of areas of high ecological significance ²⁴¹ ; or where avoidance is not possible minimises adverse effects and an environmental offset ²⁴² is provided for any remaining environmental impacts on the area of high ecological significance ²⁴¹ .	PS5-9.1 No solutions stated

²³⁶ See glossary for definition of intensification

²³⁷ See glossary for definition of erosion prone area

²³⁸ See glossary for definition of coastal management district

²³⁹ See glossary for definition of development

²⁴⁰ See glossary for definition of coastal protection works

²⁴¹ See glossary for definition of areas of high ecological significance

²⁴² See glossary for definition of environmental offset.

Annexe 6 - Recommended Storm Tide Event Levels for essential community service infrastructure

Type of Infrastructure	Recommended Storm Tide Event Level
Emergency services	0.2% AEP
Emergency shelters	see reference 1*
Hospitals and associated facilities	0.2% AEP
Major switch yards	0.2% AEP
Police facilities	0.5% AEP
Power stations	0.2% AEP
Sewerage treatment plants	Storm tide inundation area ²⁴³
School facilities	0.5% AEP
Stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries).	0.5% AEP
Substations	0.5% AEP
Water treatment plants	0.5% AEP
<ul style="list-style-type: none"> Government supported transport infrastructure²⁴⁴ Aeronautical facilities Works of an electricity entity not otherwise listed in this table Communication network facilities 	No specific recommended storm tide event level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
<p>For sewage treatment plants, the RSTEL applies only to electrical and other equipment that, if damaged by floodwater or debris, would prevent the plant from functioning. This equipment should either be protected from damage or designed to withstand inundation. Also some police and emergency services facilities (e.g. water police and search and rescue operations) are dependent on direct water access. The RSTELs do not apply to these aspects but other operational areas should be located above the RSTEL wherever feasible.</p> <p>Reference 1* : Design Guidelines for Australian Public Cyclone Shelters Report August 2002 posted at http://www.ema.gov.au</p>	

²⁴³ See glossary for definition of storm tide inundation area

²⁴⁴ See glossary for definition of government supported transport infrastructure

Glossary (and abbreviations)²⁴⁵

AEP	Annual Exceedance Probability
CMD	Coastal Management District
Coastal Act	<i>Coastal Protection and Management Act 1995</i>
DSTE	Defined Storm Tide Event
DERM	Department of Environment and Resource Management
HAT	Highest Astronomical Tide
HES	High Ecological Significance
IPA	<i>Integrated Planning Act 1997</i>
RSTEL	Recommended Storm Tide Event Level
SPR	Scenic Preference Rating

Accommodation purposes includes for the purpose of short or long term residential accommodation, tourist accommodation, hospital accommodation and any other institutional accommodation such as schools or gaols.

Aquaculture means the cultivation of live fisheries resources for sale (*Fisheries Act 1994*).

Active sediment transport area means an area of active sediment transport by wind or water which is critical to maintaining coastal landforms, and adjacent sediment masses which periodically draw from or contribute to this area. This includes dunes, beaches, river deltas, foreshores, rivers and tidal waterways. Disruption of sediment transport processes in these areas cause erosion of landforms.

Allocated (under a planning scheme) means land identified for a particular use by a zoning map, overlay or equivalent to foreshadow and regulate that use on the land.

Area of high ecological significance means-

- a) an area shown on Maps 1 – 8 in Annexe 1 of this draft policy as an area of high ecological significance; or
- b) any additional area identified by a planning instrument as an area of high ecological significance;

unless an ecological assessment demonstrates to the satisfaction of the Department of Environment and Resource Management that the ecological values attributed to the area shown on the map are not present within the area.

²⁴⁵ Definitions provided in the glossary that are also defined within the *Integrated Planning Act 1997* (IPA) are provided in this draft policy for reference purposes only. Reference should be made to the IPA in the first instance for precise information.

Areas of high scenic preference (SPR of 8, 9 or 10) means areas within 500m of the coastline or 500m of the bank of a waterway or estuary and are characterised by natural environments with little or no built elements.

Areas of locally important scenic preference (SPR of 6 & 7) means areas within 500m of the coastline or 500m of the bank of a waterway or estuary and generally contain some built elements.

Areas of scenic preference means areas within 500m of the coastline or 500m of the bank of a waterway or estuary, excluding views entirely within the urban domain and areas with a pre change scenic preference rating of 5 or less.

Beach nourishment means the replenishment of a beach system using imported sediment to balance erosion losses or to re-establish a wider dunal buffer zone.

Climate change means a change in the state of the climate that can be identified by changes in the mean (and/or the variability) and that persists for an extended period, typically decades or longer. It can be due to natural variability or as a result of human activity (Intergovernmental Panel on Climate Change).

Coast means all areas within or neighbouring the foreshore (s10 *Coastal Protection and Management Act 1995*).

Coastal building line means a line declared as a coastal building line under the *Coastal Protection and Management Act 1995*.

Coastal erosion is the wearing away of land or the removal of beach or dune sediments by wave or wind action, tidal currents, wave currents, or drainage.

Coastal hazards include coastal erosion and storm tide inundation, or permanent inundation due to sea level rise.

Coastal hazard area means an area that is at risk from storm tide inundation, coastal erosion, or permanent inundation due to sea level rise.

Coastal landforms include the natural and physical features of the earth's surface on the coast such as beaches and coastal dunes, coastal plains, river mouths, river banks and cliffs.

Coastal management district (CMD) means a part of the coastal zone declared under the *Coastal Protection and Management Act 1995* as a coastal management district²⁴⁶. The coastal management district is shown on Maps 1 – 8 in Annexe 1 of this draft policy.

Coastal protection work means any permanent or periodic work undertaken primarily to deliberately alter physical coastal processes such as sediment transport, to manage the effects of coastal hazards.

Coastal resources means the natural and physical features, processes, places or objects of the coastal zone, that have ecological, economic or social value.

Coastal waters means Queensland waters to the limit of highest astronomical tide (s 13 *Coastal Protection and Management Act 1995*).

²⁴⁶ The *Coastal Protection and Management Act 1995* is proposed to be amended to provide that the coastal management district is the area shown as a coastal management district on a map approved by the chief executive. See Annexe 1.

Coastal wetlands include tidal wetlands, estuaries, salt marshes, melaleuca swamps (and any other coastal swamps), mangrove areas, marshes, lake or minor coastal streams regardless of whether they are of a saline, freshwater or brackish nature (s 14 *Coastal Protection and Management Act 1995*).

Coastal zone means the area declared under the *Coastal Protection and Management Act 1995* to be the coastal zone, including coastal waters of Queensland and associated submerged land²⁴⁷. The coastal zone is shown on Maps 1 - 8 in Annexe 1 of this draft policy.

Community Infrastructure means community infrastructure as referred to under the *Integrated Planning Act 1997*.

Current urban areas are areas:

- a) that are part of the urban footprint or rural living area in a statutory regional plan; and
- b) zoned in a local government planning scheme for a purpose that is consistent with the that regional land use category.

Such areas may include existing built up areas and areas subject to infill development or redevelopment.

Defined Storm Tide Event (DSTE) means the event (measured in terms of likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The defined storm tide event is the 1% Annual Exceedance Probability (AEP) storm tide – equivalent to 1/100 yr Average Recurrence Interval (ARI) unless otherwise indicated for essential community service infrastructure.

Demonstrated need (for coastal protection works) means evidence has been provided including arguments and reasoning to prove the case that:

- a) retreat is not a feasible option; and
- b) there are no alternative solutions to the erosion problem; and
- c) there is a necessity to undertake works to prevent a foreseeable risk of coastal erosion
 - i) damaging permanent structures that are utilised by persons on an on-going basis; or
 - ii) causing safety hazards that cannot be remediated using any other means (e.g. closing or re-routing walking tracks).

Development is any of the following—

- a) carrying out building work
- b) carrying out plumbing or drainage work
- c) carrying out operational work
- d) reconfiguring a lot
- e) making a material change of use of premises (s1.3.2 *Integrated Planning Act 1997*).

Development commitment means any of the following:

- a) development with a valid preliminary approval or development that arises from and is necessary to give effect to a valid development approval; or
- b) development, other than private marine access structures or coastal protection works, that is:
 - i) consistent with a relevant statutory regional plan or any applicable State Planning Regulatory Provision; and
 - ii) explicitly anticipated by and consistent with the specific relevant zone (or equivalent), all applicable codes, and any other requirements of the relevant planning scheme; or
- c) development that is located within a State Development Area and is consistent with the development scheme prepared for the State Development Area; or

²⁴⁷ The *Coastal Protection and Management Act 1995* is proposed to be amended to provide that the coastal zone is the area shown as a coastal zone on a map approved by the chief executive. See Annexe 1.

d) development consistent with a designation for community infrastructure.

Note: A development commitment does **not** include circumstances where the regional plan or planning scheme makes the **principle** of the use subject to further planning or environmental assessment.

Ecological values mean the intrinsic natural qualities, characteristics or worth attributable to an ecosystem.

Ecosystem means a dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.

Emergency rescue area means a predetermined area from which people can be safely rescued in the event of an emergency. An emergency rescue area should comprise a Final Approach and Take Off Area (FATO) with a minimum diameter of 30m that is level and free from obstacles likely to interfere with the manoeuvring of a helicopter with a total length of up to 15m. The FATO should be located above the DSTE or the Recommended Storm Tide Event Level (RSTEL) that applies to the particular development and should be provided with an adjoining Obstacle Limitation Area (OLA) in accordance with the requirements set out in the *Guidelines for the establishment and use of helicopter landing sites*, CAAP 92-2(1), Air Services Australia, Civil Aviation Safety Authority Australia (CASA). When not required for emergency rescue purposes area may be used for other purposes such as parking or recreation.

Environmental offset means an action taken to counter-balance any unavoidable negative environmental impacts that might result from an activity or a development. Environmental offsets are measures taken which are outside the scope of the activities of the development, to counter-balance adverse environmental impacts. An offset can be located within or outside the geographic site of the activity or development. (*Queensland Government Environmental Offsets Policy 2008*)

Erosion prone area means an area subject to coastal erosion or permanent inundation from sea level rise and declared to be an erosion prone under section 70(1) of the *Coastal Protection and Management Act 1995*.

Essential community service infrastructure includes emergency services infrastructure; emergency shelters; police facilities; hospitals and associated facilities; stores of valuable records or heritage items; power stations and substations; major switch yards; communications facilities; sewerage treatment plants; and water treatment plants.

Evacuation route means a path of travel from any place in the development, though a final exit of the development to a place of safety outside the storm tide inundation area or a path of travel from a common area of the development, to a place of safety outside the inundation area.

Extraction means the removal of sand, gravel, rock, mud or other earth material. It may be for the purposes of reusing the material as a resource (gravel extraction) or constructing tidal works such as navigation channels. Extraction includes dredging.

Feasible option (in relation to undertaking a particular action in comparison to an alternative action) means capable of being done, effected, or accomplished in consideration of the short or long term costs to an individual or a community or in consideration of the likely success or failure of the action.

Foreshore means the land lying between high water mark and low water mark as is ordinarily covered and uncovered by the flow and ebb of the tide at spring tides (*Coastal Protection and Management Act 1995*).

Future urban areas are areas that are:

- a) part of the urban footprint in a statutory regional plan but have been zoned for a purpose other than urban in the local government planning scheme; or
- b) declared master plan areas; or
- c) zoned for a purpose in the local government planning scheme that is subject to further planning and environmental considerations (e.g. future urban zones or investigation areas).

Government supported transport infrastructure means road transport infrastructure, rail transport infrastructure, air transport infrastructure, public marine transport infrastructure, port infrastructure, busway transport infrastructure, light rail transport infrastructure, and miscellaneous transport infrastructure that meets the definition of 'government supported transport infrastructure' under the *Transport Infrastructure Act 1994*.

Hard protection structures are built coastal hazard protection works designed to protect land or to permanently alter sediment transport processes and include structures such as seawalls (rock walls), groynes, artificial reefs, and break waters.

Hazardous materials is a substance with potential to cause harm to persons, property or the environment because of 1 or more of the following—

- a) the chemical properties of the substance;
- b) the physical properties of the substance;
- c) the biological properties of the substance.

Without limiting the above, all dangerous goods, combustible liquids and chemicals are hazardous materials. (*Dangerous Goods Safety Management Act 2001*)

Hazardous materials in bulk: Hazardous materials in quantities that:

- would be equivalent to or exceed the minimum quantities set out to determine a Large Dangerous Goods Location in the *Dangerous Goods Safety Management Regulation*; or
- would require a licence for a magazine for the storage of an explosive under the *Explosives Regulation 1955*.

High hazard zone means the land within the storm tide inundation area that would be subject to one (1) metre or more of inundation during a defined storm tide event. Refer to the Draft Guideline Coastal Hazards for how to determine the high hazard zone.

Highest astronomical tide (HAT) means the highest sea level which can be predicted to occur under average meteorological conditions and any combination of astronomical conditions.

Infill (development) means development sited to fill a hole or gap between other developed sites; namely development on vacant lots within urbanised areas or new development on under utilised sites within urbanised areas.

Intensification (of existing development) means infill or redevelopment of a premises that increases the intensity or scale of the use of the premises, resulting in an increase in the number of lots or an increase in the gross floor area of greater than or equal to 1000 square metres.

Intensively managed foreshores means beaches that are subject to on-going coastal protection works by a local government entity to maintain coastal values such as recreation or amenity values. For example, Broadbeach and Surfers Paradise beach on the Gold Coast, Noosa beach on the Sunshine Coast and the Townsville Strand.

Land includes land that is, or is at any time, covered by Queensland waters (*Coastal Protection and Management Act 1995*).

Low hazard zone means the land within the storm tide inundation area that would be subject to less than one (1) metre inundation during a defined storm tide event. Refer to the Draft Guideline Coastal Hazards guideline for how to determine the low hazard zone.

Maritime development area means an area shown on maps 1 - 8 in Annexe 1 of this draft policy as a maritime development area.

Maritime development²⁴⁸ means development that requires a location in, or adjacent to, tidal waters to function. The term includes ancillary or subsidiary development that may be commercial, industrial, retail or accommodation development to the extent that the ancillary or subsidiary development is essential for the marine components of the development to be economically feasible.

Minor sport and recreation facilities for the purposes of this draft policy refer to outdoor facilities that are capable of sustaining a defined storm tide inundation event without significant damage. Such facilities include parklands, sporting fields and outdoor sporting courts (e.g. netball, basketball, tennis, etc.).

Nodal settlement pattern means settlement that occurs in a consolidated and clustered form within the landscape and is distinctly separate from nearby settlements.

Non-urban areas are areas:

- a) that are not part of the urban footprint or rural living area of a statutory regional plan. This includes investigation areas and identified growth areas; and
- b) that are not zoned for urban purposes in a local government planning scheme.

Physical coastal processes means natural processes of the coast including sediment transport; fluctuations in the location and form of the foreshore, dune systems and associated ecosystems; tides; changes in sea level and coastal hazards (e.g. storm tide); ecological processes (e.g. migration of plant and animal species) and the natural water cycle (e.g. coastal wetlands' role in nutrient filtration and flood mitigation).

Private hard protection structures means hard protection structures used to protect private land or structures.

Private land refers to land that is –

- (a) freehold land, or land contracted to be granted in fee simple by the State; or
- (b) subject to a lease, licence, permit or other authority issued under an Act by or for the State, other than a permit issued under the *Land Act 1994*, section 177(1)²⁴⁹ or a lease issued over a protected area.

Private marine access structure means maritime development constructed to provide private access to private land from tidal water. Private marine access structures may include jetties, ramps, floating docks, fixed piers and gangways. Private marine access structures do not include multiple berth marinas; or roofed structures or decks and boardwalks that are not intended for use as access structures.

Public maritime development means government supported transport infrastructure that is also maritime development.

Private use means exclusive use rights conferred to a private individual or entity.

²⁴⁸ See draft policy guideline for additional guidance on the definition of maritime development

²⁴⁹ *Land Act 1994*, section 177 (Chief executive may issue permit)

Protected area means a national park; conservation park; resources reserve; forest reserve; State forest; or timber reserve²⁵⁰.

Redevelopment means development to develop (something) again. Redevelopment may include demolition of existing development and/ or the establishment of an alternative type of development than what was previously on the site.

Regional plan means a regional plan developed in accordance with section 2.5A of the *Integrated Planning Act 1997*.

Registered Professional Engineer (RPE) means a person registered under the *Professional Engineers Act 2002* by the Board of Registered Professional Engineers Queensland who holds a registration approved by Engineers Australia or the Australian Institute of Mining and Metallurgy (Auslmm) as fit to practice as a Professional Engineer, with approved competencies in the areas of structural, geotechnical/geological and environmental engineering.

Recommended storm tide event means the defined storm tide event that would correlate with the storm tide event level recommended for particular types of essential community service infrastructure in Annexe 6.

Recommended storm tide event level (RSTEL) means the storm tide event level identified in Appendix 6 that is recommended for particular types of essential community service infrastructure.

Rural living area means the land allocated as rural living area by a regional plan.

Rural residential purpose means residential purposes involving single dwellings on lots greater than 2500m² (and usually less than 60 hectares).

Safe refuge means an area specially designed and constructed to provide protection for people during a storm tide inundation event.

Scenic preference means the rating of the community's liking for scenery of open space compared to areas occupied by built structures, measured using photographs (Department of Natural Resources, 2001).

Scenic preference rating means the numerical value ascribed to the communities preference of a view, ranging from 1 (least preferred) to 10 (most preferred).

Scenic preference values mean the relative contribution of visual elements (built or natural) to the community liking for a view or an area. Visual elements are assessed collectively to determine the scenic preference of the area.

Sediment transport process means any natural displacement and transport of coastal sediments forced by waves, tides, water flows and wind.

Single residential dwelling means one house or abode and includes any reasonably associated built structure such as a garage.

Specified area means the maritime development areas listed in Annexe 4 excluding those portions of the area that are navigation channels or subject to existing development.

²⁵⁰ See the *Nature Conservation Act 1992* for meanings of national parks, conservation parks, resources reserves, and forest reserves; and the *Forestry Act 1959* for meanings of State forests and timber reserves.

State coastal land means land within the coastal management district (including land below tidal waters) **other** than land that is—

- (a) freehold land, or land contracted to be granted in fee simple by the State; or
- (b) in a watercourse or lake as defined under the *Water Act 2000*; or
- (c) subject to a lease, licence, permit or other authority issued under an Act by or for the State, other than a permit issued under the *Land Act 1994*, section 177(1)²⁵¹ or a lease issued over a protected area.

State development area has the same meaning given by the *State Development and Public Works Organisation Act 1971*.

State planning regulatory provisions means a State planning regulatory provision made under the *Integrated Planning Act 1997*.

Storm tide means the effect on coastal water of a storm surge combined with the normally occurring astronomical tide.

Storm tide inundation area means the area of land determined to be inundated by a storm tide as outlined in Annexe 2.

Strategic port land means land included in a port authority's current approved land use plan under the *Transport Infrastructure Act 1994*.

Threatened wildlife means Native wildlife that is prescribed under the *Nature Conservation Act 1992* as,

- (a) extinct in the wild wildlife or
- (b) endangered wildlife or
- (c) vulnerable wildlife.

Tidal waterway means a waterway open to the sea and subject to tidal movements at spring tides.

Tidal water means

- (a) the sea and any part of a harbour or watercourse ordinarily within the ebb and flow of the tide at spring tides; or
- (b) the water downstream from a downstream limit declared under the *Water Act 2000*. (*Coastal Protection and Management Act 1995*)

Uncontaminated dredge spoil is defined as being uncontaminated for the purposes of sea disposal if it comes from a pristine environment, or if, after assessment, it contains no Contaminants of Concern. Contaminants of Concern can be determined using the National Assessment Guideline for Dredging, 2009 (*National Assessment Guideline for Dredging, 2009*).

Urban Area means an area allocated under a planning scheme for an urban or rural residential purpose and the allocation is consistent with any applicable State Planning Regulatory Provisions and statutory regional plan.

Urban footprint means the land allocated as urban footprint by a regional plan.

Urban purposes means purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes (*Integrated Planning Act 1997*, Schedule 10).

²⁵¹ *Land Act 1994*, section 177 (Chief executive may issue permit)

Urban residential purposes means purposes for which land is used in cities or towns for establishing residences excluding short term tourist accommodation facilities.

Vegetation means a native plant that is indigenous to the particular bioregion.

'DLGP-09'

Draft Queensland Coastal Plan

Draft State Policy Coastal Management

Draft State Policy Coastal Management

1. Background

Queensland's coast is recognised as one of the most dynamic natural environments and is prized for its wealth of ecological, economic and social values. The combination of human pressures and dynamic processes in the coastal zone produces some significant management challenges. Without effective management, coastal resources—which can be sensitive to changes—are easily degraded resulting in a loss of their associated values.

2. Purpose

The Draft State Policy Coastal Management (draft management policy) has been prepared under the *Coastal Protection and Management Act 1995* (Coastal Act). The purpose of the draft management policy is to provide policy direction and guidance on managing coastal land in Queensland in line with the objectives of the Coastal Act. The Draft State Policy Guideline Coastal Management (draft management guideline) provides advice on how to implement the draft management policy.

3. Application

If adopted by State government, the draft management policy would apply to activities, decisions and works that are not assessable development under the *Integrated Planning Act 1997* and therefore not subject to the Draft State Planning Policy Coastal Protection.

The draft management policy applies to land in the coastal zone. The coastal zone generally encompasses Queensland coastal waters and islands, and the area landward to five kilometres from the coast or to where the land is below 10 metres Australian Height Datum, whichever is further from the coast. Draft maps have been prepared to show the area where the draft management policy applies¹. These maps indicate the coastal zone in conjunction with other information such as property boundaries.

The draft management policy may also be used to guide the imposition of conditions about the use of land when allocated under the *Land Act 1994*; or the development of management plans for reserves under the same Act or for protected areas under the *Nature Conservation Act 1992*.

4. Implementation

The draft management policy is intended for use by coastal land owners and managers including state and local governments. Implementation of this policy relies on effective partnerships between these and other stakeholders.

Depending on tenure, management arrangements and management objectives, instruments used to implement the draft management policy will vary.

¹ A copy of the maps can be found in Annexe 1 or in more detail at www.derm.qld.gov.au

Management plans should be prepared by local governments and other managers of State land in the coastal zone² to incorporate this policy.

In addition, the following implementation tools may be utilised to implement strategically planned coastal management responses:

- Management and rehabilitation strategies, programs and regional plans developed by local government, natural resource management bodies³, community groups or State government entities.
- Local laws prepared by local government in accordance with the *Local Government Act 1993*
- Funding grants and subsidy schemes⁴
- Local government corporate plans
- Conditioned leases and permits
- Land covenants
- Codes of practice
- Infrastructure plans
- Environmental offset requirements and agreements

5. Policy outcomes

Coastal resources are protected and maintained by:

- a) preparing management plans (or similar tools) to direct strategic, efficient and effective management practices
- b) reflecting potential climate change impacts in decision making about the use and management of coastal resources
- c) providing infrastructure and services to facilitate effective management of coastal resources
- d) regulating the use of coastal resources to allow public benefits from those resources to be realised, while restricting uses that result in a loss of associated values
- e) implementing planned maintenance, protection and rehabilitation activities
- f) improving collaborative management efforts, knowledge sharing, community awareness and increased participation in coastal management activities.

5.1 Proactive and strategic planning

- (1) Management of State land⁵ in the coastal zone should be strategically planned and implemented. Where other suitable tools⁶ are not available to achieve the same outcomes, the state considers the development of local or site specific coastal land management plans as the most suitable method to achieve the outcomes of this policy.
- (2) Where erosion poses an existing or predicted future threat to people and property, the state government supports and encourages proactive planning

² Management plans are already required to be prepared by the Department of Environment and Resource Management for coastal protected areas under the *Nature Conservation Act 1992*.

³ Natural resource management is delivered through community and government partnerships with the support of the Commonwealth Government's flagship program, Caring for our Country.

⁴ This refers to approved or existing grants and subsidy schemes. This policy is not for the purpose of seeking new funding.

⁵ See section 8 for definition of 'State land'.

⁶ Other suitable tools are listed in section 4 and further outlined in the draft management guideline.

and management responses via the preparation of a shoreline erosion management plan⁷.

- (3) A coastal land management plan (or similar tool) should include:
 - (a) details of identified coastal resources and coastal processes responsible for shaping coastal landforms
 - (b) appropriate means to address issues outlined in this policy; and
 - (c) performance monitoring and review requirements⁸.
- (4) Strategic planning and decision-making undertaken by state and local governments and community organisations, should take into account relevant management issues and actions identified in a coastal land management plan (or similar tool).

5.2 Reflecting potential climate change impacts in decision making

- (1) The potential for increased sea levels and associated increases in the risk of coastal erosion and storm tide inundation should be taken into account when undertaking management activities.

5.3 Providing infrastructure and services

- (1) Direct use towards existing infrastructure and services.
- (2) Direct effective maintenance works of existing infrastructure.
- (3) New recreational and access facilities should only be considered where
 - (a) there is sufficient public demand; or
 - (b) there is a threat to public safety.
- (4) New access facilities and infrastructure should be located, designed and maintained to:
 - (a) provide and enhance equitable and safe public access opportunities
 - (b) have inconsequential adverse effects on coastal resources including the stability of the foreshore or dunes, ecologically significant habitat or natural views of the coast.

5.4 Regulating the use of coastal resources

- (1) Statutory mechanisms such as local laws should be used to direct ecologically sustainable use of, and equitable access to coastal resources. Such regulations should:
 - (a) recognise the interdependence of coastal resources and the multiple competing values associated with their use
 - (b) prevent private use of State land unless there is an associated public benefit
 - (c) maintain public safety
 - (d) prevent and control invasive weeds and pests
 - (e) direct pedestrians, vehicles and potentially destructive activities away from sensitive coastal areas.
- (2) The use and placement of vehicles and vessels is to be regulated and managed to avoid adverse effects on:

⁷ Refer to the Shoreline Erosion Management Plan Guideline available at www.derm.qld.gov.au

⁸ Monitoring and evaluation techniques should include baselines and targets.

- (a) coastal ecosystems, particularly roosting and nesting sites, intertidal invertebrate communities, and areas of high biological diversity
- (b) physical coastal processes
- (c) water quality
- (d) amenity
- (e) recreation opportunities
- (f) existing approved built structures.

5.5 Implementing planned maintenance, protection and rehabilitation activities

Maintenance and rehabilitation activities on private and State land should be undertaken to ensure:

- (1) Natural values and assets are protected and enhanced and physical coastal processes are maintained or restored to a natural state by:
 - (a) improving sand dune condition and stability
 - (b) managing pedestrian, vessel and vehicle access and other activities to protect habitat and native dune vegetation
 - (c) conserving native plants and animals in their natural place of occurrence
 - (d) restoring native vegetation in areas that have been degraded
 - (e) improving habitat connectivity for species movement
 - (f) controlling or eradicating invasive weeds and pests.
- (2) Approved beach protection structures and nourishment activities remain effective in addressing erosion problems. The protection of coastal resources and their values can be achieved by:
 - (a) maintaining hard protection structures in accordance with relevant safety and engineering standards and any conditions placed on an associated approval for the structure
 - (b) addressing or managing issues associated with the movement or migration of significant species or habitat into areas previously approved for nourishment activities.

5.6 Improving knowledge sharing, awareness and participation

Coastal management initiatives should:

- (1) Promote and facilitate participation, collaboration and integration within and between programs and community networks.
- (2) Improve knowledge sharing between organisations with a common interest in maintaining and protecting coastal resources.
- (3) Promote awareness and understanding of coastal issues and coastal threats in order to encourage environmentally responsible behaviours (stewardship).

6. Information and advice on the policy

The Queensland Department of Environment and Resource Management provides advice on implementing and interpreting the draft management policy.

The draft management guideline provides advice and guidance to assist land managers to achieve the outcomes stated in this draft policy.

The Shoreline Erosion Management Guideline⁹ provides local government with information regarding the development and tendering of a Shoreline Erosion Management Plan.

⁹ The Shoreline Erosion Management Plan Guideline is available at www.derm.qld.gov.au

7. Review of the policy

If adopted by government, this policy will be reviewed within 10 years of its commencement. The review will involve an assessment of the performance of this policy.

The Department of Environment and Resource Management will assess the performance of this policy based on the quality and number of land management plans developed to address issues covered in this policy. Data for this assessment will be a record of advice provided by state and local government land managers at the time of the review. As part of the land management process, local land managers will be responsible for assessing the performance and outcomes of their individual coastal land management plans.

8. Definitions (for the purpose of this policy)

Coastal resources are the natural and physical features, processes, places or objects of the coastal zone that have ecological, economic or social value.

Hard protection structures are built coastal hazard protection works designed to protect land or to permanently alter sediment transport processes and include structures such as seawalls (rock walls), groynes, artificial reefs and break waters.

Management includes actions required to protect, conserve or rehabilitate coastal resources and to achieve ecologically sustainable development.

State land means land within the coastal zone (including foreshores and land below tidal waters) **other** than land that is –

- (a) freehold land, or land contracted to be granted in fee simple by the State; or
- (b) in a watercourse or lake as defined under the *Water Act 2000*; or
- (c) subject to a lease, licence, permit or other authority issued under an Act by or for the State, other than a permit issued under the *Land Act 1994*, section 177(1)¹⁰ or a lease issued over a protected area.

Vehicle includes all forms of mechanical transport including buggies, trail bikes, helicopters and aeroplanes.

Vessel is a craft for travelling on water e.g. ship, boat, jet ski, windsurfer, kayak etc.

¹⁰ *Land Act 1994*, section 177 (Chief executive may issue permit)

'DLGP-10'



Growth Management Queensland



Queensland Planning Provisions

4 October 2010, version 2.0

The Queensland planning provisions are the standard planning scheme provisions made by the Minister under Chapter 2, Part 5, Division 2 and Chapter 2, Part 6 of the *Sustainable Planning Act 2009*.

Qplan

Tomorrow's Queensland:
strong, green, smart, healthy and fair

Toward 
Tomorrow's Queensland



Queensland
Government



Queensland Planning Provisions (QPP)

Prepared by:

The Honourable Stirling Hinchliffe MP,
Minister for Infrastructure and Planning,
in accordance with the *Sustainable Planning Act*
2009 (the Act), section 63.

With assistance from:

Department of Infrastructure and Planning

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Growth Management Queensland

The state government, through Growth Management Queensland (GMQ), is leading the way with a focused approach to managing growth, minimising its impacts and maximising the benefits for Queenslanders. The QPP are a clear demonstration of GMQ helping shape tomorrow's Queensland and delivering sustainable development outcomes for communities throughout Queensland.

Release notes:

The Queensland Planning Provisions version 2.0 are released by the planning Minister in accordance with the *Sustainable Planning Act* 2009, section 63. It is a statutory instrument under the *Statutory Instruments Act* 1992.



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Background and usage

The *Sustainable Planning Act 2009* (the Act) enables the planning Minister to make standard planning scheme provisions, which have been named the Queensland Planning Provisions (QPP).

The QPP are a state planning instrument under the Act and provide a consistent form for planning schemes across Queensland through standardised structure, format, land use and administrative definitions, zones, levels of assessment, overlays, infrastructure planning provisions, development assessment codes and other administrative matters. The QPP make provision for local government to incorporate local content and variation to reflect the context of the local government area.

This is the second version of the QPP since the first version was released on 18 December 2009. Three review groups consisting of local government, state agencies and departmental planning officers were established to provide input to the QPP version 2.0. A list of preliminary issues were identified through the consultation process for version 1.0. These issues were prioritised and addressed in the QPP version 2.0.

Purposes of the QPP

- (i) To provide a clear and consistent framework for planning schemes in Queensland
- (ii) To assist in the expression of state, regional, local and community expectations for areas and land uses
- (iii) To provide for the implementation of state, regional and local policies affecting land use and development.

The QPP are comprised of two modules. Module A is the 'plain text' structure that each planning scheme in Queensland must adopt for its planning scheme when use of the QPP is triggered under the Act. Module A identifies the elements that are mandatory and optional to include. The format of numbering for sections, parts, and subsections and the font and heading styles are mandatory.

Module B instructs and provides guidance about the drafting of all elements of the planning scheme and identifies when optional information, elements or details may be incorporated by local government.

Those sections of Module A that require local government to include information, elements or details are designated by the descriptor <details> (or similar depending on the information, elements or details to be inserted). Where multiple sections are required within a Part, the section is based on the original format of that section in Module A.

The QPP contain mandatory and optional components. Mandatory text in Module A must be included in the planning scheme as stated. These components ensure standardisation is provided across all local governments. Some elements are optional to include; however, they must be drawn from a standard suite provided in Module B. For example, 'development constraint category' overlays are not mandatory; however, if used, they must be selected from the standard suite of overlays within Module B. Optional components may be included in planning schemes where allowed for by Module A. This allows local governments to choose the level of detail most appropriate for their planning scheme.

Where a component of Module A is optional or identified in Module B as being part of a standard suite and the local government elects not to use that component, the component is not incorporated into the planning scheme.



Module A: Planning scheme structure

<Local government area> Planning scheme

(Front cover)

<leave this page blank >

Citation and commencement

This planning scheme may be cited as <name of planning scheme>.

A notice was published in the Government Gazette No. <#> on <day> <month>, <year> for the planning scheme for the <city/regional/shire> of <local government name>.

The commencement date for the planning scheme was <day> <month>, <year>.

Amendments to the planning scheme are included at Appendix 2.

<When used insert>

Community statement

<insert community statement>

<When used insert>

Strategic vision

<insert strategic vision>

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Part 1 About the planning scheme

1.1 Introduction

- (1) The <insert name of planning scheme> (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out <insert local government name> intention for the future development in the planning scheme area, over the next <insert the horizon of planning scheme in years>.
- (3) While the planning scheme has been prepared with a <insert the horizon of planning scheme in years> horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (4) The planning scheme applies to the planning scheme area of <insert local government name> including all premises, roads, internal waterways <and: include if relevant local government tidal areas>.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Strategic port land under the *Transport Infrastructure Act 1994*.

Map 1—Local government planning scheme area

<insert map>

Map 2—Local government context

<insert map>

1.2 Planning scheme elements

The planning scheme comprises the following elements:

- (a) strategic framework;
- (b) priority infrastructure plan;
- (c) the following zones:
 - (i) <insert names of zones>
 - (A) <if included insert names of zone precincts>.
- (d) <insert "the following local plans:" or "there are no local plans">
 - (i) <if included insert name/s of local plans>
 - (A) <if included insert names of local plan precincts>.
- (e) <insert "the following overlays:" or "there are no overlays">
 - (i) <if included insert name/s of overlays>
- (f) <insert "the following structure plans for declared master planned areas:" or "there are no structure plans for declared master planned areas">
 - (i) <if included insert name/s of structure plans for any declared master planned areas>
- (g) <insert "the following other master planned areas:" or "there are no other master planned areas">
 - (i) <if included insert name/s of other master planned areas>
- (h) <insert "the following planning scheme policies:" or "there are no planning scheme policies">
 - (i) <if included insert name/s of planning scheme policies>

1.3 Definitions

- (1) The dictionary in Schedule 1 defines particular terms used in this instrument.
- (2) Terms not defined in Schedule 1 have the meaning given in the Act.
- (3) Terms not defined in the Act or in Schedule 1 have their common meaning.

1.4 Categories of development

- (1) The planning scheme states the category of development for all development in the planning scheme area.
- (2) In accordance with the Act, the categories of development are:
 - (a) exempt development
Editor's note—A development permit is not required for exempt development.
 - (b) self-assessable development
Editor's note—A development permit is not required for self-assessable development.
 - (c) development requiring compliance assessment
Editor's note—A compliance permit is required for development requiring compliance assessment.
 - (d) assessable development requiring code or impact assessment
Editor's note—A development permit is required for assessable development.
 - (e) prohibited development.
Editor's note—A development application or a request for compliance assessment cannot be made for prohibited development.
- (3) For the purposes of the planning scheme the categories of development are called levels of assessment.

1.5 Compliance with the planning scheme

- (1) The following rules apply in determining compliance with a code/s for self-assessable development:
 - (a) development must comply with the identified acceptable outcomes of the applicable code/s;
 - (b) where development does not comply with the identified acceptable outcomes of the applicable code/s the development becomes assessable development.
- (2) The following rules apply in determining compliance with a code/s for development requiring compliance assessment:
 - (a) development must comply with the applicable compliance code/s;
 - (b) development complies with the compliance code/s if it complies with the compliance outcomes.
- (3) The following rules apply in determining compliance with a code/s for code and impact assessable development:
 - (a) development complies with the code if it complies with the purpose of the code;
 - (b) development which complies with the code overall outcomes complies with the purpose of the code;
 - (c) development which complies with the performance outcomes complies with the code overall outcomes and the purpose of the code;
 - (d) where acceptable outcomes are identified for performance outcomes, development which complies with the acceptable outcomes complies with the performance outcomes, code overall outcomes and the purpose of the code.
- (4) Where development requiring impact assessment does not comply with the applicable code/s, development complies with the planning scheme if it is consistent with the strategic framework.
- (5) Where there is conflict between provisions within the planning scheme, the following rules apply:

- (a) the strategic framework prevails over all other elements to the extent of the inconsistency;
 - (b) overlays prevail over all other elements (other than the strategic framework) to the extent of the inconsistency;
 - (c) zones prevail over local plans and other codes in Part 9 to the extent of the inconsistency except where it is identified in the local plan code that local plan provisions prevail over specific zone provisions;
 - (d) local plans prevail over other codes in Part 9 to the extent of the inconsistency.
- (6) Despite subsection 1.5 (5) above, a planning scheme may state in the purpose of a code that certain provisions may vary the rules in subsection 1.5 (5).

1.6 Building work regulated under a planning scheme

- (1) Section 86 of the Act provides that a planning scheme must not include provisions about building work to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.
 Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).
- (3) The following building assessment provisions have been included in this planning scheme in accordance with sections 32 and 33 of the *Building Act 1975*:
 - <insert details>

Editor's note—The *Building Act 1975* permits planning schemes to:

- designate, for the Building Code of Australia (BCA) as amended from time to time or the Queensland Development Code (QDC) as amended from time to time, matters prescribed under a regulation under the *Building Act 1975* (section 32);
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative planning scheme provisions under section 33 of the *Building Act 1975*.

1.7 Waterways and reclaimed land

- (1) Where a waterway or reclaimed land in the planning scheme area is not covered by a zone the following applies:
 - (a) if adjoined on both sides by land in the same zone—the waterway or reclaimed land is in the same zone as the adjoining land; or
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries; or
 - (c) if the waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land.

<where relevant insert>

1.8 Foreshores

- (1) The planning scheme area includes all land within the basic territorial unit of the local government area. However, the area may also include additional territorial units such as foreshore areas and bathing reserves.
- (2) Where a foreshore area or bathing reserve (which is included in an additional territorial unit of the local government area under the *Local Government Act 2009*) is not shown as being included in a zone the following applies:
 - (a) where included wholly or partly in the Open space zone, the foreshore or bathing reserve is included in the Open space zone; or

- (b) where included wholly or partly in a zone other than the Open space zone, the foreshore or bathing reserve is included in the Environmental management and conservation zone; or
- (c) where not included in a zone, the foreshore or bathing reserve is included in the Environmental management and conservation zone.

<where used insert>

1.9 Local government administrative matters

<insert details>

Part 2 State planning instruments

2.1 Regional plan

<insert one of the following>

The Minister has identified that the <insert name of regional plan> as it applies in the planning scheme area is appropriately reflected in the planning scheme.

or

The Minister has identified that the following parts of the <insert name of regional plan> as it applies in the planning scheme area are appropriately reflected in the planning scheme in the following way:

(a) <list the relevant aspects reflected>

or

There was no regional plan relevant to the planning scheme area on commencement of the planning scheme.

2.2 State planning policies

<insert one of the following>

The Minister has identified that the following state planning policies are appropriately reflected in the planning scheme:

(a) <insert relevant state planning policies>

or

The Minister has identified that the following parts of the listed state planning policies are appropriately reflected in the planning scheme:

(a) <list the relevant state planning policies and aspects reflected>

2.3 Standard planning scheme provisions

The Minister has identified that the Queensland Planning Provisions version <insert version number> dated <insert version date> are appropriately reflected in the planning scheme.

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2—Mapping.
- (3) The strategic framework is structured in the following way:
 - (a) There are <insert number of themes> which include:
 - (i) <insert name of each theme>;
 - (b) the strategic outcome/s sought for development in the planning scheme area for each theme;
 - (c) the element/s that refine and further describe the strategic outcome/s;
 - (d) the specific outcomes sought for each or a number of elements;
 - (e) the land use strategies for achieving these outcomes.
- (4) Although each strategic outcome theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

<insert the following if relevant>

- (5) The strategic framework components for the <insert name of declared master planned area> are also strategic outcomes for the planning scheme.

3.2 <insert theme name>

3.2.1 Strategic outcomes

<insert local government strategic outcomes>

3.2.2 Elements

<insert local government elements of the strategic outcomes>

3.2.3 Specific outcomes

<insert local government specific outcomes for the elements>

3.2.4 Land use strategies

<insert local government land use strategies that achieve the specific outcomes>

Part 4 Priority infrastructure plan

<insert details as per statutory guideline referred to in *Sustainable Planning Regulation 2009*>

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the level of assessment and assessment criteria for development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:

- (1) development that is prohibited, exempt or requires self, compliance, code or impact assessment;
- (2) the level of assessment for development in:
 - (a) a zone and where used a precinct of a zone;
 - (b) a local plan and where used a precinct of a local plan;
 - (c) an overlay where used.
- (3) the assessment criteria for development:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'Assessment criteria' column);
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'Assessment criteria' column);
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.7); or
 - (ii) provisions in a zone or local plan code apply (shown in the 'Assessment criteria' column); or
 - (iii) the assessment criteria as shown on the overlay map (noted in the 'Assessment criteria' column) applies;
 - (d) any other applicable code/s (shown in the 'Assessment criteria' column).
- (4) any variation (shown as an 'if' in the 'Development' column) that applies to the development for the level of assessment.

Editor's note—Examples of a variation are gross floor area, height, numbers of people or precinct provisions.

5.3 Determining the level of assessment

The process for determining a level of assessment is:

- (1) for a MCU, establish the use by reference to the use definitions in Schedule 1; and
- (2) for all development, identify the following:
 - (a) the zone that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if a local plan applies to the premises, by reference to the local plan map in Schedule 2;
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development has a prescribed level of assessment, by reference to section 5.4 Table 1—Prescribed levels of assessment;
- (4) if the development is not listed in section 5.4 Table 1—Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in section 5.5 Levels of assessment – Zones;
- (5) a precinct of a zone may change the level of assessment and this will be shown in the 'Development' column of the tables in section 5.5;
- (6) if a local plan applies refer to the tables in section 5.6 Levels of assessment – Local plans, to determine if the local plan changes the level of assessment for the zone;
- (7) if a precinct of a local plan changes the level of assessment this will be shown in the 'Development' column of the tables in section 5.6;

- (8) if an overlay applies refer to section 5.7 Levels of assessment – Overlays, Table <x>—Overlays which change the level of assessment, to determine if the overlay further changes the level of assessment.

5.4 Prescribed levels of assessment

For the development specified in the 'Development' column, the levels of assessment are prescribed.

Table 1—Prescribed levels of assessment

Development	Assessment criteria
Exempt	
MCU for dwelling house in a Residential zone if: Identified in Schedule 4 table 2 of the Sustainable Planning Regulation 2009	
<If used> MCU for dual occupancy in a Residential zone if: Identified in Schedule 4 table 2 of the Sustainable Planning Regulation 2009	
Self-assessment	
MCU for Community residence in a Residential zone or Residential zone category or a Rural residential zone	9.2.2 Community residence
Compliance assessment	
Reconfiguring a lot (subdividing 1 into 2) and associated operational work in a Residential or Industry zone category but not a Rural residential zone if: Compliance assessment is required under Schedule 18 of the Sustainable Planning Regulation 2009	9.2.1 Reconfiguring a lot (subdividing 1 into 2) and associated operational work

5.5 Levels of assessment – Zones

The following tables identify the levels of assessment for development in a zone.

Table <x>—<Name> Zone

Development	Assessment criteria
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	

5.6 Levels of assessment – Local plans

<Insert “The following table/s identify the levels of assessment for development when a local plan changes the level of assessment from that for a zone.” or “There are no local plans in the planning scheme.”>

<If local plans are used insert the following>

Table <x>—<Name> Local plan

Development	Assessment criteria
<Name> Zone	
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	
<Name> Zone	
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	

5.7 Levels of assessment – Overlays

<Insert “The following tables identify where an overlay changes the level of assessment from that identified in a zone or local plan and the relevant assessment criteria.” Or “The following table identifies the relevant assessment criteria for an overlay.” Or “There are no overlays in the planning scheme.”>

<If overlays are used insert either or both of the following tables. Where overlays do not change the level of assessment delete the first table>

Table <x>—Overlays which change the level of assessment

Development	Change to level of assessment
<insert overlay name>	
<insert details>	<insert details>

Table <x>—Assessment criteria for overlays

Development	Assessment criteria
<insert overlay name>	
<insert details>	<insert details>

<If separate Reconfiguring a lot and/or Operational work table is used insert the following>

5.8 <Reconfiguring a lot and/or Operational work>

The following <table/s> identifies the levels of assessment for <reconfiguring a lot and/or operational work>.

Table <x>—<Reconfiguring a lot and/or Operational work>

Development	Assessment criteria
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2—Mapping.
- (3) The levels of assessment for development in a zone are in Part 5—Tables of assessment.
- (4) Assessment criteria for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - <insert the following if relevant>
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
 - (e) the performance and acceptable outcomes for the precinct.>
- (8) The following are the zone codes for the planning scheme:
 - (a) <insert zone name>
 - (i) <insert precinct name/s if used>

6.2 Zone codes

<insert the zone code/s using the preferred code structure in Module B Part 9>

Part 7 Local plans

<insert "There are no local plans in the planning scheme" or if local plans are used insert the following>

7.1 Preliminary

- (1) Local plans organise the planning scheme area at the local or district level and provide more detailed planning for the zones.
 - (2) Local plans are mapped and included in Schedule 2—Mapping.
 - (3) A precinct may be identified for part of a local plan.
 - (4) The levels of assessment for development in a local plan are in Part 5—Tables of assessment.
 - (5) Assessment criteria for local plans are contained in a local plan code.
 - (6) Each local plan code identifies the following:
 - (a) the purpose of the local plan;
 - (b) the overall outcomes that achieve the purpose of the local plan;
- <insert the following if relevant:
- (c) the performance outcomes that achieve the purpose of the local plan;
 - (d) the acceptable outcomes that achieve the performance outcomes and the purpose of the local plan;
 - (e) the performance and acceptable outcomes of a precinct.>
- (7) The following are the local plan codes for the planning scheme:
 - (a) <insert names of local plans>
 - (i) <insert precinct names if used>

7.2 Local plan codes

<insert the local plan code/s using the preferred code structure in Module B Part 9>

Part 8 Overlays

<insert "There are no overlays in the planning scheme" or if overlays are used, insert the following>

8.1 Preliminary

- (1) Overlays identify spatial areas within the planning scheme that reflect distinct themes that may include all or one of the following:
 - (a) be sensitive to the effects of development;
 - (b) constrain land or development;
 - (c) be subject to valuable resources;
 - (d) present opportunities for development.
 - (2) Overlays are mapped and included in Schedule 2—Mapping.
 - (3) The levels of assessment for development affected by an overlay are in Part 5—Tables of assessment.
 - (4) Assessment criteria for an overlay may be contained in one of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay, zone, local plan or other code in Part 9 or within precinct provisions for a zone or local plan.
 - (5) The overlays for the planning scheme are:
 - (a) <insert overlay name/s>
- <if overlay codes are used insert the following>
- (6) The following are the overlay codes for the planning scheme:
 - (a) <insert overlay code name/s>

<if overlay codes are used insert the overlay code/s using the preferred code structure in Module B Part 9>

8.2 Overlay codes

<insert the overlay code/s using the preferred code structure in Module B Part 9>

Part 9 Other codes

9.1 Preliminary

- (1) Other codes are codes for assessment where identified as an applicable code in Part 5—Tables of assessment.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Local codes are specific for each local government area.
- (4) The following are the Statewide codes for the planning scheme:
 - (a) Reconfiguring a lot (subdividing 1 into 2) and associated operational work;
 - (b) Community residence.
- (5) The following are the Local codes for the planning scheme:
 - (a) <insert codes names>

9.2 Statewide codes

9.2.1 Reconfiguring a lot (subdividing 1 into 2) and associated Operational work

- (1) The purpose of the Reconfiguring a lot (subdividing 1 into 2) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5—Tables of assessment under Table 1—Prescribed level of assessment.

Reconfiguring a lot (subdividing 1 into 2) and associated Operational work code table 1—for compliance assessment

Compliance outcomes	
Lot Design	
CO1	Each new lot complies with any relevant minimum lot size and frontage requirements under a relevant local planning instrument.
CO2	Each new lot complies with any relevant minimum siting rectangle or building envelope under a relevant local planning instrument.
CO3	<p>The development includes a rear lot only if a relevant local planning instrument provides for a rear lot.</p> <p>AND</p> <p>The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under a relevant local planning instrument.</p> <p>AND</p> <p>Only one rear lot is provided behind each full street frontage regular lot.</p> <p>AND</p> <p>No more than two rear lot access strips directly adjoin each other.</p> <p>AND</p> <p>No more than two rear lots gain access from the head of a cul-de-sac.</p>
CO4	<p>The design of proposed lots ensures that any existing buildings and structures comply with any boundary setbacks under a relevant local planning instrument.</p> <p>OR</p> <p>Where no minimum setbacks are prescribed under a relevant local planning instrument, the design of the proposed lots meets the minimum setback requirements under the <i>Queensland Development Code</i>.</p>
CO5	<p>The design of the proposed lots ensures that future buildings are able to be sited in accordance with:</p> <ul style="list-style-type: none"> • the relevant boundary setbacks under a relevant local planning instrument <p>OR</p> <ul style="list-style-type: none"> • where no minimum setbacks are prescribed under a relevant local planning instrument – the minimum requirements under the <i>Queensland Development Code</i>.

Compliance outcomes	
CO6	The design of the proposed lots ensures future buildings are able to be sited to avoid easements, such as easements for trunk sewer lines.
CO7	The provision of land for open space complies with any requirements under a relevant local planning instrument. OR Public open space or a contribution is provided in accordance with any requirements under a relevant local planning instrument.
Hazard Management	
CO8	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a relevant local planning instrument. OR Where a Defined Flood Event (DFE) is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including Annual Exceedance Probability (AEP) of 1%.
CO9	Where no bushfire hazard overlay applies to the land, no new lots are created on land which is identified as being within a Designated Bushfire Prone Area.
CO10	No new lots are created on land with a slope of 15% or greater.
Infrastructure	
CO11	For premises within a reticulated water area, each new lot is able to be connected to the reticulated water supply system. OR For premises outside a reticulated water area, each new lot is able to be provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with any requirements under a relevant local planning instrument.
CO12	For premises within a declared sewer area, each new lot is able to be connected to the sewerage system. OR For premises outside a declared sewer area, each new lot is able to accommodate an on-site effluent treatment and disposal system in accordance with any requirements under a relevant local planning instrument.
CO13	Each new lot is able to be connected to an electricity supply network.
CO14	Each new lot is able to be connected to a telecommunications network.
CO15	All relevant services are located in accordance with a relevant local planning instrument. OR Where no requirements are prescribed under a relevant local planning instrument, all relevant services are located within the street up to the property boundary.
CO16	Infrastructure contributions are made in accordance with any relevant planning scheme policies.
Access	
CO17	Each new lot has lawful, safe and practical access to the existing street network via either: <ul style="list-style-type: none"> • direct road frontage; or • access strip (for rear lots); or • access easement (only where no alternative lawful, safe or practical access by way of direct road frontage or access strip to the existing street network is available).
CO18	For a proposed lot accessed via an access strip or easement, the strip has: <ul style="list-style-type: none"> • a minimum width in accordance with a relevant local planning instrument; or • if no minimum width is prescribed under a relevant local planning instrument, a minimum width of 5 metres in a Residential zone or 8 metres in an Industrial zone.
CO19	The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument. OR

Compliance outcomes	
	Where there is no maximum length prescribed under a relevant local planning instrument, the maximum length of an access strip or easement is 50 metres.
CO20	The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.
CO21	A driveway crossover is able to be located in accordance with any requirements under a relevant local planning instrument. OR Where there are no requirements under a relevant local planning instrument, a driveway crossover is able to be located in accordance with the relevant requirements of the <i>Queensland Development Code</i> .
Stormwater	
CO22	Stormwater drainage is designed so that stormwater is contained and managed to achieve a lawful point of discharge without adversely affecting neighbouring properties, or other receiving areas, both during and after construction. AND Drainage works are designed and constructed in accordance with the <i>Queensland Urban Drainage Manual</i> (QUDM).
CO23	The development does not result in an increase in the volume, frequency, duration and velocity of stormwater at the premises' boundaries. AND A Stormwater Quality Management Plan is prepared in accordance with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).
CO24	Overland flow paths are designed to cater for the water from a storm event with an Annual Exceedance Probability (AEP) of 1%.
CO25	Onsite erosion and the release of sediment or sediment-laden stormwater from the site is minimised at all times. AND A Sediment and Erosion Control Plan is prepared in accordance with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).
Earthworks	
CO26	Filling and excavation on the premises does not exceed a maximum of one (1) metre vertical change in natural ground level at any point.
CO27	Filling or excavation do not cause ponding on the premises or adjoining land.
Streetscape	
CO28	Where identified under a relevant local planning instrument as relevant to the subject site, the following are either provided along the frontage of the site, or a contribution paid in lieu of provision: <ul style="list-style-type: none"> • kerb and channel; • forming and grading of walkways; • crossing over kerb and channel and footpaths; • a constructed bikeway; • a constructed footpath; • reconstruction of any damaged public infrastructure, including footpaths; • construction of the carriageway; • construction of all required alterations to public utility mains, services or installations; • drainage works; • street trees; and • street lighting.

9.2.2 Community residence

- (1) The purpose of the Community residence code is for assessing a material change of use for a community residence.

Community residence code table 1—for self-assessable development only

Acceptable outcomes	
AO1	The maximum number of residents is seven.
AO2	One support worker is permitted to reside on the premises at any time.
AO3	The maximum number of support workers attending any daytime activity shall not exceed 7 hours over a 24 hour period.
AO4	Resident and visitor parking is provided on site for a minimum of two vehicles. One vehicle space must be dedicated for parking for support services.

<insert code/s>

9.3 Local codes

<insert code/s>

Part 10 Planning partnerships

<insert the following "There are no planning partnerships in the planning scheme."
or if there are structure plans for declared master planned areas or other plans insert the following>

10.1 Structure plans for declared master planned areas

10.1.1 <Insert name of Declared master planned area>

Date of declaration	<insert details>
Coordinating agency	<insert details>
Participating agency	Variations to state agency assessment and referral triggers
<Insert details>	<insert details>
<Insert details>	<insert details>
Strategic framework	Theme: <insert details> Strategic outcomes: <insert details> Elements: <insert details> Specific outcomes: <insert details>
	Theme: <insert details> Strategic outcomes: <insert details> Elements: <insert details> Specific outcomes: <insert details>

10.1.2 Structure plan area code

<insert details>

10.1.3 Structure plan map

<insert map>

<where used, insert following part>

10.1.4 Other structure plan elements

<insert details>

<if there are other plans insert the following>

10.2 Other plans

The following other plans form part of the planning scheme:

(a) <insert name/s>

10.2.1 <Insert other plan details>

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a specific meaning for the purpose of the planning scheme.
- (2) Any use not listed in the table has the meaning in the Act.
- (3) A use listed in the first column has the meaning set out beside that term in the second column.
- (4) Uses listed in the third or fourth column which are not listed in the first column have their common meaning.
- (5) The use definitions listed here are the definitions for the purpose of the planning scheme.

Use	Definition	Examples include	Does not include the following examples
<insert definitions from suite of use definitions>	<insert definitions detail>	<insert definitions detail>	<insert definitions detail>

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in the first column has the meaning set out beside that term in the second column under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Term	Definition
<insert definitions from suite of administrative definitions>	<insert definitions detail>

Schedule 2 Mapping

SC2.1 <Name> map

<insert mapping>

**Schedule 3 Approvals affecting the planning
scheme under section 391 of *Sustainable Planning
Act 2009***

Location (real property description)	Type of approval	Date approved	File reference
<insert details>	<insert details>	<insert details>	<insert details>

Schedule 4 Planning scheme policies

<insert "There are no planning scheme policies in the planning scheme." or insert the following>

SC4.1 <Insert Planning scheme policy name>

<Insert details>

END OF PLANNING SCHEME

Appendix 1 Index and glossary of abbreviations and acronyms

Abbreviation/ acronym	Description
MCU	material change of use as defined in the <i>Sustainable Planning Act 2009</i>
ROL	reconfiguring a lot as defined in the <i>Sustainable Planning Act 2009</i>

Appendix 2 Table of amendments

Date of adoption	Planning scheme version number	Amendment type	Summary of amendments
<insert details>	<insert details>	<insert details>	<insert details>
<insert details>	<insert details>	<insert details>	<insert details>



Module B: Drafting instructions



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Planning scheme drafting principles

The following are the key means of achieving an efficient planning scheme:

- keeping the planning scheme focussed as a statutory instrument for strategic land use planning and development assessment. Supporting documents are used as mechanisms for assisting with interpretation, explaining the basis for decision making and explaining how the planning scheme operates, but do not form part of the planning scheme;
- reflecting and integrating state planning instruments such as regional plans and state planning policies;
- using land use allocation (i.e. zoning) as the base layer for assigning assessment categories and assessment criteria;
- incorporating overlay provisions where it is necessary to:
 - be sensitive to the effects of development;
 - constrain land or development;
 - identify valuable resources;
 - present opportunities for development.
- including local plans where finer grained planning is required at the local or district level;
- ensuring that the strategic framework is reflected and enabled by the scheme elements—zones and where used, overlays and local plans;
- using the level of assessment tables as the structural focus of the planning scheme by incorporating within them critical information for users, assessment categories and relevant assessment criteria.

Drafting principles to guide the drafting of the scheme within the framework provided by the standard planning scheme provisions are:

Drafting principle 1

- DP1** Achieving ecological sustainability, coordination and integration—users readily understand how the planning scheme measures seek to achieve ecological sustainability and how the matters dealt with by the planning scheme have been coordinated and integrated.

Drafting principle 2

- DP2** Applying and interpreting the planning scheme—users readily understand how to apply and interpret the planning scheme.

Drafting principle 3

- DP3** Focus on outcomes—planning schemes focus on the land use outcomes sought to be achieved both generally and specifically in the local government area. Each strategic outcome being the highest order outcome sought for the aspects of the environment addressed and progressively lower order outcomes being measures for achieving those strategic outcomes.

Drafting principle 4

- DP4** Complying with and using the *Sustainable Planning Act 2009* (the Act) operational rules—planning schemes comply with and effectively use the operational rules established by the Act.



Drafting principle 5

- DP5** Minimising regulation—assessment categories limit regulation to the minimum practicable to achieve the outcomes and level of community involvement sought.

Drafting principle 6

- DP6** Consistency of scheme structure and language—there is an appropriate degree of consistency of planning scheme structure and language within the state.

Drafting principle 7

- DP7** State planning instruments—the scheme includes measures to facilitate incorporation of state interests in the planning scheme.

Format, font and styling

Please note the following requirements:

- single line spaces between words and sentences;
- only one space after a full stop;
- Arial is the accepted typeface;
- justification—all paragraphs should be aligned left, with a ragged right margin;
- headings—when developing headings and sub-headings, it is important to use title case. At no stage should an entire heading be in upper case. Only proper nouns should be capitalised in a heading. Headings and lists should be organised consistently in the following style using the following format with all having left justification and unless otherwise stated, hanging 1 cm indent. See below for an example of the headings and text required

Part 1 Part heading (Arial bold 16 pt: left indentation: 0cm, space before: 5pt, after: 10pt)

1.1. Subheading (Arial bold 14 pt: left indentation: 0cm, space before: 5pt, after: 10pt)

1.1.1 Sub-subheading (Arial bold 12 pt: left indentation: 0cm, space before: 5pt, after: 10pt)

Body text (Arial 10 pt: left indentation: 0cm, not hanging)

- (1) Body text – Arial 10pt: left indentation: 0cm
 - (a) Body text – Arial 10 pt: left indentation: 1 cm
 - (i) Body text – Arial 10 pt: left indentation 2 cm
 - (A) Body text – Arial 10 pt, left indentation: 3 cm

Citation and commencement

(mandatory component)

These provisions must be included.



Community statement

(optional component)

The community statement is prepared by the local government and is a non-statutory component of the planning scheme. It is cognisant of the community strategic statement prepared under the *Local Government Act 2009*. It is generally no longer than one A4 page of text. The community statement may be accompanied by images. The text of this section is at the discretion of the individual local government and is an optional component of the planning scheme.

Strategic vision

(optional component)

The strategic vision is prepared by the local government and is a non-statutory component of the planning scheme. The strategic vision is a summation of the strategic outcomes and should be generally no more than one A4 page of text. The text of this section is at the discretion of the individual local government and is an optional component of the planning scheme.

Part 1 About the planning scheme

(mandatory component)

1.1 Introduction

(mandatory component)

Provisions (1) to (4) must be included and relevant inserts filled out.

Map 1—Local government planning scheme area

(mandatory component)

Mapping must be in accordance with the standard mapping format in Module B Schedule 2. Insert a basic map to illustrate planning scheme area boundaries in relation to land subject to the planning scheme. Include basic identification markers, e.g. major cities/towns/suburbs and major environmental features, e.g. rivers/oceans/wetlands.

If formatting permits, both Maps 1 and 2 may be represented on the one page with the contents of Map 2 as an inset.



Map 2—Local government context

(mandatory component)

Mapping must be in accordance with the standard mapping format in Module B Schedule 2.

Insert a basic map which illustrates the location of the planning scheme boundaries in relation to the state.

If formatting permits, both Maps 1 and 2 may be represented on the one page with the contents of Map 2 as an inset.

1.2 Planning scheme elements

(mandatory component)

List the planning scheme elements here to identify how land in the planning scheme area is organised. The following elements must be listed here:

- strategic framework;
- priority infrastructure plan;
- zones;
- declared master planned areas where contained within the scheme area.

If included, the following optional elements are also listed here:

- overlays;
- local plans;
- precincts of zones;
- precincts of local plans;
- planning scheme policies.

1.3 Definitions

(mandatory component)

These provisions must be included.

1.4 Categories of development

(mandatory component)

These provisions must be included.



1.5 Compliance with the planning scheme

(mandatory component)

This section provides for the following:

- direction for assessment managers when assessing development;
- direction for scheme drafters to achieve a hierarchy of outcomes within the planning scheme.

These provisions must be included.

1.6 Building work regulated under a planning scheme

(mandatory component)

Local government must include the mandatory wording and insert relevant matters where indicated. Provisions relating to building work may not be included under 1.9 Local government administrative matters.

The planning scheme may include building assessment provisions. Building assessment provisions include but are not limited to the following:

- the application of boundary clearances and site cover requirements as an alternative to the Queensland Development Code (QDC) parts 1.1. and 1.2;
- designation of bushfire prone areas;
- space for on-site parking for the relevant performance criteria in QDC parts 1.1. and 1.2;
- outdoor living space for the relevant performance criteria in QDC parts 1.1. and 1.2;
- heights of buildings related to obstruction and overshadowing for the relevant performance criteria in QDC parts 1.1. and 1.2;
- designation of land liable to flooding for floor level heights of habitable rooms;
- larger water tanks and dual reticulation as additional water savings to those provided in QDC 4.2;
- other matters as permitted under sections 32 and 33 of the *Building Act 1975*.

1.7 Waterways and reclaimed land

(mandatory component)

For a waterway or reclaimed land that is not in a zone this section provides direction about how such land is to be treated. These provisions must be included.

1.8 Foreshores

(mandatory component)

For planning scheme areas that contain foreshores this section provides direction about how such land is to be treated. These provisions must be included if relevant to the planning scheme area.



1.9 Local government administrative matters

(optional component)

Where necessary local government may add this section. This section is provided for administrative provisions that clarify matters specific to the planning scheme area. This section is not to contain new policy work, assessment criteria or other elements that are to be included in other sections of the planning scheme.

Part 2 State planning instruments

(mandatory component)

2.1 Regional plan

Planning schemes are required to reflect the requirements of a regional plan. Regional plans for the purpose of the QPP are made under the Act, and refer to regional plans made by the Minister for a designated region.

Part 2.1 provides for the local government to identify when the Minister is satisfied that the regional plan relevant to the planning scheme area has been appropriately reflected in the planning scheme.

Where the Minister has advised that a regional plan has been appropriately reflected in the planning scheme and this is stated in the planning scheme, those elements identified are no longer used in the development assessment process under the Act and the development application is assessed against the planning scheme. Note that state planning regulatory provisions will still be required to be assessed.

Regional plans may be wholly reflected or partly reflected in the planning scheme or there may be no regional plan for the planning scheme area. Local government must use whichever option applies. Where the regional plan is partly reflected these aspects are listed.

Editor's note—When submitting a planning scheme for state interest review, a statement is to be provided by the local government identifying how the planning scheme appropriately reflects the regional plan. In order to ensure that the regional plan is appropriately reflected, it is essential that local government engage with relevant state agencies early in policy development.

2.2 State planning policies

Part 2.2 provides for the local government to identify when the Minister is satisfied that state planning policies have been appropriately reflected in the planning scheme.

Where the Minister has advised that a state planning policy has been appropriately reflected in the planning scheme and this is stated in the planning scheme, those aspects are no longer used in the development assessment process under the Act and the development application is assessed against the planning scheme.

State planning policies may be wholly reflected or partly reflected in the planning scheme. Where the state planning policy is partly reflected these aspects are listed.

Editor's note—When submitting a planning scheme for state interest review, a statement is to be provided by the local government identifying how the planning scheme reflects any state planning policies. In order to ensure that state planning policies are appropriately reflected, it is essential that local government engage with relevant state agencies early in policy development.



2.3 Standard planning scheme provisions

Part 2.3 provides for the local government to identify the QPP version and its publication date that the planning scheme has reflected and as identified by the Minister.

Part 3 Strategic framework

(mandatory component)

The strategic framework does the following:

- sets the policy position for the whole of the planning scheme area;
- identifies the future development intent for the planning scheme area;
- where there is a regional plan, identifies that it is consistent with the regional plan;
- is used in the assessment of impact assessable development;
- is used where the development does not comply with the applicable code/s.

The state's interests are identified up front in the strategic framework and are expressed at the regional level through a regional plan and through state planning policies.

Editor's note—In order to reduce the time in first state interest review it is recommended that local government and state agencies engage early in the scheme drafting process to identify and refine the relevance and application of state interests within the planning scheme area.

In the strategic framework the following headings are mandatory:

- theme;
- strategic outcomes;
- elements;
- specific outcomes;
- land use strategies.

Although the structure is comprised of these separate components it is to be read in its entirety as the strategic policy intention for the planning scheme area.

All content is determined by the local government, however consultation early in the drafting is required to ensure that state interests are integrated with local government development intent. Local government may use any graphic measures to express the intent of the strategic framework. This includes tabular format or use of graphics such as diagrams or pictures. An example strategic framework is provided at the end of this part.

3.1 For planning schemes with a regional plan

Regional plans are the pre-eminent instrument for the expression of state planning in any particular region. Where there is a regional plan the themes are derived from the desired regional outcomes (DRO) for the regional plan. For example, the local governments in South East Queensland (SEQ) have 12 DRO within the *South East Queensland Regional Plan 2009-2031* and could potentially have 12 themes, whereas local governments from the *Central West Regional Plan* area have six DRO and could potentially have six themes. Use of the same DRO names or the same number of DRO is not required. Rather the DRO are to be refined in the strategic outcomes so that their application in the planning scheme area is clearly articulated.

Similarly it is not required that local government use the same wording of the DRO. Rather the DRO should be refined in the strategic outcomes so that their application in the planning scheme area is clearly articulated.



3.2 For planning schemes where there is no regional plan

Where there is no regional plan, a basic structure is used based on the following themes:

- settlement pattern;
- natural environment;
- community identity and diversity;
- natural resources and landscape;
- access and mobility;
- economic development;
- infrastructure and services.

Each of these themes is described by policy statements. It is not required that local government use the same number of themes or names, rather the themes are to be refined in the strategic outcomes so that their application in the planning scheme area is clearly articulated.

Similarly it is not required that local government use the same wording of the policy statements, rather the policy statements should be refined in the strategic outcomes so that their application in the planning scheme area is clearly articulated.

The themes and policy statements that provide a basis for the drafting of a strategic framework where there is no regional plan are:

Settlement pattern

Policy statement—The pattern of planned land use integrates existing and future development and maintains the natural and scenic qualities of the landscape. The planned expansion of urban areas is underpinned by community need while maintaining and enhancing access to services, recreational and social infrastructure. The unique architectural, cultural, historic, scientific, natural, social or spiritual qualities of places are conserved and enhanced by development.

Development that facilitates sustainable practices including water conservation, energy and integrated land use and transport use is supported.

Rural residential development is directed to preferred nodes, where land suitable for agricultural uses is not compromised. Development of new or more intensive agricultural uses is located in physically suitable areas and separated from other incompatible land uses.

Industrial development is directed to areas separated from land uses that are sensitive or at risk from the impacts of industry.

The impacts of climate change and other natural hazards are considered in the location, scale and intensity of development.

Natural environment

Policy statement—The quality of the natural environment, its assets, ecological processes and biodiversity values are conserved, enhanced or restored. This maintains the integrity of areas of ecological significance, their life supporting capacities and contribution to biodiversity for present and future generations. The impacts of development on natural corridors and links through urban and rural areas are minimised through appropriate mitigation measures including location, intensity and scale.



Community identity and diversity

Policy statement—Development enhances the character and identity of existing and future communities in urban and rural areas. It facilitates the provision of services, facilities, open space, parks and linkages, recreation areas, opportunities for active and passive recreation, places to work, live and play and to celebrate culture, history and identity. The conservation and re-use of heritage places is facilitated. Planning assists in the timely provision of social infrastructure such as educational institutions and health services.

Natural resources and landscape

Policy statement—Natural resources are sustainably managed to allow communities to meet present and future needs while not compromising the ability of future generations to meet their needs. Natural resources and landscape includes biological, energy, extractive, land, air and water resources. Development in and adjacent to resource areas is managed to minimise impacts on the continued and future use of the resource. Landscapes that have aesthetic and amenity values are conserved or protected from development that diminishes their values.

Access and mobility

Policy statement—The transport network supports the network of centres through location, density and scale of development. Local, state and national transport systems are integrated with existing and new development to ensure improved accessibility for residents, workers and visitors and efficient transportation of goods. Development outcomes that encourage the use of alternative modes such as public transport, cycling and walking are supported. Designated transport and freight routes are appropriately managed to ensure the supply of essential goods and services.

Infrastructure and services

Policy statement—Infrastructure and services are located and designed to be provided to communities in a timely, economical and efficient manner in order to consolidate urban forms and support community needs. Land-use planning integrates with the provision of state and local infrastructure to ensure that the costs of urban and industrial development that support projected growth and infrastructure costs are met.

Development is appropriately coordinated and sequenced to ensure that activities are appropriately serviced by infrastructure and transport to maximise the efficient use of transport, energy and water resources.

Economic development

Policy statement—Economic benefits are maximised through strategies that promote appropriate land uses, minimise land use conflicts and protect strategic economic infrastructure. Clustering, co-location and innovative land uses achieve synergies that utilise existing and planned infrastructure and provide opportunities for growth in industry, commercial and administrative activities. The provision of appropriate land for the full spectrum of activities ensures economic diversity and greater variety of employment, as well as meeting the changing needs of the community.

3.3 Mapping

Conceptual mapping which articulates and reflects the spatial elements of the strategic framework must be included. This may be expressed either on a single map or on a number of maps. Mapping is in accordance with the standard mapping format for Strategic plan maps in Schedule 2.



3.4 Declared master planned areas

The structure allows for the inclusion of reference to the declared master planned area (DMPA) section of the planning scheme. This subsection is only used in reference to a DMPA. A structure plan for a DMPA may state strategic land use and infrastructure outcomes that are specific to the DMPA. Where this occurs, the strategic outcomes for the DMPA are also strategic outcomes for the planning scheme area and a cross reference to the DMPA of the planning scheme is to be included.

3.5 Components of the strategic framework

Strategic outcomes

These describe the outcomes sought for the themes specified by the local government. Strategic outcomes represent an integration of state and local interests consistent with the timeframe of a regional plan, or where there is no regional plan, for a minimum of 25 years. The outcomes clearly identify and express negotiated outcomes between state and local government, as expressed in the DRO of a regional plan or the adaptation of the state policy statements for the seven themes. They express local government intention for development across the whole planning scheme area.

Elements

Local government identifies the element/s that best describes the strategic outcome themes identified. There may be a single element or a number of elements for each theme, depending on the local context. This allows for the diversity inherent in planning scheme areas and should reflect local circumstances.

For example, within the natural environment theme a local government may define the appropriate elements by biodiversity, waterways and coastal management or by green links, clean atmosphere and healthy waterways.

Where a local government uses the standard themes the following table is provided as a guide to assist in identifying elements for each of the themes. In representing local context some elements may occur across a number of themes and where appropriate may need to be included in more than a single theme.

Theme	Elements
Settlement pattern	<ul style="list-style-type: none"> • network of centres • subregional narrative • infill development • broadhectare areas • sustainable urban design • urban encroachment • compact urban form • rural residential • transit oriented development • climate responsive design • climate change adaptation and mitigation • integrated land use and transport
Natural environment	<ul style="list-style-type: none"> • biodiversity • waterways and wetlands • coastal management • air and noise quality



Theme	Elements
	<ul style="list-style-type: none"> • catchment management • contaminated land • soil management and erosion • pest and weed management • ecosystem services • climate change impacts and natural environment vulnerability • natural environment • salinity <p>The following state planning policies may apply:</p> <ul style="list-style-type: none"> • 2/02—Planning and Managing Development Involving Acid Sulfate Soils • state and regional coastal management plans
Community identity and diversity	<ul style="list-style-type: none"> • rural communities • social infrastructure • sport and recreation • landscape heritage • parks and public spaces • arts and cultural infrastructure • cultural heritage • housing diversity • walkable communities • indigenous cultural heritage • cultural diversity • safe communities • equitable access • community greenspace
Natural resources and landscape	<ul style="list-style-type: none"> • scenic amenity • natural resource management • agricultural lands • extractive resources • mineral resources • forestry • marine resources • water resources <p>The following state planning policies may apply:</p> <ul style="list-style-type: none"> • 1/92—Development and the Conservation of Agricultural Land • 2/07—Protection of Extractive Resources
Access and mobility	<ul style="list-style-type: none"> • state road hierarchy • integrated transport • public transport • freight transport • air and sea transport • rail networks • effective road networks • information and communication technologies • connectedness • land use and transport integration <p>The following state planning policies may apply:</p> <ul style="list-style-type: none"> • 1/02—Development in the vicinity of certain Airports and Aviation Facilities



Theme	Elements
Infrastructure and services	<ul style="list-style-type: none"> • priority infrastructure plan • state infrastructure agreements • telecommunications • marine and high technology industry infrastructure • maritime development areas • key infrastructure corridors • waste management and recycling • water sensitive urban design • stormwater management • demand management • integrated water management • sewerage services • local public park infrastructure • community land and social infrastructure • roads, public transport, pedestrian and cyclist networks • energy • airports and seaports • rail networks
Economic development	<ul style="list-style-type: none"> • activity centres and employment • housing affordability and location • master planned areas • innovative land use • knowledge based industry • value adding • science and technology • health and education • industrial land • rural industries and primary production • rural industry • tourism and ecotourism • strategic cropping lands

Specific outcomes

Specific outcomes express the planning outcomes sought for the elements identified. The outcomes may represent a single element or a number of elements. When drafting these, ensure that there is a clear link with the strategic outcomes. Consider the specific outcomes as a means to refine and enable the higher order strategic outcomes. Clearly articulating this hierarchy within each theme is important to establish a logical structure, improve understanding for users and reduce the period for scheme review.

Land use strategies

Land use strategies are developed from the outcomes sought (strategic and specific) and provide direction about how the outcomes will be achieved and applied at a strategic level within the planning scheme area. For example, this may include the location of specific districts such as a zone or local plan for increased density to achieve strategic outcomes relating to DRO and identified in the sub regional narrative of a regional plan.

Example strategic framework

The following is an example only of a strategic framework in tabular form for a local government where there is no regional plan. Other examples of Strategic frameworks could include using a narrative approach, the inclusion of graphics, a summary approach or a combination of these approaches. For the example shown, note that the theme headings



have not been adapted to the local context. These may be renamed. Strategic outcomes theme policy statements should be reworded to reflect the local strategic intent.

3.2 Settlement pattern

3.2.1 Strategic outcomes

<insert local government context>

3.2.2 Elements	3.2.3 Specific outcomes	3.2.4 Land use strategies
<insert local government elements of the strategic outcomes>	<insert local government specific outcomes for the elements>	<insert local government land-use strategies that achieve the specific outcomes>

3.3 Natural environment

3.3.1 Strategic outcomes

<insert local government context>

3.3.2 Elements	3.3.3 Specific outcomes	3.3.4 Land use strategies
<insert local government elements of the strategic outcomes>	<insert local government specific outcomes for the elements>	<insert local government land-use strategies that achieve the specific outcomes>

3.4 Community identity and diversity

3.4.1 Strategic outcomes

<insert local government context>

3.4.2 Elements	3.4.3 Specific outcomes	3.4.4 Land use strategies
<insert local government elements of the strategic outcomes>	<insert local government specific outcomes for the elements>	<insert local government land-use strategies that achieve the specific outcomes>

3.5 Natural resources and landscape

3.5.1 Strategic outcomes

<insert local government context>

3.5.2 Elements	3.5.3 Specific outcomes	3.5.4 Land use strategies
<insert local government elements of the strategic outcomes>	<insert local government specific outcomes for the elements>	<insert local government land-use strategies that achieve the specific outcomes>



3.6 Access and mobility

3.6.1 Strategic outcomes

<insert local government context>

3.6.2 Elements	3.6.3 Specific outcomes	3.6.4 Land use strategies
<insert local government elements of the strategic outcomes>	<insert local government specific outcomes for the elements>	<insert local government land-use strategies that achieve the specific outcomes>

3.7 Infrastructure and services

3.7.1 Strategic outcomes

<insert local government context>

3.7.2 Elements	3.7.3 Specific outcomes	3.7.4 Land use strategies
<insert local government elements of the strategic outcomes>	<insert local government specific outcomes for the elements>	<insert local government land-use strategies that achieve the specific outcomes>

3.8 Economic development

3.8.1 Strategic outcomes

<insert local government context>

3.8.2 Elements	3.8.3 Specific outcomes	3.8.4 Land use strategies
<insert local government elements of the strategic outcomes>	<insert local government specific outcomes for the elements>	<insert local government land-use strategies that achieve the specific outcomes>

Part 4 Priority infrastructure plan

(mandatory component)

The Act requires that all local governments prepare and adopt a priority infrastructure plan (PIP) and that it be contained within the planning scheme. A local government must choose the appropriate template from the statutory guideline and insert it in Part 4. Local governments may choose to locate the part of the PIP that includes the maps and schedules of works in a schedule to the planning scheme.



Part 5 Tables of assessment

(mandatory component)

All levels of assessment for the planning scheme (other than those for structure plans for declared master planned areas) must be contained in Part 5. A code may not change a level of assessment. Where a development does not comply with the acceptable solutions of a code for self-assessable development the development becomes assessable development under section 1.5 of the planning scheme.

Tables of assessment are provided for zones, local plans, overlays, reconfiguring a lot and operational work (if used). Each zone, local plan and overlay will have its own table. Precincts may be used within the table (either zone or local plan) to qualify when the level of assessment differs from the zone or local plan. Where a precinct changes a level of assessment, it is shown in the table of assessment for a zone or local plan as an 'if' and located in the 'Development' column.

The tables of assessment for zone and local plan can include all development types—material change of use, reconfiguring a lot, operational work or building work; however, a separate table has been included for reconfiguring a lot or operational work and the use of this table is at the discretion of the local government.

The tables of assessment structure shown provide for all of the levels of assessment; however, where a particular level of assessment is not required it is not necessary to include it in the table. For example where exempt development is not used in a zone or local plan it can be removed from the table.

If a local government chooses to use level 2 zones, it is recommended that the levels of assessment tables be grouped by categories of land use such as residential or industrial.

Only those levels of assessment defined in the Act are to be used. 'Code notifiable' or 'Impact inappropriate' (or similar) is not permitted.

5.1 Structure of the tables of assessment

Prescribed development

This table identifies development for which the state has prescribed a level of assessment for particular zone/s and nominates the assessment criteria. The QPP prescribes levels of assessment for reconfiguring a lot (subdividing 1 into 2) and associated operational work as compliance assessment and the applicable code is the reconfiguring a lot code contained in Part 9 Other codes.

For example:

Development	Assessment criteria
Compliance assessment	
Reconfiguring a lot (subdividing 1 into 2) and associated operational work in a Residential or Industry zone category but not a Rural Residential zone if: Compliance assessment is required under Schedule 18 of the Sustainable Planning Regulation 2009.	9.2.1 Reconfiguring a lot (subdividing 1 into 2) and associated operational work



Development in a zone

Development listed in a zone table identifies the following:

- the zone;
- the level of assessment for the development;
- any variation (such as height or gross floor area) and this is shown as an 'if' in the 'Development' column;
- any variation (such as height or gross floor area) for a precinct of a zone and this is shown as an 'if' in the 'Development' column;
- the assessment criteria that is applicable for the development, which may be a code or provisions of a code.

For example:

Development	Assessment criteria
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	

Development in a local plan

Development listed in a local plan table identifies the following:

- the local plan;
- the zone/s for which the local plan has changed the level of assessment;
- the level of assessment for the development;
- any variation (such as height or gross floor area) and this is shown as an 'if' in the 'Development' column;
- any variation (such as height or gross floor area) for a precinct of a local plan and this is shown as an 'if' in the 'Development' column;
- the assessment criteria that is applicable for the development, which may be a code or provisions of a code.

For example:

Development	Assessment criteria
<Name> Zone	
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	



<Name> Zone	
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	

Development affected by an overlay

The overlay tables identify the following:

- development where the level of assessment has changed from that of a zone or local plan;
- any variation (such as height or gross floor area) and this is shown as an 'if' in the 'Development' column;
- the assessment criteria whether contained in provisions or code of an overlay, zone, local plan or other code.

Overlays should not automatically change the level of assessment and there are few instances where this would occur. Overlays generally affect a development either as a constraint or an opportunity requiring the application of additional assessment criteria. Therefore, overlays trigger assessment against an applicable code or provisions in another code rather than elevate the level of assessment. Assessment criteria for an overlay are contained in the 'Assessment criteria' column of the tables of assessment for a zone, local plan or overlay.

For example:

Table <x>—Overlay which changes the level of assessment

Development	Change to level of assessment
<insert overlay name>	
<insert details>	<insert details>

Table <x>—Assessment criteria for overlays

Development	Assessment criteria
<insert overlay name>	
<insert details>	<insert details>

Development involving reconfiguring a lot or operational work

If used, development listed in the reconfiguring a lot or operational work table identifies:

- the level of assessment for the development;
- any variation (such as height or gross floor area) and this is shown as an 'if' in the 'Development' column;
- any variation (such as height or gross floor area) for a precinct of a zone or local plan and this is shown in the 'Development' column;
- the assessment criteria that is applicable for the development, which may be a code or provisions of a code.

For example:



Development	Assessment criteria
Exempt	
<insert details>	
Self-assessment	
<insert details>	<insert details>
Compliance assessment	
<insert details>	<insert details>
Code assessment	
<insert details>	<insert details>
Impact assessment	
Any other development not listed in this table.	

5.2 Deciding the level of assessment

The levels of assessment are directly related to the complexity of an application and its impacts. In determining an appropriate level of assessment, local government is to consider the following:

- scale of the impact;
- ability to regulate the impact;
- ability to provide appropriately informed decisions.

Self-assessment

Self-assessment is used where development outcomes can be clearly articulated and understood through acceptable outcomes in a code. When deciding if a development should be self-assessable the following apply:

- the development outcomes can be clearly articulated in quantifiable measures with no element of subjectivity;
- the proposed development does not raise technical issues (e.g. building standards) which require some level of formal expertise when assessing.

Compliance assessment

Compliance assessment is generally used in assessing development as well as for post-approval compliance of documents and works and where assessment requires some level of expertise such as the application of engineering standards. When deciding if a development should be compliance assessment the following apply:

- definitive technical standards are available;
- the exercise of broad discretion in determining compliance is unnecessary;
- there are no referral agencies.

Code assessment

Code assessment is generally used in assessing development against applicable planning scheme code/s and relevant state planning instruments (such as regional plans and state planning policies, where these are not reflected in the planning scheme).

Development should be classified as code assessable rather than compliance or self-assessable if achievement of desired outcomes will require some discretion when assessing the application. When deciding if a development should be code assessment the following apply:

- the development has low impacts that require more regulation than those of self-assessment;
- the impacts of development can be regulated in a code;
- development impacts cannot be assessed entirely against quantifiable criteria.



Impact assessment

Impact assessment involves the assessment of the impacts of development against relevant state planning instruments (to the extent they are not reflected in the planning scheme) and relevant sections of the planning scheme, including the strategic framework. Impact assessable development has the potential for higher impacts or impacts that are largely unknown requiring broad discretionary assessment.

Development should be classified impact assessable development if:

- the development has the higher impacts or impacts that are largely unknown requiring greater regulation than those of self and code assessment;
- the impacts of development cannot be entirely regulated in a code;
- the development will require public notification.

Part 6 Zones

(mandatory component)

Zones are the primary organising layer of the planning scheme and all land within the planning scheme area must be included within a zone. All maps for zones are contained in Schedule 2—Mapping.

Editor's note—Local plans may be used to provide policy for finer grained planning; however, these must be divided into zones.

6.1 Standard suite of zones

A standard suite of zones is provided and arranged in categories of uses—residential, centres, recreation, industry and other. Only zones from the standard suite can be used in the planning scheme. It is not necessary to use all of the zones and it is not permitted to have a single zone scheme. Local government should choose the suite of zones that best reflects the local context.

Residential zones category

Level 1 zone	Level 2 zones
<ul style="list-style-type: none"> • General residential 	<ul style="list-style-type: none"> • Residential living • Residential choice • Apartment residential • Character residential • Tourist accommodation

Centre zones category

Level 1 zone	Level 2 zones
<ul style="list-style-type: none"> • Centre 	<ul style="list-style-type: none"> • Principal centre • Major centre • District centre • Local centre • Neighbourhood centre • Specialised centre



Recreation zones category

Level 1 zone	Level 2 zones
<ul style="list-style-type: none"> • Recreation and open space 	<ul style="list-style-type: none"> • Sport and recreation • Open space

Industry zones category

Level 1 zone	Level 2 zones
<ul style="list-style-type: none"> • Industry 	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • High impact industry • Noxious and hazardous industry • Waterfront marine industry • High technology industry • Industry investigation

Other zones category

Level 1 zones
<ul style="list-style-type: none"> • Community purposes • Emerging communities • Environmental management and conservation • Extractive industry • Innovation • Limited development (constrained land) • Mixed use • Road • Rural • Rural residential • Township

To enable local governments to include specific and broad range planning elements to best reflect local circumstances, the standard suite of zones encompasses level 1 and level 2 zones as shown below.

Level 1 zones are generic zones representative of broad land-use categories which contain a range of related uses within a single zone. These zones are designed for smaller local government areas where a number of different land uses (such as residential and retail) may be combined in a single zone. Some level 1 zones do not have corresponding level 2 zones and these are listed in the other category.

Level 2 zones identify specific land use characteristics within the broad land-use category and provide for more detailed application of the category.

Level 1 and level 2 zones in the same category operate independently of one another. Where a level 1 zone is used, level 2 zones in the same category can not be used within the planning scheme (except for the other category of zones). Conversely, where level 2 zones are used the level 1 zone in the same category can not be used. However, local government may adopt the level 1 zones from one category and multiple level 2 zones from a different category.



For example, if a local government adopts the level 1 General residential zone, the planning scheme cannot include any level 2 zones from the Residential zones category. However, local government may adopt the level 1 General residential zone and multiple level 2 zones from the Centre zones category.

In choosing from the level 2 zones, it is not necessary to use all of the level 2 zones from within the zone category.

When choosing from the level 1 Other zones category, these zones may be used with either level 1 or level 2 zones including zones from the Other zones category. For example, the planning scheme area may comprise a major centre, a district centre and local centre but may also have rural areas where the Township zone is required.

Each zone in the standard suite of zones includes a standard purpose statement and is shown along with suggested (optional) overall outcomes for each zone. The standard purpose statement must be included when a zone is used and local government must insert a purpose statement which refines the broad, standard statement to reflect the local context. Local government may choose from the suggested outcomes, draft their own outcomes or have a mixture of both.

Residential zones category	
General residential	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for residential activities supported by a range of community uses and small-scale services and facilities that cater for local residents.</p> <p>(2) The local government purpose is <mandatory input – local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A range of residential dwelling choices are provided including dwelling houses, multiple dwellings and special needs accommodation. • The scale and density of development is consistent with residential neighbourhoods and local housing needs. • Higher densities are located around transport corridors and centres • Development provides for a high standard of amenity, an appropriate level of privacy and well-designed private and public open space, including play and other recreational areas. • Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Development is responsive to the environmental constraints of the land • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development is designed to mitigate the impact of bushfire in designated bushfire prone areas • Community facilities and infrastructure which directly support the local community are facilitated. • Supports visitors to residential communities, through appropriate short-term accommodation. • Development has access to infrastructure and services • Non-residential uses are only provided where they cater directly to



	<p>community needs, where the character and residential amenity is maintained and where the vitality of existing or planned centres is not compromised.</p> <ul style="list-style-type: none"> Natural features and environmental corridors such as creeks, gullies, waterways, wetlands, habitats and vegetation are retained and enhanced through buffers that minimise the impact of existing and future land uses. Any impacts expected by new development are mitigated appropriately. <p><or insert local government outcomes for the zone></p>
Residential living	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> A range of housing, predominantly detached dwelling houses, on a range of lot sizes is provided. Development provides for an efficient land-use pattern that is well connected to other parts of the local government area. Development is designed to provide safe and walkable neighbourhoods. Development facilitates other small-scale non-residential uses that integrate work and family and complement local residential amenity. Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts. Development reflects and enhances the existing low density scale and character of the area. Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. Development is reflective and responsive to the environmental constraints of the land. Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community. Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres. Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>
Residential choice	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by</p>



	<p>community uses and small-scale services and facilities that cater for local residents.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Development provides a range of residential dwelling choices including multiple dwellings and other residential development and short-term accommodation for visitors in locations clustered around or near centres and transport networks. • Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure. • Non-residential uses that provide for the everyday needs of the residential community are facilitated. • Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate. • Development provides for an efficient land-use pattern that is well connected to other parts of the local government area. • Development is designed to provide safe and walkable neighbourhoods • Development facilitates other non-residential uses that integrate work and family and complement local residential amenity. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • The scale and density of development facilitates an efficient land use-pattern that supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities. • Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres. • Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints. • Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland through location, design, operation and management. <p><or insert local government outcomes for the zone></p>
Apartment residential	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>



Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Development provides for high density multiple dwellings in locations clustered around or near centres and transport networks. • Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure. • Development in this zone is supported by a diverse range of community facilities, transport options, employment nodes and commercial and retail hubs. • A mix of uses is appropriate where the uses do not remove the ability for sufficient number of apartment dwellings to be provided to meet the demographic needs of the local area. • Development is designed to incorporate sustainable practices including maximising energy efficiency water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • The scale and density of development facilitates an efficient land-use pattern that supports walkable neighbourhoods that are well connected to employment nodes, centres, recreation areas, community services and educational opportunities. • Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres. • Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints. • Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>
Character residential	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Development protects existing character from unsuitable development. • Development provides for a range of residential dwelling choices that reflect the existing character. • Development is sensitive to the existing historic character by incorporating design elements that are compatible and reflective of the established character. • Development that facilitates urban consolidation and the efficient use of physical and social infrastructure is encouraged where it complements and maintains the existing character. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure



	<p>which is designed to provide and promote safe and efficient public transport use, walking and cycling.</p> <ul style="list-style-type: none"> • Development provides a high level of amenity and is reflective of the surrounding character of the area. • The scale and density of development facilitates an efficient land-use pattern that supports walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities. • Non-residential uses may be supported where such uses directly support the day to day needs of the immediate residential community, do not detract from the character, and do not undermine the viability of nearby centres. • Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints. • Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation and bushland through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>
Tourist accommodation	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for short-term accommodation in locations where there is a strong focus on tourist attractions supported by community uses and small-scale services and facilities.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Short-term accommodation is provided at a scale, density and in locations which service tourist needs • Development encourages and facilitates walking, cycling and public transport use. • Development is reflective and responsive to the environmental constraints of the land and maintains a high level of accommodation amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impact. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development facilitates opportunities for establishing tourist facilities and services within or adjacent to tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas. • Development enhances and protects the specific features and values which are a tourist attraction. • Development is generally located close to centres, community facilities and open space and maximises public transport accessibility, walking and cycling. • Other uses may be supported where character is maintained and the uses directly support the day to day needs of short-term residents and visitors. • Other uses do not detract from the residential amenity of the area or undermine the viability of nearby centres. • Natural features which form the basis of the tourist attraction such as creeks, gullies, waterways, wetlands, habitats and vegetation and bushland are retained, enhanced and buffered from the impacts of



	<p>adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements.</p> <ul style="list-style-type: none"> • Development is supported by the necessary infrastructure and social services to meet the needs of short-term residents. <p><or insert local government outcomes for the zone></p>
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Centre zones category

Centre	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a mix of uses and activities.</p> <p>These uses include, but are not limited to business, retail, professional, administrative, entertainment, cultural and residential activities.</p> <p>Centres are found at a variety of scales based on their location and surrounding uses.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Promotion of a mix of commercial, business, professional and retail activities. • Development is generally established in accessible, well-connected locations with access to public transport, bicycle and pedestrian networks. • Residential development is facilitated only where it can integrate and enhance the fabric of the centre. • Service industries may be appropriate in the zone. • The establishment of commercial uses which due to their size and nature cannot be accommodated within a centre is facilitated with associated short-term accommodation. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental constraints of the land. • Development provides a high level of amenity, and is reflective of the surrounding character of the area. • Development encourages public transport accessibility and use, walking and cycling. • Development has access to development infrastructure and essential services. • Development does not compromise the viability of the network of centres. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>



Principal centre	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement.</p> <p>It includes key concentrations of high-order retail, commercial, employment, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • The widest range and highest order of retail, commercial, administrative, community, cultural, compatible employment areas and nodes and entertainment activities are provided. • Development is well-designed, incorporates public open spaces and is clustered around public transport facilities to promote public transport use, walking and cycling. • Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. • Where appropriate service industry uses may be located in the zone. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Significant public open space areas including malls, plazas, parks and gardens are provided. • Development maximises public transport accessibility and use and encourages walking and cycling. • Development has access to development infrastructure compatible employment areas and nodes and essential services. • Development does not compromise the network of centres in the regional plan. • Significant natural features are retained, enhanced and buffered from the impacts of adjacent uses. <p><or insert local government outcomes for the zone></p>
Major centre	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a mix of uses and activities.</p> <p>It includes concentrations of higher order retail, commercial, offices, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A broad range and higher order retail, commercial, administrative, community, cultural, compatible employment areas and nodes and



(optional)	<p>entertainment activities are provided.</p> <ul style="list-style-type: none"> • Development is well-designed, incorporates public open spaces and is clustered around public transport facilities to promote public transport, walking and cycling. • Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre • Where appropriate service industries may be located in the zone. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Public open space areas including malls, plazas, parks and gardens are provided. • Development maximises public transport accessibility and use and encourages walking and cycling. • Development has access to development infrastructure compatible employment areas and nodes and essential services. • Natural features are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised. <p><or insert local government outcomes for the zone></p>
District centre	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a mix of uses and activities.</p> <p>It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment, recreational facilities capable of servicing a district.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A mix of retail, commercial, administrative, community, cultural and entertainment activities which support surrounding smaller centres and residential areas are provided. • Development is well-designed, incorporates public open spaces and is clustered around public transport facilities to promote public transport, walking and cycling. • Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. • Where appropriate service industries may be located in the zone. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Public open space areas including plazas, parks and gardens are provided. • Development maximises public transport accessibility and use and encourages walking and cycling. • Development has access to development infrastructure and essential services. • Development does not compromise the viability of the network of centres.



	<ul style="list-style-type: none"> Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>
Local centre	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a limited range of land uses and activities to service local needs.</p> <p>It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre, but it is not the predominant use.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> A range of convenience retail, commercial, community and residential uses are provided which support the local community. Development is reflective of and responsive to the environmental constraints of the land. Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. Development provides a high level of amenity and is reflective of the surrounding character of the area. Development encourages public transport accessibility and use, walking and cycling. Development has access to development infrastructure and essential services. Development does not compromise the viability of the network of centres. Natural features are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>
Neighbourhood centre	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a small mix of land uses to service residential neighbourhoods.</p> <p>It includes small-scale convenience shopping, professional offices, community services and other uses which directly support the immediate community.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> Small-scale convenience retail, commercial and community uses servicing the local community are provided. Development is generally located within residential areas.



	<ul style="list-style-type: none"> • Development is reflective of and responsive to the environmental constraints of the land. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development encourages public transport accessibility and use, walking and cycling. • Development has access to development infrastructure and essential services. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>
Specialised centre	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone provides for one (or more) specialised uses.</p> <p>(2) The specific focus and the purpose of this specialised centre is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Development provides for specific mix or type of centre activities that can not be accommodated in other centre zones. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development encourages public transport accessibility and use, walking and cycling. • Development does not compromise the viability of the network of centres. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses and any unavoidable impacts are minimised through location, design, operation and management requirements. <p><or insert local government outcomes for the zone></p>

Recreation zones category	
Recreation and open space	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a range of sporting, recreation, leisure, cultural and educational activities.</p> <p>The zone provides for local, district and regional scale parks which serve the recreation needs of residents and visitors and may include areas for conservation.</p> <p>Areas within the zone such as parks, playing fields and playgrounds, are generally accessible to the public; however, access may be limited in</p>



	<p>certain areas and at certain times.</p> <p>Where required to meet community needs development may include built structures, such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support essential management.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts. • Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure. • Opportunities for sporting clubs using playing fields to establish club facilities are facilitated. • Open space is accessible to the general public for a range of outdoor sport and recreation activities. • A range of functional and accessible open spaces, including local and regional parks and linkages, are available for the use and enjoyment of residents and visitors. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary. • Land susceptible to flooding or drainage problems, including high ground water tables, is protected from inappropriate sport and recreation activities or facilities. • Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas adverse impacts on ecological values are avoided or minimised. • Sport and recreation areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas. • The use of sport and recreation areas does not affect the amenity of adjacent areas particularly residential areas. <p><or insert local government outcomes for the zone></p>
Sport and recreation	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.</p> <p>Where required to meet community needs development may include built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and</p>



	<p>essential management.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided. • Opportunities for sporting clubs using playing fields to establish club facilities are facilitated. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure. • Ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary. • The use of recreational or club facilities does not affect the amenity of adjacent areas, particularly residential areas, through the sensitive design and siting of facilities and infrastructure and through buffering of facilities from sensitive land uses. • Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities. • Adverse impacts on ecological values are minimised where recreation and open spaces areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas. • Recreation and open space areas make an important contribution to community liveability. <p><or insert local government outcomes for the zone></p>
Open space	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone provides for informal recreation where the built form is not essential to the enjoyment of the space.</p> <p>The zone provides for local, district and regional scale parks which serve the recreational needs of a wide range of residents and visitors.</p> <p>Where required to meet community needs, development may include shelters, amenity facilities, picnic tables and playgrounds and infrastructure to support safe access and essential management.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Open space is accessible to the general public for a range of outdoor activities. • A range of functional and accessible open spaces, including local,



	<p>district and regional scale parks and linkages are available for the use and enjoyment of residents and visitors.</p> <ul style="list-style-type: none"> • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • • Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary. • Land which is susceptible to flooding or drainage problems, including high groundwater tables is protected from inappropriate activities or facilities. • Where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas adverse impacts on ecological values are minimised. • The use of open space areas does not affect the amenity of adjacent areas, particularly residential areas. • Open space areas are planned and designed to enhance community liveability, scenic amenity and provide a retreat from developed areas. <p><or insert local government outcomes for the zone></p>
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Industry zones category

Industry

Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a range of service, low, medium, or high impact industrial uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, gas, telecommunications infrastructure, proximity to sea and airports, other associated industries and work force. • Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways and motorways) and facilities such as airports and seaports. • Development is designed to incorporate sustainable practices including as maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Development is reflective of and responsive to the environmental constraints of the land.



	<ul style="list-style-type: none"> • The scale, character and built form of development contributes to a high standard of amenity. • Non-industrial uses, such as offices, short-term accommodation and retail uses, which are ancillary to and directly support the industrial area are facilitated. • Development has access to development infrastructure and essential services. • The viability of both existing and future industrial activities are protected from the intrusion of incompatible uses. • Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development. • Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring. • Development is appropriately coordinated and sequenced to ensure the most effective use of land within and adjacent to the zone. <p><or insert local government outcomes for the zone></p>
Low impact industry	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for service and low impact industry uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A range of industrial uses that satisfy the intent of the zone will be facilitated. • Non-industrial uses, such as offices, short-term accommodation and retail uses, which are ancillary to and directly support the industrial area are facilitated. • Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways and motorways) and facilities such as airports and seaports. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Development is reflective of and responsive to the environmental constraints of the land. • The scale, character and built form of development contributes to a high standard of amenity. • Development has access to development infrastructure and essential



	<p>services.</p> <ul style="list-style-type: none"> • The viability of both existing and future low impact industry uses are protected from the intrusion of incompatible uses. • Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development. • Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring. <p><or insert local government outcomes for the zone></p>
Medium impact industry	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for medium impact industry uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A range of industrial uses that satisfy the intent of the zone will be facilitated. • Residential uses are not located within close proximity to the industrial uses and activities in the zone. • Service and low-impact industry uses may be appropriate where they are not detrimentally affected by or compromise the operations of medium impact industry uses. • Non-industrial uses, such as offices, short-term accommodation and retail uses, which are ancillary to and directly support the industrial area are facilitated. • Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways and motorways) and facilities such as airports and seaports. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Development is reflective of and responsive to the environmental constraints of the land. • The scale, character and built form of development contributes to a high standard of amenity. • Development has access to development infrastructure and essential services. • The viability of both existing and future medium impact industry uses are protected from the intrusion of incompatible uses. • Adverse impacts on natural features and processes both on-site and



	<p>from adjoining areas are minimised through location, design, operation and management of development.</p> <ul style="list-style-type: none"> Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring. <p><or insert local government outcomes for the zone></p>
High impact industry	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for high impact industry uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> A range of industrial uses that satisfy the intent of the zone will be facilitated. Residential uses are not located within close proximity to the industrial uses and activities in the zone. Industrial business activity is facilitated where it is appropriately located and designed to protect industrial activities from encroachment by non-industrial uses. Non-industrial uses, such as offices, short-term accommodation and retail uses, which are ancillary to and directly support the industrial area are facilitated. Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. Development maximises the use of existing transport infrastructure and has access to the appropriate level of transport infrastructure (railways and motorways) and facilities such as airports and seaports. Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. Development is reflective of and responsive to the environmental constraints of the land. The scale, character and built form of development contributes to a high standard of amenity. Development has access to development infrastructure and essential services. The viability of both existing and future service industry uses are protected from the intrusion of incompatible uses. Any sensitive uses located in the service industry zone do not compromise the viability of both existing and future industry uses in any other industry zone. Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development. Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental



	<p>nuisance occurring.</p> <p><or insert local government outcomes for the zone></p>
Noxious and hazardous industry	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for noxious and hazardous industry uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as noxious and hazardous industry in the schedule of definitions.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A range of noxious and hazardous industrial uses that satisfy the intent of the zone will be facilitated. • Residential uses are not located within close proximity to the industrial uses and activities in the zone. • Non-industrial uses, such as offices and retail uses, which are ancillary to and directly support the industrial area are facilitated. • Uses and works for noxious and hazardous industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land having regard to the inherent risks associated with these types of industries. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental constraints of the land. • The scale, character and built form of development contributes to a high standard of amenity. • Development has access to development infrastructure and essential services. • The viability of both existing and future noxious and hazardous industry uses are protected from the intrusion of incompatible uses. • Any sensitive uses located in the noxious and hazardous industry zone do not compromise the viability of both existing and future industry uses in any other industry zone. • Adverse impacts on natural features and processes both on-site and from adjoining areas are minimised through location, design, operation and management of development. • Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring. <p><or insert local government outcomes for the zone></p>
Waterfront and marine industries	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for waterfront and marine and business industry uses for which a location adjoining or near the waterfront</p>



	<p>is essential.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities are defined as waterfront and marine industry in the schedule of definitions.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A cluster of marine industry land uses which contribute to the local and regional economies and where a high degree of advanced industrial technologies are provided. • Marine industry land uses are located, designed and managed to maintain safety to people, avoid significant adverse impacts on the natural environment and minimise adverse impacts on adjacent non-marine industrial land. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental constraints of coastal areas and waterways. • The built form, accommodating larger buildings for the storage and/or repair of medium to large scale vessels, contributes to a high standard of amenity. • The development provides access to the coast and essential land infrastructure and services to enable the transport of people and goods as well as larger vessels. • Non-industrial or non-marine uses complement rather than compete against existing and future opportunities for marine industry use. • The viability of both existing and future marine industry uses and operations are protected from the intrusion of incompatible uses. <p><or insert local government outcomes for the zone></p>
High technology industry	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for industrial activities involved in research, design, manufacture, maintenance and repair of high technology machinery, equipment and components used in developing industry areas.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A range of industrial uses such as aerospace manufacture, maintenance and repair workshops, computer systems and biotechnology laboratories and other such high technology uses are provided. • Non-industrial uses, such as offices, short-term accommodation and retail user, which directly support the immediate area are facilitated. • A mix of industrial activities, commercial uses and workshops are facilitated and supported by office activity areas set in a business park



	<p>environment.</p> <ul style="list-style-type: none"> • Development is located and positioned to ensure that industrial activities do not impact on more sensitive business park activities. • A range of low, medium and small-scale high-impact activities are facilitated where appropriate separation distances, screens and physical barriers are provided and buildings are appropriately designed to negate any incompatibility issues. • Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental constraints of the land. • The scale, character and built form of development contributes to a high standard of amenity. • Development has access to a high standard of infrastructure and services particularly communication and data transfer infrastructure, vehicle and human scale accessibility both within and to the development. • Adverse impacts on natural features and processes, both on-site and from adjoining areas are avoided and any unavoidable impacts are minimised through location, design, operation and management of development. • Industrial areas are separated, screened or buffered by appropriate building design and juxtaposition to ensure environmental standards for air and noise emissions or other incompatible emissions such as vibration, radio or microwave emissions are met. <p><or insert local government outcomes for the zone></p>
Industry investigation	
Level	2
Purpose (mandatory)	<p>(1) The purpose of the zone is to identify and protect land that is suitable for industrial activities where further detailed planning, investigations and studies are required to determine the suitability of the industry investigation zone for use as an industry zone.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Uses and works for industrial purposes are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development is sited having regard to its servicing capabilities in terms of transport, water, sewage, electricity, gas, telecommunications infrastructure, proximity to sea and airports and other associated industries and work forces. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental constraints of the land. • The scale, character and built form of development contributes to a high standard of amenity. • Non-industrial uses, such as offices, short-term accommodation and



	<p>retail uses, which are ancillary to and directly support the industrial area are facilitated.</p> <ul style="list-style-type: none"> • Development has access to development infrastructure and essential services. • The viability of both existing and future industrial activities are protected from the intrusion of incompatible uses. • Adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development. • Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring. • Development is appropriately coordinated and sequenced to ensure the most effective use of land within and adjacent to the zone. <p><or insert local government outcomes for the zone></p>
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Other zones category

Community purposes

Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for community related activities and facilities whether under public or private ownership.</p> <p>These may include provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • special uses and works that are owned or operated by federal, state or local government, which may include municipal services, public utilities and transport networks • Development is located in highly accessible locations and are consistent in scale, height and bulk with that of surrounding developments. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Facilities are in highly accessible locations, are supplied with necessary infrastructure and well integrated with surrounding land uses. • Adverse impacts on natural features and processes, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management of development. • The viability of special facilities is protected by excluding development that could limit the ongoing operation of existing special uses or prejudice appropriate new activities. • Development will be provided with a level of development infrastructure that is appropriate to the use. • The form of the development is specific to the facility in recognition of particular operational, functional and locational criteria of government



	<p>functions.</p> <ul style="list-style-type: none"> The viability of special facilities is protected by excluding development that may prejudice the on-going operation and expansion of existing uses or the development of new facilities. <p><or insert local government outcomes for the zone></p>
Emerging communities	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to:</p> <ul style="list-style-type: none"> identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future, most likely beyond the life of the planning scheme; manage the timely conversion of non-urban land to urban purposes; and prevent or discourage development that is likely to compromise appropriate longer term land uses. <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> Land that is generally foreseen as suitable for urban purposes where detailed planning studies have not occurred which may contain pockets of land unsuitable for development due to scenic or environmental constraints. Interim development does not compromise the future development potential of the area for urban purposes and uses that are incompatible with residential uses are not encouraged. Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area. Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. Land is developed in an orderly sequence and in accordance with a structure planning process. Land is developed in a sustainable manner to reflect the general form of the planning scheme area by integrating development sites, community infrastructure, open space and important natural features. At the time that the area is developed for urban communities, a range of residential dwelling choices are provided including dwelling houses and multiple dwellings. Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced. Roads and other transport corridors are coordinated and interconnected to ensure pedestrian, bike, public transport and private vehicles have accessibility between neighbourhoods, centres and other locations. <p><or insert local government outcomes for the zone></p>
Environmental management and conservation	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for areas identified as supporting significant biological diversity and ecological integrity.</p>



	(2) The local government purpose is <mandatory input—local government context>.
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Areas identified as having significant values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural values are protected from development. • Low intensity development, based on appreciation of the significant values of the area, may be facilitated where a demonstrated community need exists and is consistent with a management plan for the area. • Uses which do not compromise these values such as ecotourism and outdoor recreation are facilitated where a demonstrated community need exists and the use does not detrimentally affect the environmental values of the area. • Adverse impacts from on-site and adjoining sites are minimised through the location, design and management of development and activities. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental values of the area. • Adverse impacts on ecological features and processes are avoided. • Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established. • Adverse impacts on natural systems, both on-site and adjoining land are minimised, through the location, design and management of development. • Low-impact, small-scale rural living opportunities and rural activities are facilitated where compatible with environmental values. • Ecotourism or recreation dependant on an appreciation of the environmental or recreation dependant on an environmental is facilitated where a demonstrated community need exists and does not detrimentally affect the environmental values of the area. <p><or insert local government outcomes for the zone></p>
Extractive industry	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for the extraction of natural resources such as sand, gravel, quarry rock, clay and soil.</p> <p>Development such as storage, processing, treatment and transportation facilities may be facilitated within the extractive industry zone only where ancillary to the extractive industry.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • The establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained within the site. • An effective buffer is maintained between extractive industry operations and existing and future urban development areas. • Development has access to appropriate transport infrastructure. • Non-industrial uses, such as offices and retail uses, which directly support the immediate area are facilitated. • Uses and works for industrial purposes are located, designed and



	<p>managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land.</p> <ul style="list-style-type: none"> • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental constraints of the land. • The scale, character and built form of development contributes to a high standard of amenity. • Development has access to development infrastructure and essential services. • The viability of both existing and future extractive industrial uses and operations, are protected from the intrusion of incompatible uses. <p><or insert local government outcomes for the zone></p>
Innovation	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to:</p> <ul style="list-style-type: none"> • identify land suitable for new and creative uses and works that demonstrate innovative and sustainable solutions; • facilitate activities that cannot readily be accommodated elsewhere in the scheme area; and • provide for uses that promote knowledge creation and entrepreneurial activity in industry, science and technology, research and development. <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Development is designed to incorporate innovation in sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Uses that promote knowledge creation and entrepreneurial activity in industry, science and technology, research and development and other innovative uses are facilitated. • Development is reflective and responsive to the environmental constraints of the land. • The scale, character and built form of development contributes to a high standard of amenity. • Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced. <p><or insert local government outcomes for the zone></p>
Limited development (constrained land)	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to identify land known to be significantly affected by one or more development constraints (such as past or future mining activities, flooding, land contamination, defence requirements, historical subdivisions and buffer areas).</p>



	<p>Such constraints pose severe restrictions on the ability of the land to be developed for urban purposes.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • The potential for development limits the number and type of land uses that can occur. • new uses and works reflect a low intensity non-urban nature and are provided with an appropriate level of infrastructure and access • where development is proposed it is of a low intensity and scale and must be reflective and responsive to the environmental constraints of the land • low-impact, small-scale rural living opportunities and rural activities based on rural production are facilitated where compatible with the area's values. <p><or insert local government outcomes for the zone></p>
Mixed use	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for a mixture of development including service industry, business, retail, residential and low impact industrial uses.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A mix of uses and activities including retail, commercial, tourism, industry and residential uses are provided. • The scale, character and built form of development contributes to a high standard of amenity. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is supported by the necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling. • Where industry uses and works are incorporated they are located, designed and managed to maintain safety to people, avoid significant adverse effects on the natural environment and minimise impacts on adjacent land use. • Development is facilitated where uses are provide a compact urban form. • Development activates street frontages, promotes a mix of employment opportunities and enhances walking, cycling and public transport use. • New development complements and preserves existing heritage and character. • Development is reflective of and responsive to the environmental constraints of the land. • Development has access to development infrastructure and essential services. • Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features and associations, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced.



	<or insert local government outcomes for the zone>
Road	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to enable the movement of people and goods, provide for access and public utilities.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Development does not compromise the functions of movement, access and provision of public utilities. • Development is subordinate to the functions of movement, access and provision of public utilities. • Development does not impede the flow of people or goods. • Development does not create a hazard for traffic or people. <p><or insert local government outcomes for the zone></p>
Rural	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to:</p> <ul style="list-style-type: none"> • provide for a wide range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities. • provide opportunities for non rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes; and • protect or manage significant natural features, resources, and processes, including the capacity for primary production. <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • Areas for use for primary production are conserved and are not unnecessarily fragmented. • The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses. • Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use • Development is reflective of and responsive to the environmental constraints of the land. • Development embraces sustainable land management practices and contributes to the amenity and landscape of the area. • Residential and other development is appropriate only where directly associated with the rural nature of the zone. • The establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated only where they do not compromise the use of the land for rural activities. • The establishment of outdoor recreation and small-scale tourism



	<p>facilities in suitable locations is facilitated in a manner that minimises land use conflicts.</p> <ul style="list-style-type: none"> • Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development where possible. • Adverse impacts of land use both on-site and from adjoining areas are avoided and any unavoidable impacts are minimised through location, design, operation and management. • Visual impacts of clearing, building design and construction, materials, access ways and other aspects of development and land use are consistent with the zone purpose. • The viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses. • Land which is susceptible to flooding or drainage problems, including difficulties associated with high ground water tables is protected from urban or inappropriate uses. • Rural land use is reflective of the surrounding character of the area. • Low-impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where they do not compromise the long-term use of the land for purposes. <p><or insert local government outcomes for the zone></p>
Rural residential	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for residential development on large lots where local government infrastructure and services may not be provided where the intensity of residential development is generally dispersed.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • The development of large residential lots with limited provision of infrastructure and services is facilitated. • Areas with limited infrastructure and services may not be expanded. • Development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features. • Development avoids areas of ecological significance. • Low-impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised. • Development enhances and responds to the environmental features and topographical features of the land. • Development is designed to incorporate sustainable practices including maximising energy efficiency, effluent disposal, water conservation and transport use. • Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements. • Development provides a high level of residential amenity. • Non-residential uses may be appropriate where such uses meet the day to day needs of the residential catchment or have a direct relationship to the land in which it is proposed.



	<or insert local government outcomes for the zone>
Township	
Level	1
Purpose (mandatory)	<p>(1) The purpose of the zone is to provide for small to medium size urban settlements located within a rural or coastal area.</p> <p>Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural community.</p> <p>Tourist facilities such as tourist attractions and short-term accommodation, of the area may be appropriate.</p> <p>(2) The local government purpose is <mandatory input—local government context>.</p>
Suggested overall outcomes (optional)	<p>The overall outcomes sought for the zone are:</p> <ul style="list-style-type: none"> • A range of residential, retail, commercial, industrial, administrative and cultural uses are provided. • A range of residential dwelling types and densities which reflect local housing needs are provided. • Development protects and enhances the unique local or historic character of a town in a predominantly rural area. • Development services the needs of both local residents, residents of the surrounding rural area and visitors. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use. • Development is reflective of and responsive to the environmental constraints of the land. • Development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area. • Development is facilitated where it has a direct relationship with the local or historic character. • Community facilities and infrastructure which directly supports the local community is facilitated. • Development has access to development infrastructure and essential services. <p><or insert local government outcomes for the zone></p>

6.2 Zone codes

Each zone must have a zone code. The code must include the following:

- mandatory purpose statement;
- local government purpose statement;
- overall outcomes that achieve the purpose of the code.

For drafting the code:

- the purpose and the overall outcomes must not conflict with the outcomes sought in strategic framework or the outcomes sought for other scheme elements;
- local government may draft all of the zone outcomes; however, a suite of suggested overall outcomes are provided to assist drafters;
- overall outcomes are drafted to refine and enable the outcomes sought in the strategic framework;
- the code may include performance outcomes and acceptable outcomes;



- a range of graphic measures (tables, diagrams, pictures) may be used within the code where these better articulate criteria for assessment.

For more detail about the code structure see Module B Part 9 drafting instructions.

6.3 Precincts

Precincts may be used in zones to provide further refinement for specific areas. A precinct may vary the provisions (such as height, gross floor area, numbers of persons) for areas within the zone. Where this occurs this should be clearly articulated in the zone overall outcomes. For example, a direct reference to the precinct 'seeking higher density in the precinct' where a precinct is used, the provisions are located within the zone code and identified as precinct provisions. Precinct provisions are expressed in performance outcomes and acceptable outcomes.

Where a precinct varies the level of assessment of a zone, this must be identified in the 'Development' column of the tables of assessment in Part 5 for the particular zone.

Part 7 Local plans

(optional component)

Local plans provide locally focussed outcomes and the finer grained planning that occurs at the local level of a suburb or group of suburbs or areas that share special attributes.

All levels of assessment including the structure for the tables of assessment for local plans are shown in Part 5—Tables of assessment.

7.1 Local plan codes

Each local plan must have a local plan code that provides the policy direction for the local planning area, is included in the assessment of development in a local plan area and must include:

- a purpose statement; and
- overall outcomes that achieve the purpose of the code.

Local plans are a subset of the zones (chosen from the standard suite). Where a local plan is used, any precincts of the zone will have been removed.

Local plans may vary or add to the zone provisions in the local plan area by providing finer grained detail. An example of a local plan varying a zone is where Residential zone provisions relating to height or gross floor area may be increased or decreased. Where this occurs this should be clearly articulated in the zone purpose and overall outcomes by, for example, a direct reference to the local plan seeking 'higher density in the local plan area'.

For drafting the code:

- the purpose and the overall outcomes must not conflict with the outcomes sought in the strategic framework or the outcomes sought for other scheme elements.
- overall outcomes are drafted to reflect and enable the outcomes sought in the strategic framework;
- the code may include performance outcomes and acceptable outcomes;
- a range of graphic measures (tables, diagrams, pictures) may be used within the code where these better articulate criteria for assessment.

For more detail about the code [structure](#), see Module B Part 9 drafting instructions.



7.2 Precincts

Precincts may be used in local plans to provide further refinement for specific areas. A precinct may vary the provisions (such as height, gross floor area, numbers of persons) for specific areas within the local plan area. Where this occurs this should be clearly articulated in the local plan purpose and overall outcomes by, for example, a direct reference in the local plan code overall outcomes to the precinct seeking 'higher density in the precinct'.

Where a precinct is used the precinct provisions are located within the local plan code and identified as precinct provisions. Precinct provisions are expressed in performance outcomes and acceptable outcomes only.

Where a precinct varies the provision of a zone, this is identified in the variations column of the Part 5—Tables of assessment for the particular zone.

Part 8 Overlays

(optional component)

The purpose of an overlay is to address both state and local government interests by identifying areas that include one or all of the following:

- be sensitive to the effects of development;
- constrain land or development;
- be subject to valuable resources;
- present opportunities for development.

A standard suite of overlays is included and local government chooses appropriate overlays that reflect the local context. It is not necessary to use all of the overlays. Where an overlay is used it must be mapped. Mapping is in accordance with the standard mapping format in Schedule 2. Overlay maps are included in Schedule 2 of the planning scheme.

A local government may propose additional overlays where it is necessary to reflect particular local circumstances that are not included in the standard suite (e.g. a racing track buffer). Where a local government overlay is used it must not conflict with or duplicate (in part or wholly) the overlays in the standard suite.

Overlays may change the level of assessment from that identified in section 5.5 Level of assessment – Zones or section 5.6 Levels of assessment—Local plans. However, it is recommended that changing the level of assessment by an overlay be used rarely. The intention of overlays is to indicate where a specific constraint or opportunity affects development and the overlay should only provide additional assessment criteria rather than change the level of assessment.

Where a level of assessment is changed for an overlay this is identified in section 5.7 Levels of assessment – Overlays, table titled Overlays which change the level of assessment.

8.1 Standard suite of overlays

Development constraints category	Application
Airport environs	The airport environs overlay deals with issues dealt with by State Planning Policy 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities. This includes:



	<ul style="list-style-type: none"> • obstacle limitation surface (OLS) • public safety • bird and bat strike zone • light intensity • Australian noise exposure forecast contour (ANEF) • Procedures for Air Navigation Services, Aircraft Operational (PANS-OPS) surfaces. <p>It may also include locally identified issues that relate to airport environments.</p>
Bushfire hazard	<p>The bushfire hazard overlay deals with areas of land identified pursuant to the requirements of State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. It identifies land that is mapped as a bushfire risk for the purpose of triggering bushfire hazard assessment.</p> <p>The bushfire hazard overlay is not to be used to regulate construction of a building including a residential building on a lot. The Building Code of Australia (BCA) regulates the construction standards of all buildings. In particular, the BCA addresses the exposure of residential buildings to identified bushfire hazard and this can not be regulated further by the local government planning scheme i.e. the bushfire overlay is not to trigger self-assessable or assessable development for the material change of use for building work to construct a residential building.</p> <p>Further information and specifications including base level mapping is available from the Department of Community Safety.</p>
Erosion management	<p>The erosion management overlay is intended to be used for areas prone to erosion, landslide or other land degradation processes.</p>
Flood hazard	<p>The flood hazard overlay deals with areas of land identified by State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. It may include the following areas of land identified within the local government area as:</p> <ul style="list-style-type: none"> • areas of land with flooding and inundation potential • overland flow paths identified locally. <p>Further information and specifications are available from the Department of Environment and Resource Management.</p>
Landslide hazard	<p>The landslide hazard overlay deals with areas of land identified pursuant to the requirements of State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide. It may include areas of land identified within the local government area as having landslide potential.</p> <p>Further information and specifications are available from the Department of Community Safety.</p>
Potential and actual acid sulphate soils	<p>The potential and actual acid sulphate soils overlay deals with areas of land identified by State Planning Policy 2/02: Planning and Managing Development involving acid sulphate soils. It may include areas of land identified within the local government area as having potential or actual acid sulphate soils.</p>



Character category	Application
Heritage	The heritage overlay deals with areas identified as local or state heritage sites.
Landscape heritage	The landscape heritage overlay deals with landscapes with significant Indigenous or non-indigenous cultural heritage value identified in a regional plan or by a local government.
Neighbourhood character	The neighbourhood character overlay deals primarily with pre-1946 dwelling houses and other neighbourhoods with significant character identified by a local government. This may include demolition control precincts.
Scenic amenity	The scenic amenity overlay deals with areas of high scenic amenity and significant view corridors identified by regional plans or by a local government.
Infrastructure category	Application
Regional infrastructure corridors and substations	The regional infrastructure corridors and substations overlay deals with electricity substations and regional infrastructure corridors for major electricity infrastructure, pipelines, regional recreation trails and stock routes.
State controlled roads	The state controlled roads overlay applies to the existing and future state controlled road network. Mapping of this network is available from the Department of Transport and Main Roads.
Transport infrastructure	The transport infrastructure overlay deals with existing and future railways, light rail and busways and associated stations and interchange facilities. Mapping of this network is available from the Department of Transport and Main Roads.
Environment category	Application
Biodiversity areas	The biodiversity areas overlay deals with biodiversity areas and corridors of significance.
Coastal management	The coastal management overlay deals with locally identified coastal management areas.
Priority species	<p>The priority species overlay deals with areas supporting priority species of fauna or flora identified as requiring special consideration in planning and development assessment. Priority species (e.g. koalas) may be identified in state planning policies or plans, regional plans or by a local government.</p> <p>Mapping is available from the Department of Environment and Resource Management.</p>
Vegetation management	The vegetation management overlay deals with land identified as locally significant vegetation.
Wetlands	The wetlands overlay deals with wetlands and surrounding riparian zones.
Waterway corridors	The corridor overlay deals with waterway corridors and surrounding riparian zones.



Natural resources category	Application
Extractive resources	The extractive resources overlay deals with extractive resource sites and haulage routes identified by State Planning Policy 2/07: Protection of Extractive Resources. It may also include extractive resource sites and haulage routes of a local nature.
Fish habitat areas	The fish habitat area overlay deals with areas declared as fish habitat areas under the <i>Fisheries Act 1994</i> . Mapping is available from the Department of Employment, Economic Development and Innovation.
Good quality agricultural land	This overlay deals with areas of land identified by State Planning Policy 1/92: Development and Conservation of Agricultural Land. It includes the identification and protection of land identified within the local government area as containing good quality agricultural land.
Water resource catchments	<p>The water resource catchments overlay deals with declared catchment areas and areas identified by the local government as a water resource requiring protection of water quality (e.g. local catchments or bores).</p> <p>Mapping of declared catchment areas is available from the Department of Environment and Resource Management.</p>

8.2 Assessment criteria for overlays

The assessment criteria may be contained as provisions within an overlay, zone or local plan code. Alternatively, an overlay map may be sufficient to indicate assessment criteria. For example, a local government overlay for a buffer may indicate a separation distance.

Where a code is used it must include:

- a purpose statement; and
- overall outcomes that achieve the purpose of the code.

For drafting the code:

- the purpose and the overall outcomes must not conflict with the outcomes sought in the strategic framework or the outcomes sought for other scheme elements;
- overall outcomes are drafted to reflect and enable the outcomes sought in the strategic framework;
- the code may include performance outcomes and acceptable outcomes;
- a range of graphic measures (tables, diagrams, pictures) may be used within the code where these better articulate criteria for assessment.

Where an overlay code is used see Module B drafting instructions, Part 9 for structure of codes.

Part 9 Other codes

All other codes are contained in this part. All codes in the planning scheme provide criteria for assessing development.



Both Statewide codes and Local codes are contained in Part 9. This version of the Queensland Planning Provisions contains the compliance code for reconfiguring a lot (1 into 2) and the self-assessable code for a community residence.

9.1 Code elements

All codes in the planning scheme except for compliance assessment and a code for self-assessment only must include:

- a statement/s clearly articulating the purpose of the code
- overall outcomes clearly identifying how the purpose of the code will be achieved.

Codes in the planning scheme may include:

- the application of the code
- performance outcomes that meet the overall outcomes and the purpose of the code
- acceptable outcomes that meet the performance outcomes, the overall outcomes and the purpose of the code.

Where the code contains provisions for self-assessable development it must include:

- acceptable outcomes.

Compliance assessment codes must include:

- a statement about the purpose of the code
- compliance outcomes identifying the quantitative measures or standards to achieve the purpose of the code.

9.2 Code structures

1. Elements to be used for all codes except for zone, self-assessment and compliance assessment

- (1) The purpose of the <code name> is to <insert purpose statement>.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) <insert outcomes>

2. Elements to be used for zone codes

- (1) The purpose of the <code name> is <insert mandatory purpose statement>.
- (2) The local government purpose of the code is to <insert local government purpose statement>.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) <insert outcomes>

3. Elements to be used for codes for self-assessment only

- (1) The purpose of the <code name> is <insert purpose statement>.

<name code> table x—for self-assessable development only

Acceptable outcomes
<subheading 1>
AO1
AO2



4. Elements to be used for codes for compliance assessment

- (1) The purpose of the <code name> is <insert purpose statement>.

<name code> table x—for compliance assessment

Compliance outcomes
<subheading 1>
CO1
CO2

5. Structure for use where performance and acceptable outcomes are used for self-assessable and/or assessable development

The structure of a code is as follows:

- (1) The purpose of the <code name> is <insert purpose statement>.

Editor's note—For zone codes this must include the mandatory purpose statement and the mandatory local government purpose statement.

- (2) The purpose of the code will be achieved through the following overall outcomes:
(a) <insert outcomes>.

<name code> table x—for self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<subheading 1>	
PO1	AO1
<subheading 1>	
PO2	AO2

For drafting these codes, indicate the provisions for self-assessment to distinguish them from the provisions used for assessable development. This may be located in the 'Assessment criteria' column of the Tables of assessment by indicating the provisions of the applicable code. Alternatively, these may be indicated in the code by adding additional rows labelled 'for self-assessable and assessable development' and 'for assessable development only'. When drafting codes, consistent and inconsistent uses are not to be used.

Part 10 Planning partnerships

(mandatory component if there is a declared master planned area)

10.1 Structure plans for declared master planned areas

Part 10.1 only relates to those areas that have been declared by the Minister and described under the Act (section 132 (3b)(4) and section 133). Details of the declared master planned area (DMPA) are included in section 10.1.1 when the planning scheme is amended to reflect the gazettal of the area declaration.



A structure plan may state strategic land use and infrastructure outcomes that are specific to the DMPA. These strategic framework aspects are included in section 10.1.1.

Editor's note—Under the Act, a local government must not approve a proposed master plan or development application within the DMPA if it compromises the achievement of the strategic outcomes of an approved structure plan for the DMPA.

The strategic outcomes for the DMPA are also strategic outcomes for the planning scheme area. A local government must not approve a proposed master plan or development application anywhere in the planning scheme area if it compromises achieving the strategic outcomes for the DMPA.

10.2 Other plans

Part 10.2 only relates to those areas (e.g. Springfield) for which master plans (or similar) were developed under legislation other than the Act, have been approved by the state government and form part of the planning scheme for the local government. The relevant details to be included here will be area specific and direction must be obtained from the Minister.

Schedule 1 Definitions

(mandatory component)

General

All definitions in the planning scheme must be contained in Schedule 1 which is divided into use definitions and administrative definitions. In preparing the planning scheme local governments must:

- select from the list as relevant to their area (however, it is not necessary to use all definitions); and
- not add a new definition, change or create a variation of definition except where identified in the Development column of the tables of assessment in Part 5.

Suite of use definitions

The following table lists terms for development which may be used in the planning scheme in relation to the use of land. Any term which is not listed in the table must not be characterised as a separate use of land if the term is obviously or commonly included within one or more of the terms listed in the table.

A term listed in the first column, under the heading 'Use' has the meaning set out beside that term in the second column under the heading 'Definition'. A term listed in the first column under the heading 'Use' may have other terms listed beside it in the third and fourth columns. Where a term in these columns is not listed in the first column the term has its common meaning.

Where a use is not listed in the table, it has the meaning given by the Act. Where a use is not given a meaning by the Act, it has its common meaning.

The definitions are listed in alphabetical order and in tabular format. When a final selection of uses is made, the local government should use the format shown here.

Local governments may cluster the definitions and further direction is provided at the end of the standard suite.



Use definitions

Use	Definition	Examples include	Does not include the following examples
adult store	<p>Premises used as a shop where the primary purpose is for the display or sale of sexually explicit material and materials and devices associated with or used in a sexual practice or activity.</p> <p>The term does not include the business of a newsagent, registered pharmacist, video hire or a shop where the primary use is concerned with the display, sale or hire of printed or recorded matter (not of a sexually explicit nature), the sale of underwear or lingerie or the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</p>	sex shop	shop
advertising device	Any permanent structure, device or sign intended for advertising purposes. It includes any framework or supporting structure which is provided exclusively or mainly as part of the advertisement.	billboard, pylon sign	
agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		bulk landscape supplies, garden centre, outdoor sales wholesale nursery
air services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> the arrival and departure of aircraft; the housing, servicing, maintenance and repair of aircraft; the assembly and dispersal of passengers and/or goods on or from an aircraft; any ancillary activities directly serving the needs of passengers and visitors to the use; associated training and education facilities. 	airport, airstrip, helipad	



Use	Definition	Examples include	Does not include the following examples
animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	cattle studs, grazing of livestock, non-feedlot dairying	animal keeping, aquaculture, feedlots, piggeries, poultry meat and egg production
animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary and permanent holding facilities on the subject site and the repair and servicing of machinery.	aviaries, catteries, kennels, stables, wildlife refuge	aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production
aquaculture	Premises used for the cultivation of aquatic animals and plants in a confined area that may require the provision of food either mechanically or by hand.	pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	intensive animal husbandry
bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies including soil, gravel, potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		garden centre, outdoor sales, wholesale nursery
car park	Premises used for parking vehicles where the parking is not ancillary to another use.	parking station	
caretaker's accommodation	A single dwelling provided for a caretaker of a non residential use on the same premises.		dwelling house
cemetery	Premises used for interment of bodies or ashes after death.	burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	crematorium
child care centre	Premises used for minding or care but not residence of children.	crèche, early childhood centre, kindergarten	educational establishment, family day care centre, home based child care
club	Premises used by persons	club house,	hotel, nightclub,



Use	Definition	Examples include	Does not include the following examples
	associated for social, literary, political, sporting, athletic or other similar purposes and may include limited provision of food and drink for consumption on site.	guide and scout clubs, surf lifesaving club	place of worship, theatre
community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	disability support services, drop in centre, respite centre	childcare centre, family day care, health care services, residential care facility
community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated. The use may include a resident support worker engaged or employed in the management of the residence.	hospice	dwelling house, dwelling unit, hostel, residential care facility, short-term accommodation
community use	Premises used for providing artistic, social or cultural facilities and services to the public.	art gallery, community hall, library, museum	cinema, club, hotel, nightclub, place of worship
correctional facility	Premises used for the confinement of persons committed by a process of law.	prison, detention centre	
crematorium	Premises used for cremating bodies and may include the interment of the ashes.		cemetery
cropping	Premises used for growing plants or plant material for commercial purposes and where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site.	fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	permanent plantations, intensive horticulture, rural industry
dual occupancy	Premises containing two dwellings on one lot (whether or not attached) where the use is primarily residential.		dwelling house, multiple dwelling
dwelling house	A residential use of premises for one household which contains a		caretakers accommodation,



Use	Definition	Examples include	Does not include the following examples
	single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling.		dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling
dwelling unit	A single dwelling within a premises containing non residential use/s.		caretaker's accommodation, dwelling house
educational establishment	Premises used for training and instruction designed to impart knowledge and develop skills. The use may include after school care for students.	primary school, secondary school, college, university, technical institute	childcare centre, family day care
emergency services	Premises used by government bodies or community organisations to provide essential emergency services, disaster management services and including management support facilities for the protection of persons, property and the environment.	state emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, emergency management support facility	community use, hospital, residential care facility
extractive industry	Premises used for extraction and processing of resources such as sand, gravel, soil, rock and stone to produce extractive materials.		
food and drink outlet	Premises used for preparation and sale of food and drink to the public for consumption on or off the site.	bistro, café, coffee shop, drive-through facility, kiosk, meals on wheels, milk bar, restaurant, snack bar, take-away, tea room	bar, club, hotel, shop, theatre
function facility	Premises used for conducting receptions or functions and may include the provision of food and liquor for consumption on site.	conference centre, reception centre	community use
funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but does not include burial or cremation. The use includes a mortuary and		cemetery, crematorium, place of worship



Use	Definition	Examples include	Does not include the following examples
	the storage and preparation of bodies for burial or cremation.		
garden centre	Premises used primarily for the sale of plants and includes gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include a café.	retail plant nursery	bulk landscape supplies, wholesale nursery
hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		
health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	community care centre, hospital
high impact industry	Premises used for industrial activities that have significant off-site impacts on non-industrial uses including air, noise or odour emissions that are not easily controlled or contained. These uses may operate outdoors, but do not involve the manufacture of agricultural chemicals, pharmaceutical products, explosives or fertilisers.	non-alcoholic beverage production, concrete batching plants, tyre manufacturing and re-treading, large scale surface coating, metal recovery, textile manufacture, chemically treating timber, plastic product manufacture (other than foam, composite plastics or rigid fibre-reinforced plastics).	abattoirs, food processing (where using ammonia refrigeration systems) tanneries, rendering plants, oil refineries, explosive reserves, metal smelting and refining, alcoholic beverage production, manufacture of pharmaceutical products and fertilisers
home based business	A dwelling house used for an activity, occupation or business, where subordinate to the residential use and is compatible with residential amenity outcomes.	bed and breakfast, family day care, farm stay, home office	hobby



Use	Definition	Examples include	Does not include the following examples
hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not residing on the premises.</p> <p>The use may include accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		health care services, residential care facility
hostel	<p>Premises used to accommodate more than one household where residents share communal spaces and where staffed supervised care may be provided.</p> <p>The use may include accommodation for staff or carers.</p>	boarding house, monastery	hospice
hotel	<p>Premises used to sell liquor for consumption on or off site.</p> <p>The use may include short-term accommodation, dining and entertainment activities and gaming and amusement machines.</p>	hotel, pub, tavern	nightclub
indoor sport and recreation	<p>Premises used for leisure, sport or recreation conducted wholly or mainly indoors.</p>	amusement parlour, bowling alley, gymnasium, squash courts	cinema, hotel, nightclub, theatre
intensive animal industries	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	feedlots, piggeries, poultry and egg production	animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
intensive horticulture	<p>Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and</p>	greenhouse and shade house plant production, hydroponic farms, mushroom farms	wholesale nursery



Use	Definition	Examples include	Does not include the following examples
	packing of produce and plants grown on the subject site.		
landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	boat ramp, jetty, pontoon	marina
low impact industry	<p>Premises used for industrial activities which have negligible impacts on surrounding non-industrial uses.</p> <p>The manufacturing aspects of the use are undertaken indoors.</p> <p>Any off site impacts including air, noise and odour emissions are able to be readily mitigated.</p>	small engine mechanical workshop, cabinet making, shop fitting, sign writing, tyre depot	spray painting, tyre recycling, drum reconditioning, manufacturing of water based paints, wooden and laminated product manufacturing (not involving reconstituted timber)
major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	convention and exhibition centres, entertainment centres, sports stadiums, horse racing, motor racing	indoor sport and recreation, local sporting field, motor sport activity, park, outdoor sport and recreation
market	<p>Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables.</p> <p>The use may include entertainment provided for the enjoyment of customers.</p>	flea market, farmers market, car boot sales	shop
medium impact industry	<p>Premises used for industrial activities that have offsite air, noise and odour emissions.</p> <p>Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses</p> <p>The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.</p>	spray painting, tyre recycling, drum reconditioning, manufacturing of water based paints, wooden and laminated product manufacturing (not involving reconstituted timber)	non-alcoholic beverage production, concrete batching plants, tyre manufacturing and re-treading, metal recovery, textile manufacture, chemically treating timber, plastic product manufacture



Use	Definition	Examples include	Does not include the following examples
motor sport	Premises used primarily for formally organised motor sports whether on or off-road, with permanent, temporary or informal provision for spectators and other supporting uses.	go-kart tracks, lawn mower race tracks trail bike parks, 4wd and all terrain tracks, motocross tracks, motorcycle or car race tracks	major sport, recreation and entertainment facility, outdoor sport and recreation
multiple dwelling	A residential use of premises which contains three or more dwellings.	apartments, flats, units, townhouses	dual occupancy, duplex, granny flat, residential care facility, retirement facility
nightclub	Premises used to provide entertainment, operating predominately during the night hours, and includes cabaret, dancing and music. The use includes the sale of liquor and food for consumption on site.		club, hotel, tavern, pub, indoor sport and recreation
non-resident workforce accommodation	Premises used to provide accommodation for non-resident workers. The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.	contractor's camp, construction camp, single person's quarters, temporary workers accommodation	relocatable home park, short-term accommodation, tourist park.
noxious and hazardous industries	Premises industrial activities that have the potential for extreme, adverse impacts on other land uses. This includes the potential for fire, explosion or toxic release. These uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.	abattoir, tannery, rendering plant, oil refinery, explosive reserve, metal smelter and refinery, alcoholic beverage production, production and manufacture of agricultural chemicals, pharmaceutical products, explosives and fertilisers	
office	Premises used for an	bank, real estate	



Use	Definition	Examples include	Does not include the following examples
	administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for the following: <ul style="list-style-type: none"> business or professional advice; service of goods that are not physically on the premises; office based administrative functions of an organisation. 	agent	
outdoor lighting	Any form of permanent lighting system not ancillary to another use which emits light that has impacts beyond the site.		
outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans.	agricultural machinery sales yard, motor vehicles sales yard	bulk landscape supplies, market
outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building, requires areas of open space and may include works necessary for safety and sustainability. The use may include limited provision of ancillary facilities or amenities conducted indoors.	driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	major sport, recreation and entertainment facility, motor sport
park	Land used by the public generally for free recreation and enjoyment, and may be used for community events. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	urban common	tourist attraction
permanent plantations	Premises used for growing plants not intended to be harvested.	permanent plantations for carbon sequestration, biodiversity or natural resource management	forestry for wood production, biofuel production



Use	Definition	Examples include	Does not include the following examples
place of worship	<p>Premises used by an organised group for worship and religious activities and to which the public are generally invited.</p> <p>The use may include ancillary facilities for social and educational activities.</p>	church, chapel, mosque, synagogue, temple	community use
port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> the arrival and departure of vessels; the housing, servicing, maintenance and repair of vessels; the movement of passengers or goods on or off vessels; any ancillary activities directly serving the needs of passengers and visitors to the use. 		ferry terminal, landing
relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		tourist park
research and technology industry	<p>Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components.</p> <p>The use may include emerging industries such as energy, aerospace, and biotechnology.</p>	aeronautical engineering, computer component manufacturing, medical laboratories	
residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	children's home, convalescent home, nursing home	community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
retirement facility	A residential use of premises for an integrated community and	retirement village	residential care facility



Use	Definition	Examples include	Does not include the following examples
	<p>specifically built and designed for older people.</p> <p>The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs.</p> <p>The use may also include communal facilities and accommodation for staff.</p>		
roadside stalls	Premises used for the roadside display and sale of goods.		
rural industry	<p>Premises used for storage, processing and packaging of products generally from a rural use.</p> <p>The use includes processing and packaging products produced as a result of a rural use where the processing and packaging is required to support a rural use on or adjacent to the site.</p>	packing shed	intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir
sales office	The temporary use of premises for displaying a land parcel or buildings that can be built, is for sale or can be won as a prize.	display dwelling	bank, office
service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses	audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot
service station	Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels.		



Use	Definition	Examples include	Does not include the following examples
	The use may include hand washing of vehicles and hire of trailers or utes.		
shop	Premises used for the display, sale or hire of goods or the provision of personal services or betting to the public.	hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket	adult shop, food and drink outlet, showroom, market
shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops and which function as an integrated complex.		
short-term accommodation	<p>Premises used to provide short-term accommodation for the general public which may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of residents.</p>	motel, backpackers	hostel
showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <p>(a) a large area for handling, display or storage; and</p> <p>(b) direct vehicle access to the building by members of the public for loading and unloading items purchased or hired</p>		food and drink outlet shop, outdoor sales
Telecommunications facility	Premises used for systems that carry communications by means of radio, including guided or unguided electromagnetic energy whether such facility is manned or remotely controlled.	telco tower	
temporary use	The impermanent use of premises that may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.	film production	sales office



Use	Definition	Examples include	Does not include the following examples
theatre	Premises used for providing film, live entertainment, music or information to the public and may include provision of food and liquor for consumption on the site.	cinema, movie house, concert hall, dance hall	community hall, hotel, indoor sport and recreation facility
tourist attraction	Premises used for providing on site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	theme park	hotel, major sport, recreation and entertainment facility, nightclub
tourist park	Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public. The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the caravan park.	camping ground, caravan park	
utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply of water, hydraulic power, electricity or gas; • sewerage or drainage services; • transport services including road rail or water; • waste management facilities; • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	sewerage treatment plant, mail depot, pumping station	
veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		
warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.	self storage sheds	



Use	Definition	Examples include	Does not include the following examples
	The use may include sale of goods by wholesale where ancillary to the use.		
waterfront and marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair and servicing of vessels and maritime infrastructure requiring a direct waterfront location. The use includes the provision of fuel and disposal of waste.	boat building, boat storage	
wholesale nursery	Premises used for the sale of plants where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		bulk landscape supplies, garden centre
wind farm	Premises used for any turbines, building or other structure used in or in conjunction with the generation of electricity by wind force.		domestic or farm windmill, wind generator or wind turbine
winery	Premises used for manufacturing and sale of wine manufactured on site.		

Clustering of use definitions

Clustering use definitions may assist in identifying uses attached to a zone and may reduce the length of the tables of assessment in the planning scheme. Definitions may be grouped into the activity group as shown in the table below for use in Part 5—Tables of assessment. Not all uses are included in a group. Where a local government does not intend that all of the uses have the same level of assessment, the excluded use/s should be identified in the 'Development' column of the relevant tables of assessment. Note that these activities groups are not defined uses rather they are a mechanism for use in the tables of assessment only. Only the uses listed with the activities in the table below can be used. Local government can not add to the "Uses" list.

Activity group	Uses
business activities	<ul style="list-style-type: none"> • bulk landscape supplies • car park • food and drink outlet • garden centre • hardware and trade supplies • office • outdoor sales • sales office



Activity group	Uses
	<ul style="list-style-type: none"> • service industry • shop • shopping centre • showroom
rural activities	<ul style="list-style-type: none"> • agricultural supplies store • animal husbandry • animal keeping • aquaculture • cropping • intensive animal industries • intensive horticulture • permanent plantations • roadside stalls • rural industry • wholesale nursery • wind farm • winery
accommodation activities	<ul style="list-style-type: none"> • caretaker's accommodation • community residence • dual occupancy • dwelling house • dwelling unit • hostel • multiple dwelling • relocatable home park • retirement facility • short-term accommodation • tourist park
entertainment activities	<ul style="list-style-type: none"> • hotel • nightclub • theatre
industry activities	<ul style="list-style-type: none"> • high impact industry • low impact industry • medium impact industry • noxious and hazardous industries • research and technology industry • service industry • warehouse • waterfront and marine industry
recreation activities	<ul style="list-style-type: none"> • indoor sport and recreation • major sport, recreation and entertainment facility • motor sport • outdoor sport and recreation



Suite of administrative definitions

The following table lists administrative terms which are used in the planning scheme and assist in interpretation. A term listed in the first column has the meaning set out beside that term in the second column. Where a term is not listed in this section it has the meaning given by the Act and where a term is not given a meaning by the Act it has its common meaning.

Term	Definition
adjoining premises	Means premises that share all or part of a common boundary.
access strip	Means that part of a site which is used for providing access to a road.
basement	Means a storey substantially below ground level where the floor level of the level above projects no more than one metre above ground level.
buffer	Means an area of the land including watercourses required for maintaining separation distances— (a) between different land uses; or (b) from a major noise source; or (c) from a conservation area or a public recreation area.
building height	Means the vertical distance between the ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.
building work	As defined in the <i>Sustainable Planning Act 2009</i> .
dwelling	Means a building or part of a building used or capable of being used as a self-contained residence which must include the following: (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
filling or excavation	Means removal or importation of material to or from a lot that will change the ground level of the land.
gross floor area	Means the total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels; (c) ground floor public lobby; (d) a mall; (e) the parking, loading and manoeuvring of motor vehicles; (f) unenclosed private balconies whether roofed or not.
ground level	Means: (a) the existing level of the site providing it has not been unlawfully altered; or (b) where the land has been unlawfully altered the level of land prior to the alteration; or (c) the 'as-constructed' level of the land in accordance with an approval for filling and excavation.
habitable room	As defined in the Building Code of Australia as amended from time to



Term	Definition
	time.
industrial activities	Premises used for trade or business that involves the following: (a) the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas; (b) scientific or technological research, investigation or testing; (c) the disposal of waste.
local plan	Means the planning strategy that provides - for example, the form, type and density of future development specific to a local area or district within the planning scheme area. It includes a local area plan, a neighbourhood plan or a development control plan.
minor building work	Means an alteration, addition or extension to an existing building where the floor area including balconies is less than 5 per cent of the building or 25 square meters, whichever is the lesser.
non-resident workers	Means workers who reside in areas for extended periods when employed on projects directly associated with mining, major industry or major infrastructure, but have a permanent place of residence in another area. This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.
overland flow path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment. This does not include a watercourse or wetland.
plot ratio	Means the ratio of gross floor area to the area of the site.
primary street frontage	Means: (a) where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; or (b) where a lot is not vacant, the frontage to which the front of the existing building addresses the street.
private open space	Means an outdoor space for the exclusive use of occupants of a building.
public open space	Means outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
rear lot	Means a lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
secondary dwelling	Means a self-contained dwelling where used in conjunction with a dwelling house on the same lot and where subordinate to the existing dwelling. A secondary dwelling may be constructed under a house, be attached to a house or be free standing.
secondary street frontage	Means the frontage of a lot which abuts a second street.



Term	Definition
setback	Means the shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.
site cover	Means the proportion of the site covered by buildings.
storey	Means the space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling above. For the purposes of this definition a basement and a mezzanine is a storey.
streetscape	Means the collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
structure	As defined in the Building Code of Australia as amended from time.
use	As defined in the <i>Sustainable Planning Act 2009</i> .
watercourse	As defined in the Sustainable Planning Regulation 2009.
wetland	As defined in the Sustainable Planning Regulation 2009.



Schedule 2 Mapping

(mandatory component)

Technical requirements

Objective

The local government is responsible for the development of the cartographic maps and submission of spatial data used in developing a planning scheme. The maps and data are to be forwarded and made available to the Minister through the Department of Infrastructure and Planning in accordance with the defined specifications.

Electronic map format

Spatial data and maps are to be constructed from the Department of Environment and Resource Management cadastral database.

Maps generated for the planning scheme must be able to be exported as Portable Document Format (PDF) files at 300 dpi resolution.

The geographical information system (GIS) data will be required for a planning scheme (regardless of whether local government engages consultants to assist with producing a planning scheme) in accordance with the requirements of the Act.

Mapping symbology

The mapping symbology defined is to be used in the development of all mapping products (hard copy and electronic) including web enabled GIS which display planning scheme information to users.

The aim of standardising symbology for mandatory zones creates a common user experience for users viewing planning information on maps being produced or published by local governments across Queensland.

Publication maps

The planning scheme maps must contain the (relevant) standard cartographic mapping elements and use the specified symbology and colours prescribed.

The maps must be clear and concise and used for the purposes of demonstrating planning information. The following mapping elements and base data form the basis for a basic map template:

- descriptive title;
- legend;
- scale;
- index and grid reference;
- projection and datum information;
- north point;
- locality and index map;
- cadastre and locality information;
- roads and waterways;
- disclaimer.



The standard map template (Figure 1) specifications are described (Tables 1 to 7) and example maps (Figures 2 to 5) are provided for guidance.

Table 1—Base data symbology




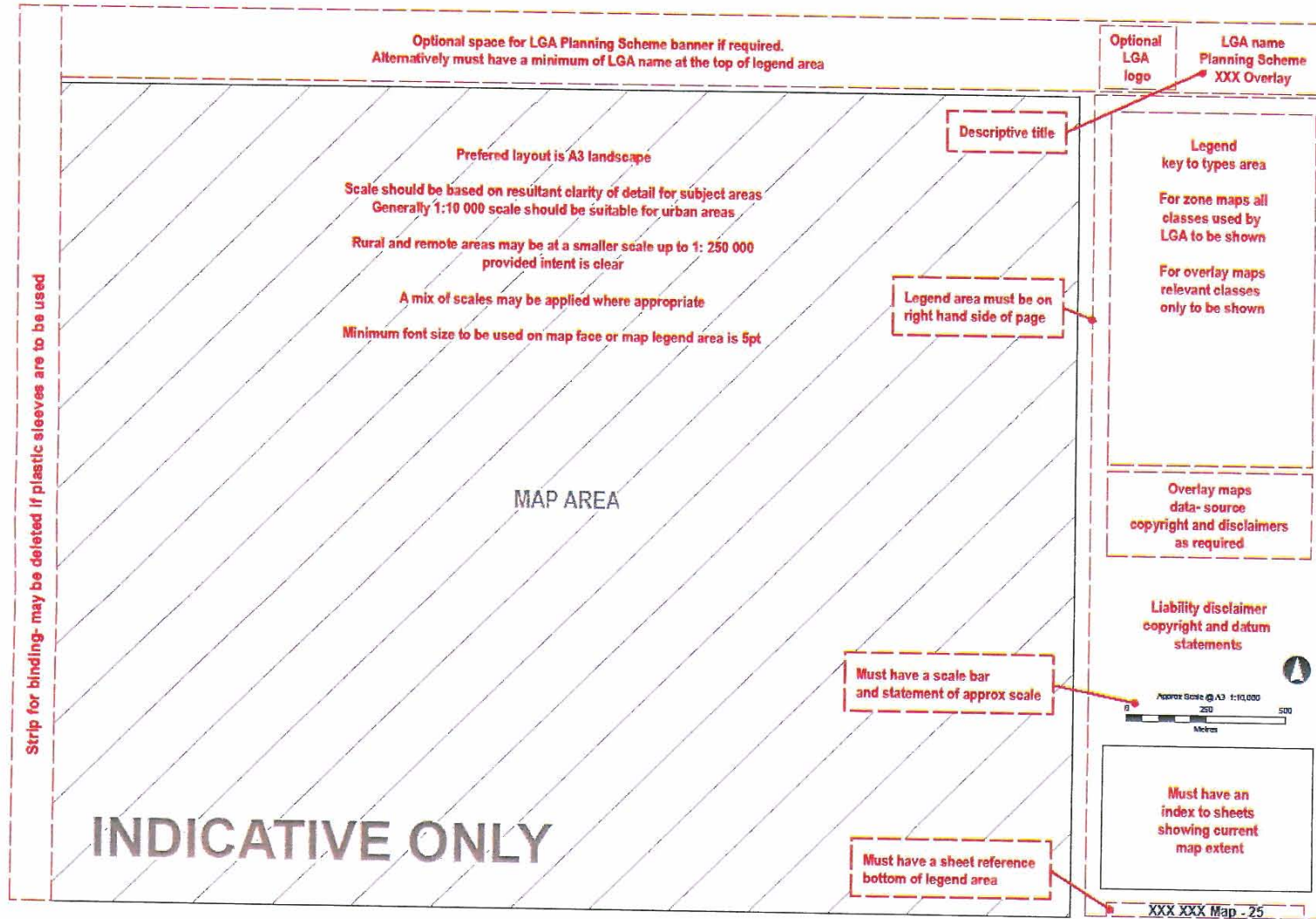
Elements	Label		Colour			Line Wgt	Description	Example
	Font**	Size	R	G	B			
Cadastre boundary	-	-	0	0	0	0.15	Solid line	
Legend	Arial*	5 pt	0	0	0	-	Text (sentence case)	Text Sample
Local government boundary	Arial*	to suit	0	0	0	1.15	Broken line (long dash, short dash, short dash)	
Road casements (indicative network only for locational purposes)	Arial*	5 pt	0	0	0	-	Text (uppercase)	SAMPLE ROAD
	-	-	255	255	255	-	Poly (void)	
Suburb or locality boundary	Arial*	8 pt	0	0	0	1.15	Broken line (long dash, short dash)	
Watercourse or waterbody	Arial*	5 pt	0	77	168	-	Text (italic, uppercase)	SAMPLE RIVER
	-	-	230	240	255		Poly (solid fill)	
* Arial or equivalent sans serif font to be used								
** Font sizes are indicative only and should be regarded as a guide to the <u>minimum</u> font sizes to be used.								



Figure 1—Map template specifications





Strategic mapping

At a minimum the strategic plan mapping must identify the following elements where these are relevant in the local government area. Table 2 identifies the strategic mapping symbology for each of the elements and an example map is provided in Figure 2



Table 2—Strategic plan map symbology

Standard suite of strategic plan										
Elements	Line/outline colour			Fill colour			Description	Size/line wgt (minimum)	Additional details	Example
	R	G	B	R	G	B				
Contextual Information										
Local government area	115	0	0				Dashed outline	3.00		
Urban area				255	220	220	Solid fill			
State and major road network	0	0	0				Solid line	3.00		
Railway network	0	0	0				Solid line with solid hatches	1.40/0.40		
Railway station				0	0	0	Feature symbol	to suit	ESRI Transportation & Civic 98	
Public transport corridor	0	0	0				Dashed pattern line	8.00	ESRI Civic style - Line ratio is repeating pattern 6B:1W:2B:1W:2B:1W	
Cycling and walking route	0	0	0				Dashed line with cycle symbol	to suit	ESRI Default marker 189	
Settlement Pattern										
New urban area				255	50	50	Solid fill			
Future urban area	255	0	0	255	220	220	Solid fill with outline & cross-hatch	1.00	Separation 5.0, angles 45° and 135°	
Urban infill / Urban renewal				168	0	0	Solid fill			
Unzoned infill development	115	0	0	168	0	0	Solid fill with internal cross-hatch	1.00	Separation 5.0, angles 45° and 135°	
Rural				240	250	230	Solid fill			
Rural residential				160	120	120	Solid fill			
Principal centre	255	255	255	0	50	255	Circle with square centre feature	to suit	ESRI Default marker 33 and 53	
Major centre	0	0	0	66	107	255	Circle with outline	to suit	ESRI Default marker 33 and 40	
District centre	255	255	255	112	130	170	Circle with circle centre feature	to suit	ESRI Default marker 33 and 46	
Specialised centre	0	0	0	152	129	140	Square with outline (rotated)	to suit	45° Rotation ESRI Default marker 34 and 41	
Investigation area	0	0	0	168	168	0	Circle with outline (with inner text)	to suit	ESRI Default marker 33 and 40	
Natural environment										
Waterbody and waterway	67	108	255	230	240	255	Solid fill with outline	1.25		
Nature conservation and open space	0	0	0	110	175	75	Solid fill with outline	1.25		
Community identity and diversity										
"Major" social infrastructure	0	0	0	255	255	0	Square with outline (rotated)	to suit	45° Rotation ESRI Default marker 34 and 41	
"Major" sport and recreation	0	0	0	110	175	75	Square with outline	to suit	ESRI Default marker 34 and 41	
Natural resources and landscape										
Extractive, mineral, forestry or marine resource	0	0	0	100	50	0	Solid fill with outline	1.25		
Haulage route	197	0	255	197	0	255	Dotted line (circle symbols) with arrow heads	to suit	ESRI Dimensioning 44	
Natural corridor or link (Possibly more than one scale e.g. regional, subregional, local corridor)	56	168	0	56	168	0	Dotted line (circle symbols) with arrow heads	to suit	ESRI Dimensioning 44	
Mining and petroleum	204	204	204				Dashed outline	1.50		
Future access and mobility										
Future State and major road network	169	169	169				Dashed line with arrow heads	3.00		
Future railway network	169	169	169				Dashed line with hatches	1.40/0.40	ESRI Railroad under construction line	
Future railway station				169	169	169	Feature symbol	to suit	ESRI Transportation & Civic 98	
Future public transport corridor	169	169	169				Dashed pattern line	8.00	ESRI Civic style - Line ratio is repeating pattern 6B:1W:2B:1W:2B:1W	
Future cycling and walking route	169	169	169				Dashed line with cycle symbol	to suit	ESRI Default marker 189	
Infrastructure and services										
Major infrastructure				0	0	0	Solid asterix symbol	to suit	ESRI Default marker 107	
Infrastructure corridor (e.g. water, telecommunications, power)	197	0	255				Dashed line with feature crosses	to suit	Cross is marker 'X'	
Site based infrastructure				0	0	0	Solid square	to suit	ESRI Default marker 34	
Economic development										
Industrial development				197	0	255	Solid circle	to suit	ESRI Default marker 33	
Port (Maritime development)	0	0	0	0	169	230	Solid triangle with outline	to suit	ESRI Default marker 42 and 35	
Airport (Aviation development)	255	255	255	0	77	168	White aircraft on solid blue circle	to suit	ESRI Default marker 111 and 33	
Freight transport route	197	0	255				Dotted line (circle symbols) with arrow heads	3.00	ESRI Dimensioning 44	
Tourism and ecotourism development				115	76	0	Solid 5 point star	to suit	ESRI Default marker 94	





GIS table structure (zoning)

The GIS layer submitted must identify all the zones of the planning scheme. There should be no overlapping zoned polygon features in the GIS data. Below is the standard GIS table structure for supplying zoning data to ensure a statewide zoning layer can be developed efficiently. Refer to Table 5 for the Level 1 and 2 zone symbology and Tables 3 and 4 for a description for the GIS table structure. An example map and amendment to a map is shown at Figures 3 and 4.

Table 3—Zoning attribute table structure

Field name	Field type	Description
LGA_CODE	Number 4	Based on Cadastre supplied by DERM
LVL1_ZONE	String 80	Mandatory Level 1 Standard suite of Zone names
LVL2_ZONE	String 80	Mandatory Level 2 Standard suite of Zone names
LOT_PLAN	String 15	Parcel Lot Plan ID from DERM Cadastre (eg. 30RP905102)
GAZ_DATE	Date	Gazettal date of the Planning scheme
AMD_DATE	Date	Gazetted Amendment date of the Planning scheme
CAD_VER	Date	Date of the cadastral version used for scheme creation

































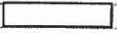


Table 4—Example zoning attribute table

LGA_CODE	LVL1_ZONE	LVL2_ZONE	LOT_PLAN	GAZ_DATE	AMD_DATE	CAD_VER
6910	Industry		29RP34996	28/05/2005		01/03/2004
6910		Major centre	30RP35011	28/05/2005	14/06/2007	12/05/2007

When a gazetted amendment affects the spatial data of a planning scheme, only the GIS data for the area changed by the amendment needs to be supplied. The amended features should be supplied in the same format as the initial zoning data supplied.



Table 5—Mandatory zone symbology

Standard suite of zones						
Level 1 zones	L1	R	G	B	L2	Level 2 zones
Residential zones category						
General residential		255	220	220		Residential living
		255	164	164		Residential choice
		170	0	0		Apartment residential
		255	175	219		Character residential
		255	50	50		Tourist accommodation
Centres zones category						
Centre		0	50	255		Principal centre
		66	107	255		Major centre
		112	130	170		District centre
		134	166	255		Local centre
		200	225	255		Neighbourhood centre
		152	129	140		Specialised centre
Recreation zones category						
Recreation and open space		175	225	200		Sport and recreation
		110	175	75		Open space
Industry zones category						
Industry		225	200	225		Low impact industry
		200	143	200		Medium impact industry
		175	86	175		High impact industry
		150	30	150		Noxious and hazardous industry
		85	60	155		Waterfront and marine industry
		140	125	222		High technology industry
		200	175	225		Industry investigation area
Other zones category						
Community purposes		255	255	100		
Emerging communities		255	204	153		
Environmental management and conservation		50	125	0		
Extractive industry		100	50	0		
Innovation		20	205	255		
Limited development (constrained land)		250	175	50		
Mixed use		255	120	0		
Road		225	225	225		
Rural		240	250	230		
Rural residential		160	120	120		
Township		255	225	175		

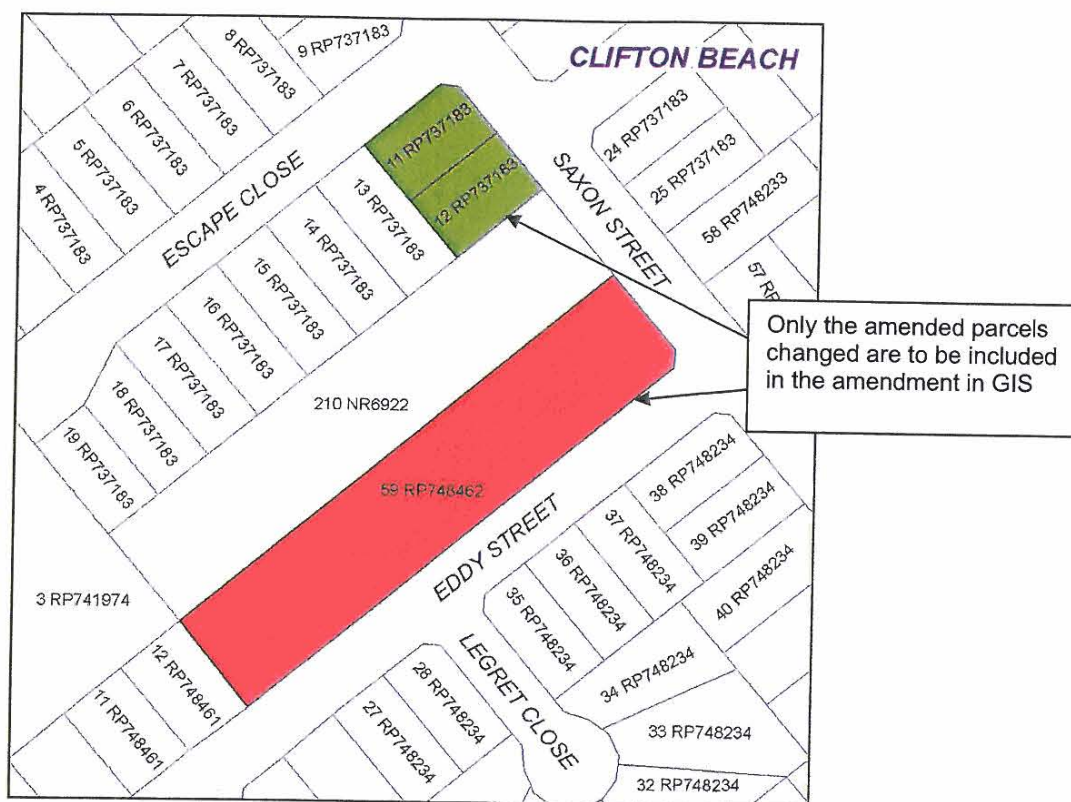
► Indicates RGB code for Level 1

Strip for blinding- may be deleted if plastic sleeves are to be used





Figure 4—Example of amendment data





GIS table structure (overlays)

Where a planning scheme uses an overlay, the GIS data is to be submitted as separate GIS layers for each overlay using the unique identifiers listed for each overlay description in Table 7 and an example map is provided at Figure 5.

If a local government chooses to use additional overlays not represented by the standard suite of overlays, the GIS data must follow a similar table structure to what has been specified for the standard overlays.

Mandatory fields for any additional overlays must include:

- LGA_CODE (Based on cadastre supplied by Department of Environment and Resource Management)
- CAT_DESC (Describe a category for the overlay, existing or unique)
- OVL_CAT (Specify a three letter code for the overlay category, existing or unique)
- OVL_DESC (Describe the new identified theme)
- OVL2_CAT (Specify a new six character unique code for the theme)

Table 6 shows the standard GIS table structure for supplying the overlays as GIS data as part of the planning scheme.

Table 6—Overlay attribute table structure

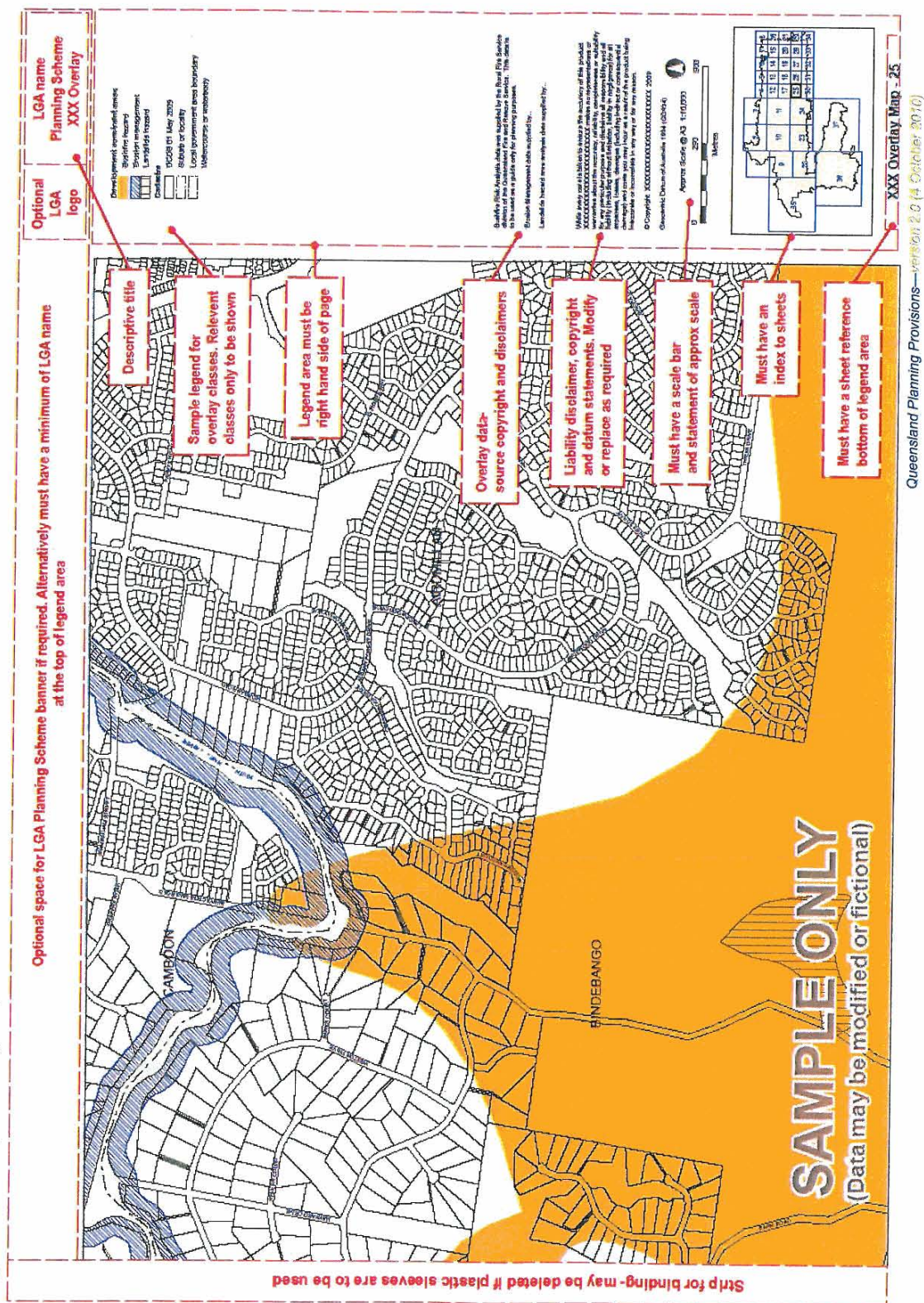
Field name	Field type	Description
LGA_CODE	Number 4	Based on Cadastre supplied by DERM
CAT_DESC	String 80	Specify and describe in which category the overlay exists
OVL_CAT	String 3	Specify the unique code for the overlay in each category
OVL2_DESC	String 80	Specify and describe the identified level 2 theme
OVL2_CAT	String 6	Specify the unique code identified for each theme



Table 7—Overlay data symbology

Standard suite of overlays										
Elements	Code	Line/outline colour			Fill colour			Hatch		
		R	G	B	R	G	B	Angle	Offset	Wgt
Development constraints category	DEV									
Airport environs										
•Obstacle Limitation Surface (OLS)										
- Horizontal limitation surface boundary	OLS_HL	0	0	255						1.15 Solid line
- Conical limitation surface contours	OLS_CL	0	0	0						1.15 Solid line
- Approach and departure limitation surface boundary & contours	OLS_AD	255	0	0						1.15 Solid line
- Runway centreline	OLS_RC	125	0	125						1.15 Broken line (long dash, short dash)
•Public safety										
- Public safety area	PS_PS	255	0	0	255	130	130	135	to suit	2.50 0.50
- Airport runway	PS_RW	0	0	0	225	225	225			0.50 Solid fill with outline
•Bird and bat strike zone										
- Distance from airport - 3 km	BS_03	255	0	0						1.15 Solid line
- Distance from airport - 8 km	BS_08	255	125	0						1.15 Solid line
- Distance from airport - 13 km	BS_13	255	255	0						1.15 Solid line
•Light intensity										
- Zone A - 0 Candela - 600m wide 1000m from runway strip	LLA	255	0	0	255	130	130			1.00 Solid fill with outline
- Zone B - 50 Candela - 900m wide 2000m from runway strip	LLB	255	0	0	255	255	115			1.00 Solid fill with outline
- Zone C - 150 Candela - 1200m wide 3000m from runway strip	LLC	255	0	0	210	255	190			1.00 Solid fill with outline
- Zone D - 450 Candela - 1500m wide 4500m from runway strip	LLD	255	0	0	190	210	255			1.00 Solid fill with outline
- Within 5 km - Max intensity of light sources 3deg above horizon	LL6	255	0	0						1.15 Hollow with outline
•Australian Noise Exposure Forecast Contour (ANEF)										
- Highest ANEF contour value	ANF>*	0	0	0	255	130	130			1.00 Solid fill with outline
- Intermediate ANEF contour values as required	ANF>*	0	0	0	255	255	115			1.00 Solid fill with outline
- Lowest ANEF contour value	ANF>*	0	0	0	210	255	190			1.00 Solid fill with outline
- Procedures for Air Navigation Surfaces (PANS)	PAN_NS	0	0	255						1.00 Solid Line
Bushfire hazard	BH_BF				255	190	80			Solid fill
Erosion management	EM_EM	0	90	230				45	to suit	2.50 0.50 1.15 Hatch in outline colour
Flood hazard										
- Flooding and inundation	FH_FL	0	0	255				0	to suit	5.00 1.00 1.15 Hatch in outline colour
- Overland flow paths	FH_OF	0	0	255				0/90	to suit	5.00 1.00 1.15 Hatch in outline colour
Landslide hazard	LH_LS	115	76	0				90	to suit	7.00 0.50 1.15 Hatch in outline colour
Potential and actual acid sulphate soils	PAS_AC				160	130	80			1.15 Solid fill
- 20 metre AHD contour	AHD_20	255	0	0						1.15 Solid line
- 5 metre AHD contour	AHD_05	255	0	0						0.80 Broken line (long dash, short break)
Character category										
Heritage	CHA_HT	225	150	25				0	to suit	5.00 1.00 1.00 Hatch in outline colour
Landscape heritage	CHA_LH	173	114	19				45	to suit	7.00 1.00 1.00 Hatch in outline colour
Neighbourhood character	CHA_NC	255	255	150				0/90	to suit	5.00 1.00 1.00 Hatch in outline colour
Scenic amenity	CHA_SA	0	175	155				135	to suit	10.00 1.00 1.00 Hatch in outline colour
Infrastructure category										
Regional infrastructure corridors and substations	INF_CS	225	225	225					to suit	to suit Hatch in outline colour
State controlled roads - road hierarchy										
- State controlled road	INF_SC	0	0	0						2.50
- Sub-arterial road	INF_SA	0	0	255						1.50
- Collector road	INF_CR	150	0	150						1.50 Solid line for existing roads
- Access road	INF_AR	255	255	0						1.50 Broken line (short dash) for future roads
- Major rural road	INF_MA	255	0	0						2.00
- Minor rural road	INF_MI	50	150	0						1.50
- Unformed road	INF_UN	125	125	125						1.50 Solid line
Environment category										
Biodiversity corridor	ENV_EC	255	125	0				45	to suit	2.50 1.00 1.15 Hatch in outline colour
Coastal management	ENV_CM	0	0	0	255	255	160			1.15 Solid fill with outline
Priority species	ENV_PS	175	0	175				45	to suit	7.00 1.00 1.15 Hatch in outline colour
Vegetation management	ENV_VG	50	125	0				135	to suit	2.50 1.00 1.15 Hatch in outline colour
Wetlands	ENV_WL	0	0	255				0	to suit	5.00 1.00 1.15 Dashed line hatch in outline colour
Waterway corridors	ENV_WWV	0	0	255				0	to suit	5.00 1.00 1.15 Hatch in outline colour
Natural Resources category										
Extractive resource	NR_ER	115	38	0				135	to suit	4.00 1.00 1.15 Hatch in outline colour
Fish habitat areas	NR_FH	254	213	145	254	213	145	145	to suit	5.00 1.00 1.15 Hatch in outline colour
Good quality agricultural land	NR_GA				137	90	68			Solid fill
Water resource catchments	NR_WC	0	90	230				45	to suit	10.00 1.00 1.15 Hatch in outline colour

Figure 5—Example overlay map





GIS export formats

The GIS data for the planning scheme is to be supplied as a polygon dataset in either:

- ESRI personal or file geodatabase (GDB) or
- ESRI shapefile (SHP) or
- MapInfo Exchange Format (MID or MIF).

The accepted datum and projection to use are:

- Datum: GDA94
- Projection: MGA_z56, MGA_z55 & MGA_z54.

Where a local government area crosses two projection zones the entire area is to be reprojected into the zone where the majority of the area falls.



Schedule 3 Approvals to be recorded on the planning scheme under section 391 of SPA

(mandatory component)

Local government identifies the relevant details of current approvals in accordance with section 391 of the Act. These are listed as:

- Approvals in conflict with the planning scheme where not deemed approvals
- Approvals under section 242 of the Act
- Where local government decides to agree or is taken to have decided to agree to a request for a superseded planning scheme to apply for a particular development.

These approvals are listed in the table providing the following information:

- real property description of the land
- type of approval (e.g. reconfiguration of a lot or material change of use)
- date of approval by the local government
- local government file reference.

Schedule 4 Planning scheme policies

(optional component)

Local government is to include the planning scheme policies that support the local dimensions of a matter dealt with by a planning scheme. Planning scheme policies can only address local planning matters.

Planning scheme policies must not regulate or prohibit development or the use of premises; or take the place of a policy which should be contained within the main body of the planning scheme.



Appendix 1 Index and glossary of abbreviations and acronyms

(mandatory component)

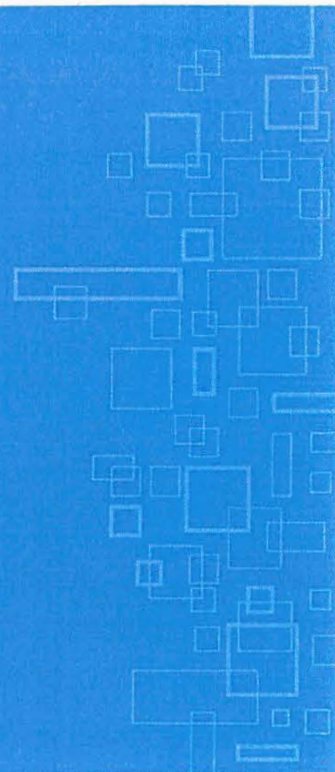
Local government is to include a list of any abbreviations or acronyms used within the planning scheme and the relevant details or descriptions of the abbreviations or acronyms.

Appendix 2 Table of amendments

(mandatory component)

Local government is to include a list of all amendments made to the planning scheme. The details of each amendment must state the date of adoption by the local government, the planning scheme version number, the amendment type (i.e. administrative, minor or major) and a brief description of the amendment.

'DLGP-11'



Statutory Guideline 02/09

Making or amending local planning instruments

A procedural and best practice guideline of the process for

- **making or amending a planning scheme**
- **making or amending a planning scheme policy and**
- **making a temporary local planning instrument**

under the *Sustainable Planning Act 2009*.

25 November 2009



**Queensland
Government**