



Growth Management Queensland



Draft Queensland Planning Provisions version 3.0

October 2011

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

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Tomorrow's Queensland

 **Queensland**
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914



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Qplan



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Introduction

The *Sustainable Planning Act 2009* (the Act) enables the 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 the preparation of planning schemes across Queensland through standardised:

- structure and format
- land use and administrative definitions
- zones
- structure for tables of assessment
- overlays
- infrastructure planning provisions
- assessment codes and other administrative matters.

The QPP makes s provision for local government to incorporate local content and variation to reflect the context of the local government area.

Background

This is the third version of the QPP. The first version commenced on 18 December 2009 and the second version on 8 October 2010 (document dated 4 October 2010). Three review groups consisting of local government, state agencies and departmental planning officers were established to provide input into the QPP versions s 2.0 and 3.0. Lists of preliminary issues were also identified through the consultation process for versions s 1.0 and 2.0. These issues were prioritised and addressed in the QPP versions s 2.0 and 3.0.

Purpose

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

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How to use this document

The QPP comprises two modules that contain mandatory and optional components.

Module A

Module A is the template that each local government in Queensland must adopt for its planning scheme under the Act.

Module A identifies the elements that are mandatory (shown as black text) and optional (shown as grey highlight) for inclusion in a planning scheme. The template also outlines the mandatory format of numbering for sections, parts and subsections and the font and heading styles. These components ensure standardisation is provided across all local governments. The elements that are optional 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.

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.

Module B

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

Module B outlines optional components that 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. This module also outlines the drafting principles and formatting requirements.

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.

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Module A—Planning scheme structure

draft for consultation

<Local government area> planning scheme

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draft for publication

Citation and commencement

This planning scheme may be cited as <name of planning scheme> for the local government area.

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

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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>

Editor's note—the community statement is extrinsic material to the planning scheme.

<When used insert>

Strategic vision

<insert strategic vision>

Editor's note—the strategic vision is extrinsic material to the planning scheme.

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<insert table references as required>

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<insert figure references as required>

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 local government area of <insert local government name> including all premises, roads, internal waterways <and: include if relevant local government tidal areas>.

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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*.

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Map 1—Local government planning scheme area and context

<insert map>

1.2 Interpretation

1.2.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by:
 - (a) the Act;
 - (b) the *Sustainable Planning Regulation 2009* (the Regulation);
 - (c) the definitions in Schedule 1 of the planning scheme;
 - (d) the *Acts Interpretation Act 1954*; or
 - (e) the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in clause 1.2.1(1), the meaning contained in the instrument highest on the list will prevail.

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1.2.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes of the scheme and are part of the planning scheme.
- (3) Notes are identified within the scheme by the title "note" and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, are identified within the scheme by the title "editor's note" and "footnote" and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

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Note—this is an example of a note.

Editor's note—this is an example of an editor's note.

Footnote—this is an example of a footnote.

1.2.3 Punctuation

- (1) A word followed by “;” is considered to be “and”
(2) A word followed by “; or” means either or both options can apply.

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1.2.4 Schedules and appendices

- (1) A schedule or appendix of the planning scheme is part of the planning scheme.

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1.2.5 Zones for roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
- (a) if adjoined on both sides by land in the same zone—the road, 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 road, 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 road, 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; or
 - (d) unless completely covered by a zone.
- Editor's note—the boundaries of the local government area are described by the maps referred to within the *Local Government (Operations) Regulation 2010*.

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1.3 Planning scheme elements

- (1) The planning scheme comprises the following elements:
- (a) about the planning scheme;
 - (b) state planning provisions;
 - (c) the strategic framework;
 - (d) the priority infrastructure plan;
 - (e) the following zones:
 - (i) <insert names of zones>
 - (A) <if included insert names of zone precincts>.
 - (f) <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>.
 - (g) <insert “the following overlays:” or “there are no overlays”>
 - (i) <if included insert name(s) of overlays>
 - (h) <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>
 - (i) <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>
- (2) <insert “The following planning scheme policies support the planning scheme:” or “The planning scheme is not currently supported by any planning scheme policies.”>

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<insert map>¶

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Deleted: <#><insert “the following planning scheme policies:” or “there are no planning scheme policies.”>¶
(i) <if included insert name/s of planning scheme policies>

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(a) <if included insert name(s) of planning scheme policies>

1.4 Levels of assessment for development

- (1) The planning scheme states the level of assessment for development in the planning scheme area.
- (2) In accordance with the Act, the levels of assessment 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
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.

Deleted: 1.3 Definitions¶
 <#>The dictionary in Schedule 1 defines particular terms used in this instrument.¶
 <#>Terms not defined in Schedule 1 have the meaning given in the Act.¶
 <#>Terms not defined in the Act or in Schedule 1 have their common meaning.¶

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1.5 Rules for determining the level of assessment

- (1) The Act prescribes levels of assessment for certain types of development.
- (2) In addition to the Act, the planning scheme identifies development that is exempt development, self-assessable development, development requiring compliance assessment, assessable development or prohibited development.
- (3) The tables of assessment for the zone, local plan and overlay prescribe the level of assessment.
- (4) A material change of use is impact assessable—
 - (a) unless the table of assessment states otherwise; or
 - (b) if a use is not listed or defined.
- (5) Reconfiguring a lot is code assessable unless the tables of assessment states otherwise.
- (6) Building work and operational work is exempt development, unless the tables of assessment state otherwise.
- (7) Where development is proposed on a lot that is included in more than one zone, overlay or local plan, the level of assessment is that applicable to the zone, overlay or local plan in which the proposed development is located.
- (8) Where development is proposed on land that is included in more than one zone, local plan or overlay, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, local plans or overlays.
- (9) Where development is proposed on a lot or premises partly affected by an overlay the level of assessment for the overlay only relates to the part of the lot or premises affected by the overlay.
- (10) For the purposes of schedule 4, table 2, item 2 of the Regulation an overlay does not apply to the premises if the development meets the self-assessable outcomes of the relevant overlay code.
- (11) If development is identified as having a different level of assessment under a zone than under a local plan or an overlay, the highest level of assessment applies as follows—
 - (a) self-assessable prevails over exempt;
 - (b) compliance assessment prevails over self-assessable;
 - (c) code assessable prevails over self-assessable or exempt;
 - (d) impact assessable prevails over code, self-assessable or exempt.
- (12) Despite subsection 1.5 (8) and (11) above, a local plan or an overlay table of assessment can lower a level of assessment identified in a zone table of assessment.
- (13) Provisions of Part 10 may override any of the above, with the exception of the Act.

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- (14) State prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.
- (15) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application can not be made.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified in schedule 1 of the Act or within the standard planning scheme provisions.

1.6 Rules for determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for:

- (a) self-assessable development
- (i) must be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s);
 - (ii) where the development does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) the development becomes either development requiring compliance assessment or assessable development.
- (b) development requiring compliance assessment
- (i) must be assessed against all the identified compliance outcomes of the applicable code(s);
 - (ii) development that complies with the compliance outcomes complies with the code;
 - (iii) where development becomes compliance assessable pursuant to clause 1.6(1)(a)(ii), the assessment criteria for the development application is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with under clause 1.6(1)(a)(ii). The development must still comply with all compliance outcomes identified in clause 1.6(1)(b)(i), other than those mentioned in clause 1.6(1)(a)(ii);
 - (iv) development that cannot comply with the compliance outcomes of the applicable code(s) becomes assessable development;
- (c) code assessable development
- (i) must be assessed against all the identified codes listed in the table(s) of assessment;
 - (ii) where development becomes code assessable pursuant to clause 1.6(1)(a)(ii), the assessment criteria for the development application is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or not capable of being complied with under clause 1.6(1)(a)(ii). The development must still comply with all self-assessable acceptable outcomes identified in clause 1.6(1)(a)(i) or compliance outcomes identified in clause 1.6(1)(b)(i), other than those mentioned in clause 1.6(1)(a)(ii);
 - (iii) where development becomes code assessable pursuant to clause 1.6(1)(b)(iv), the assessment criteria for the development application is limited to the subject matter of the compliance outcomes that were not capable of being complied with under clause 1.6(1)(b)(iv). The development must still comply with all compliance outcomes identified in clause 1.6(1)(b)(i), other than those mentioned in clause 1.6(1)(b)(iv);
 - (iv) development that complies with
 - (A) the purpose and overall outcomes of the code complies with the code;
 - (B) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
 - (v) where code assessable development does not comply with the purpose and overall outcomes of any applicable code, it must be assessed having regard to the strategic framework including the strategic intent, strategic outcomes and specific outcomes.

Note—in relation to section 1.6(1)(c)(iv) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.

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- (d) impact assessable development
- (i) all the identified code(s) listed in the table(s) of assessment (where relevant);
- (ii) the planning scheme as a whole.
- (2) Where development is proposed on a lot or premises partly affected by an overlay the assessment criteria for the overlay only relates to the part of the lot or premises affected by the overlay.
- (3) 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) statewide codes prevail over all other elements (other than the strategic framework) to the extent of the inconsistency;
- (c) overlays prevail over all other elements (other than the strategic framework and statewide codes) to the extent of the inconsistency;
- (d) local plans prevail over zones, use codes and other development codes to the extent of the inconsistency;
- (e) zones prevail over use codes and other development codes to the extent of the inconsistency;
- (f) provisions of Part 10 may override any of the above.

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Deleted: except where it is identified in the local plan code that local plan provisions prevail over specific zone provisions;¶ local plans prevail over other codes in Part 9 to the extent of the inconsistency.

Deleted: <#>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).¶

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<#>Where a waterway or reclaimed land in the planning scheme area is not covered by a zone the following applies:¶ <#>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¶ <#>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¶ <#>if the waterway or rec... [1]

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1.7 Building work regulated under the planning scheme

- (1) Section 86 of the Act states 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) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). For example, building height and space for on-site parking. It may also regulate other matters such as flooding, bushfire prone areas, noise corridors and end-of-trip facilities;
- 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*. This relates to alternative design solutions for boundary clearance and site cover provisions MP 1.1, 1.2 and 1.3 of the QDC.

Refer to Schedule 3 of the Regulation to determine assessable development and the type of assessment.

- (4) A decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval.

Editor's note—see section 83(b) of the *Building Act 1975*.

- (5) If a preliminary approval for building work assessable against the planning scheme has been issued, then the decision for preliminary approval for building work is taken to be a referral agency's response under section 271 of the Act if the local government is a referral agency for building work assessable against the *Building Act 1975*.

Editor's note—refer to Section 249 of the Act in relation to assessment manager having one or more jurisdictions as a concurrence agency.

1.8 Local government administrative matters

<insert details>

Part 2 State planning provisions

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 not appropriately reflected in the planning scheme in the following way:

(a) <list the relevant aspects not 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:

Table 2.2.1—State planning policies reflected

| SPP no. | SPP title |
|------------------|--|
| <insert details> | <insert details> Editor's note—it is envisaged that full reflection of some SPPs may not be achieved. In this instance, those aspects of the SPP that have not been appropriately reflected in the planning scheme are to be listed here. |

2.3 Referral agency delegations

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to <insert local government name>:

Table 2.3.1—Delegated referral agency jurisdictions

| Column 1 Application involving | Column 2 Referral agency and type | Column 3 Referral jurisdiction |
|-----------------------------------|--------------------------------------|-----------------------------------|
| <insert details> | <insert details> | <insert details> |

2.4 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.

Editor's note—section 53 of the Act states that where a planning scheme is inconsistent with the QPP, as amended from time to time, the QPP prevails to the extent of the inconsistency.

Deleted: <#><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:¶

¶
<#><list the relevant state planning policies and aspects reflected>¶

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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.
- (3) The strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) there are <insert number> themes which include:
 - (i) <insert name of each theme>;
 - (c) the strategic outcome(s) sought for development in the planning scheme area for each theme;
 - (d) the element(s) that refine and further describe the strategic outcome(s);
 - (e) the specific outcomes sought for each or a number of elements;
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each 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.

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Deleted: strategic outcome

3.2 Strategic intent

<insert local government strategic intent>

3.3 <insert theme name>

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3.3.1 Strategic outcomes

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<insert local government strategic outcome(s)>

3.3.2 Element—<insert element name>

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<insert local government element(s) of the strategic outcome(s)>

3.3.2.1 Specific outcomes

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<insert local government specific outcomes for the elements>

3.3.2.2 Land use strategies

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<insert local government land use strategy(ies) that achieve the specific outcome(s)>

Part 4 Priority infrastructure plan

4.1 Preliminary

<insert details as per statutory guideline referred to in ~~the~~ Regulation>

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4.2 Planning assumptions

<insert details as per statutory guideline referred to in the Regulation>

4.3 Demand generation

<insert details as per statutory guideline referred to in the Regulation>

4.4 Desired standards of service

<insert details as per statutory guideline referred to in the Regulation>

4.5 Plans for trunk infrastructure

<insert details as per statutory guideline referred to in the Regulation>

4.6 Priority infrastructure area

<insert details as per statutory guideline referred to in the Regulation>

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 5.10); or
 - (ii) 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 to the level of assessment (shown as an "if" in the "level of assessment" column) that applies to the development.

Note—development will only be taken to be prohibited development under the planning scheme if it is identified in schedule 1 of the Act or within the standard planning scheme provisions.

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 material change of use, establish the use by reference to the use definitions in Schedule 1;
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
 - (b) if a local plan or local plan precinct 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 the tables in section 5.4 Prescribed levels of assessment;
- (4) if the development is not listed in the tables in section 5.4 Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in section 5.5 Levels of assessment—Material change of use, section 5.7 Levels of assessment—Reconfiguring a lot, section 5.8 Levels of assessment—Building work and section 5.9 Levels of assessment—Operational work;
- (5) a precinct of a zone may change the level of assessment and this will be shown in the "level of assessment" column of the tables in sections 5.5, 5.7, 5.8 and 5.9;
- (6) if a local plan applies refer to the table(s) 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 "level of assessment" column of the table(s) in section 5.6;

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- (8) if an overlay applies refer to section 5.10 Levels of assessment—Overlays, to determine if the overlay further changes the level of assessment.

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5.4 Prescribed levels of assessment

For the development specified in the “development” column, the levels of assessment are prescribed.

Table 5.4.1—Prescribed levels of assessment: material change of use

| <u>Use</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|---|---|--|
| Community residence | Self-assessment If in a residential zone or residential zone category or a rural residential zone | 9.2.2 Community residence code |
| <Cropping where forestry for wood production> Editor's note—delete if regulated as part of cropping | <insert level of assessment: Exempt / Self-assessment / Compliance assessment / Code assessment> <refer to Module B Part 5 for guidance on level of assessment> If in a rural zone<refer to Module B Part 5 for guidance> Editor's note—the assessment level is capped at code assessment when a local government establishes a variation to “Cropping” where forestry for wood production. | <refer to Module B for relevant assessment criteria> |
| Dual occupancy <if used> | Exempt If in a residential zone and identified in schedule 4 table 2 of the Regulation | |
| Dwelling house | Exempt If in a residential zone and identified in schedule 4 table 2 of the Regulation | |

Table 5.4.2—Prescribed levels of assessment: reconfiguring a lot

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|--|---|--|
| Residential zone category or industry zone category | Compliance assessment Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under schedule 18 of the Regulation | 9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code |

Table 5.4.3—Prescribed levels of assessment: building work

Table not used

Table 5.4.4—Prescribed levels of assessment: operational work

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|--|--|--|
| Residential zone category or industry zone category | Compliance assessment Operational work associated with reconfiguring a lot requiring compliance assessment under schedule 18 of the Regulation | 9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code |

Table 5.4.5—Prescribed levels of assessment: overlays

Table not used.

5.5 Levels of assessment—Material change of use

The following tables identify the levels of assessment for development in a zone associated with a material change of use.

Table 5.5.1—<Name> zone

| Use | Level of assessment | Assessment criteria |
|--------------|---|--|
| <insert use> | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| | Impact assessment | |
| <insert use> | <insert details> | The planning scheme including: <insert details> |
| | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| <insert use> | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |
| | <insert additional rows as required> | |
| | Impact assessment | |
| | Any other use not listed in this table. Any other undefined use. | The planning scheme |
| | | |
| | | |
| | | |
| | | |

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the Act or the Regulation.

<insert additional tables(s) in alphabetical order for each zone as required>

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 of a zone.” or insert “There are no local plans in the planning scheme.”>

<If local plans are used insert the following in alphabetical order by local plan name>

Table 5.6.1—<Name> local plan: material change of use

| Use | Level of assessment | Assessment criteria |
|-----|---------------------|---------------------|
|-----|---------------------|---------------------|

| <u>Use</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|--|------------------------------|--|
| <insert precinct / zone heading(s) where relevant> | | |
| <insert use> | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| | Impact assessment | |
| <insert use> | <insert details> | The planning scheme including: <insert details> |
| | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| <insert use> | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |

<Table 5.6.x>—<Name> local plan: <reconfiguring a lot / building work or operational work>

<Insert additional tables for reconfiguring a lot, building work or operational work if the local plan overrides the level of assessment for these aspects of development elsewhere in Part 5 sections 5.7, 5.8 and 5.9.>

5.7 Levels of assessment—Reconfiguring a lot

The following table identifies the levels of assessment for reconfiguring a lot.

Table 5.7.1—Reconfiguring a lot

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|---------------|------------------------------|--|
| <insert zone> | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| | Impact assessment | |
| <insert zone> | <insert details> | The planning scheme including: <insert details> |

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|---|-------------------------------------|--|
| <insert zone> | <u>Exempt</u> | |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Compliance assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Impact assessment</u> | |
| | <insert details> | The planning scheme including: <insert details> |
| <insert additional rows as required> | | |
| <u>Code assessment</u> | | |
| Any other reconfiguring a lot not listed in this table. | | |

Editor's note—the default level of assessment is code assessment unless otherwise prescribed within the Act or the Regulation.

5.8 Levels of assessment—Building work

<Insert “The following table identifies the levels of assessment for building work regulated under the planning scheme.” or “There is no building work regulated under the planning scheme.”>

Table 5.8.1—Building work

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|---------------|-------------------------------------|--|
| <insert zone> | <u>Exempt</u> | |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Compliance assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Impact assessment</u> | |
| | <insert details> | The planning scheme including: <insert details> |
| <insert zone> | <u>Exempt</u> | |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Compliance assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Impact assessment</u> | |
| | <insert details> | The planning scheme including: <insert details> |

| Zone | Level of assessment | Assessment criteria |
|---|---------------------|---------------------|
| <insert additional rows as required> | | |
| Exempt development | | |
| Any other building work not listed in this table. | | |

Editor's note—the default level of assessment is exempt unless otherwise prescribed within the Act or the Regulation.

5.9 Levels of assessment—Operational work

<Insert "The following table identifies the levels of assessment for operational work." or "There is no operational work regulated by the planning scheme.">

Table 5.9.1—Operational work

| Zone | Level of assessment | Assessment criteria |
|---------------|--|--|
| <insert zone> | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| <insert zone> | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |
| | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| <insert zone> | Code assessment | |
| | <insert details> | <insert details> |
| | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |
| | <insert additional rows as required> | |
| | Exempt | |
| | Any other operational work not listed in this table. | |

Editor's note—the default level of assessment is exempt unless otherwise prescribed within the Act or the Regulation.

5.10 Levels of assessment—Overlays

<Insert "The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria." or "There are no overlays in the planning scheme.">

| |
|---|
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| Deleted: identified |
| Deleted: The following table identifies the relevant assessment criteria for an overlay." Or " |
| Deleted: <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 |

... [4]

Table 5.10.1—Assessment criteria for overlays

| Development | Level of assessment | Assessment criteria |
|---|---------------------|---------------------|
| <insert overlay name by alphabetical order> | | |
| <insert details> | <insert details> | <insert details> |

Note—some overlays may only be included for information purposes. This may result in no change to the level of assessment or assessment criteria under the planning scheme.

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Development

... [5]

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<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 —Reconfiguring a lot . ¶
<and/or Operational work>¶

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.
- (3) The levels of assessment for development in a zone are in Part 5.
- (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 **numerical reference and name(s)** if used>

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6.2 Zone codes

<insert the zone code(s) **alphabetically** using the **applicable** code structure in Module B Part 9>

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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.
- (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.
- (5) Assessment criteria for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan;
 - (b) the purpose of the local plan;
 - (c) the overall outcomes that achieve the purpose of the local plan;<insert the following if relevant:
 - (d) the purpose and overall outcomes for each precinct;
 - (e) the performance outcomes that achieve the overall outcomes of the local plan;
 - (f) the acceptable outcomes that achieve the performance outcomes of the local plan;
 - (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the 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>

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7.2 Local plan codes

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

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Part 8 Overlays

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

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8.1 Preliminary

(1) Overlays identify areas within the planning scheme that reflect distinct themes that may include all or one of the following:

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- (a) sensitive to the effects of development;
- (b) constrain land or development;
- (c) subject to valuable resources;
- (d) present opportunities for development.

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(2) Overlays are mapped and included in Schedule 2.

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(3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part 5.

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(4) Some overlays may be included for information purposes only. This may result in no change to the level of assessment or no additional assessment criteria.

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(5) 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.

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(6) The overlays for the planning scheme are:

- (a) <insert overlay name(s)>

<if overlay codes are used insert the following>

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(7) The following are the overlay codes for the planning scheme:

- (a) <insert overlay code name(s)> <or insert statement "There are no overlay codes for the planning scheme.">

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8.2 Overlay codes

<insert the overlay code(s) alphabetically using the preferred code structure in Module B Part 9 or insert statement "There are no overlay codes for the planning scheme.">

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Part 9 Development codes

Deleted: Other

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Statewide codes are included in all Queensland planning schemes.
- (3) Use codes and other development codes are specific to each local government area.
- (4) The following are the statewide codes for the planning scheme:
 - (a) Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
 - (b) Community residence code;
 - (c) Forestry for wood production code.
- (5) The following are the use codes for the planning scheme:
 - (a) <insert code name(s)>
- (6) The following are the other development codes for the planning scheme:
 - (a) <insert code name(s)>

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9.2 Statewide codes

9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) 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, section 5.4, under Table 5.4.3—Prescribed level of assessment: reconfiguring a lot.

Note—development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued.

Note—if compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government.

Table 9.2.1.1—Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment

| Compliance outcomes | |
|---------------------|--|
| Lot Design | |
| CO1 | Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements. |
| CO2 | Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements. |
| CO3 | The reconfiguration includes a rear lot only if a relevant local planning instrument provides for a rear lot <u>and</u> The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument <u>and</u> Only one rear lot is provided behind each standard lot <u>and</u> No more than two rear lot access strips directly adjoin each other <u>and</u> No more than two rear lots gain access from the head of a cul-de-sac. |
| CO4 | The reconfiguration ensures that any existing buildings and structures are set back |

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| Compliance outcomes | |
|-----------------------|--|
| | <p><u>to any new property boundary in accordance with boundary setback requirements under a relevant local planning instrument</u></p> <p><u>or</u></p> <p><u>In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any existing buildings and structures are set back to any new property boundary in accordance with boundary setback requirements under the <i>Queensland Development Code</i>.</u></p> |
| CO5 | <p><u>The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument</u></p> <p><u>or</u></p> <p><u>In relation to a reconfiguration within a residential zone, where no boundary setbacks are prescribed under a relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the <i>Queensland Development Code</i>.</u></p> |
| CO6 | <p><u>The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures can not be constructed due to existing or planned underground or above ground infrastructure.</u></p> |
| CO7 | <p><u>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 an Annual Exceedance Probability (AEP) of 1 per cent, whichever results in the highest level above Australian Height Datum (AHD)</u></p> <p><u>or</u></p> <p><u>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 an Annual Exceedance Probability (AEP) of 1 per cent.</u></p> |
| CO8 | <p><u>If the land is located within a Designated Bushfire Prone Area, the reconfiguration does not involve premises identified as being greater than low risk.</u></p> |
| CO9 | <p><u>No new lots are created where the existing slope of the land is 15 per cent or greater.</u></p> |
| Infrastructure | |
| CO10 | <p><u>For premises within a reticulated water area, each lot is connected to the reticulated water supply system</u></p> <p><u>or</u></p> <p><u>For premises outside a reticulated water area, each lot is provided with an alternate potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with a relevant local planning instrument.</u></p> |
| CO11 | <p><u>For premises within a sewerage area¹, each lot is connected to the sewerage service</u></p> <p><u>or</u></p> <p><u>For premises outside a sewerage area, each lot provides for an effluent treatment and disposal system in accordance with a relevant local planning instrument.</u></p> |
| CO12 | <p><u>Each lot is connected to an electricity supply network where required under a relevant local planning instrument.</u></p> |
| CO13 | <p><u>Each lot is connected to a telecommunications network where required under a relevant local planning instrument.</u></p> |
| CO14 | <p><u>Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed in accordance with any requirements under a relevant local planning instrument to</u></p> |

¹ Sewerage area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

| Compliance outcomes | |
|---------------------|--|
| | <u>service the lots.</u> |
| CO15 | <p><u>An infrastructure charge or contribution is paid for the provision of trunk infrastructure (water supply, sewerage, roads, stormwater, recreational parks, land only for community purposes) for the demand generated by the additional lot in accordance with any requirements under a relevant local planning instrument or an SEQ infrastructure charges schedule.</u></p> <p><u>or</u></p> <p><u>Infrastructure, or land for the provision of infrastructure (including land for recreational parks) is provided in lieu of the infrastructure charge or contribution, in accordance with any requirements under a relevant local planning instrument or an SEQ infrastructure charges schedule.</u></p> |
| Access | |
| CO16 | <p><u>Each lot has lawful, safe and practical access to the existing road network via:</u></p> <ul style="list-style-type: none"> <u>• direct road frontage; or</u> <u>• an access strip (for a rear lot); or</u> <u>• an access easement, where provided for in a relevant local planning instrument.</u> |
| CO17 | <p><u>Where access to a lot is proposed via an access strip or easement, the access strip or easement has:</u></p> <p><u>(a) a minimum width in accordance with a relevant local planning instrument; or</u></p> <p><u>(b) if no minimum width is prescribed under a relevant local planning instrument, a minimum width of five metres in a residential zone or eight metres in an industrial zone.</u></p> <p><u>and</u></p> <p><u>Is designed and constructed in accordance with any requirements under a relevant local planning instrument.</u></p> |
| CO18 | <p><u>The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument.</u></p> <p><u>or</u></p> <p><u>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.</u></p> |
| CO19 | <u>The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument.</u> |
| CO20 | <u>A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument.</u> |
| Stormwater | |
| CO21 | <p><u>Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the requirements of a relevant local planning instrument.</u></p> <p><u>or</u></p> <p><u>A Sediment and Erosion Control Plan complies with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines (BPEM Guidelines)</i>.</u></p> |
| CO22 | <u>Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.</u> |
| CO23 | <u>Filling or excavation does not cause ponding on the premises or adjoining land in accordance with a relevant local planning instrument.</u> |

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Deleted: <#>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%.

[6]

9.2.2 Community residence code

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

Table 9.2.2.1— Community residence 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 <u>people</u> , 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. |

Deleted: Community residence code

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9.2.3 Forestry for wood production code

<insert the relevant code from Module B Part 9 or insert statement “The planning scheme does not establish a variation in the level of assessment for Cropping where forestry for wood production in a rural zone.”>

9.3 Use codes

<insert code(s) alphabetically>

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9.4 Other development codes

<insert code(s) alphabetically>

Part 10 Planning partnerships

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

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10.1 Structure plans for **declared** master planned areas

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10.1.1 <Insert name of **declared** master planned area>

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Table 10.1.1.1—<insert name> declaration details

| | |
|----------------------|--|
| 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 **the** following>

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10.1.4 Other structure plan elements

<insert details>

<if there are other plans insert the following>

10.2 Other plans

(1) The following other plans form part of the planning scheme:

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(a) <insert name(s)>

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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 table SC1.1.2 column one is an undefined use.
- (3) A use listed in table SC1.1.2 column one has the meaning set out beside that term in column two.
- (4) Column three of table SC1.1.2 identifies examples of the types of activities which fall within the use identified in column one.
- (5) Column four of table SC1.1.2 identifies examples of activities which do not fall within the use identified in column one.
- (6) Columns three and four of table SC1.1.2 are not exhaustive lists.
- (7) Uses listed in table SC1.1.2 columns three and four which are not listed in column one form part of the definition.
- (8) The use definitions listed here are the definitions used in this planning scheme.

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Deleted: have their common meaning

Deleted: for the purpose of

Deleted: e

Table SC1.1.1—Index of use definitions

| | | |
|--------------|--------------|--------------|
| <insert use> | <insert use> | <insert use> |
|--------------|--------------|--------------|

Table SC1.1.2—Use definitions

| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|---|--------------------------------|--------------------------------------|---|
| <insert uses from suite of use definitions> | <insert definitions detail> | <insert definitions detail> | <insert definitions detail> |

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SC1.1.1 Defined activity groups

<Insert "There are no defined activity groups for this planning scheme" or if defined activity groups are used insert the following:>

- (1) Defined uses listed in SC1.1 are able to be clustered into activity groups.
- (2) An activity group listed in column one clusters the defined uses listed in column two.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

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Table SC1.1.1.1—Index of defined activity groups

| | | |
|------------------------------|------------------------------|------------------------------|
| <insert name> activity group | <insert name> activity group | <insert name> activity group |
|------------------------------|------------------------------|------------------------------|

Table SC1.1.1.2—Defined activity groups

| Column 1 Activity group | Column 2 Uses |
|------------------------------------|--|
| <insert activity group> | <insert defined uses to be grouped together> |

SC1.1.2 Industry thresholds

<Insert "There are no industry thresholds for the planning scheme" or insert the following>

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in SC1.1—low impact industry, medium impact industry, high impact industry and noxious and hazardous industry.>

Table SC1.1.2.1—Industry thresholds

| <u>Use</u> | <u>Additional examples include</u> |
|---------------------------------------|------------------------------------|
| <u>low impact industry</u> | <insert threshold levels> |
| <u>medium impact industry</u> | <insert threshold levels> |
| <u>high impact industry</u> | <insert threshold levels> |
| <u>noxious and hazardous industry</u> | <insert threshold levels> |

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 [table SC1.2.2](#), column one has the meaning set out beside that term in column two under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

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Deleted: the second

Table SC1.2.1—Index of administrative definitions

| | | |
|---------------|---------------|---------------|
| <insert term> | <insert term> | <insert term> |
|---------------|---------------|---------------|

Table SC1.2.2—Administrative definitions

| <u>Column 1</u> Term | <u>Column 2</u> Definition |
|--|-------------------------------|
| <insert <u>terms</u> from suite of administrative definitions> | <insert definitions detail> |

Deleted: definitions

Schedule 2 Mapping

Insert either of the following statements:
"Editor's note—mapping for the PIP is contained within Part 4 of the planning scheme." or
"Editor's note—mapping for the PIP is contained within Schedule 3 of the planning scheme."

Deleted: <Name>

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SC2.1 Map index

The table below lists all strategic plan, zoning, local plan and overlay maps applicable to the planning scheme area.

Table SC2.1.1—Map index

| Map number | Map title | Gazettal date |
|----------------------------|------------------|------------------------|
| Strategic plan maps | | |
| <SPM-001> | <insert details> | <insert gazettal date> |
| <SPM-002> | <insert details> | <insert gazettal date> |
| Zone maps | | |
| <ZM-001> | <insert details> | <insert gazettal date> |
| <ZM-002> | <insert details> | <insert gazettal date> |
| Local plan maps | | |
| <LPM-001> | <insert details> | <insert gazettal date> |
| <LPM-002> | <insert details> | <insert gazettal date> |
| Overlay maps | | |
| <OM-001> | <insert details> | <insert gazettal date> |
| <OM-002> | <insert details> | <insert gazettal date> |

SC2.2 Strategic plan maps

<insert mapping>

SC2.3 Zone maps

<insert mapping>

SC2.4 Local plan maps

<insert mapping>

SC2.5 Overlay maps

<insert mapping>

Schedule 3 Priority infrastructure plan mapping and plans

<insert relevant PIP documentation or insert "The PIP is completely contained within Part 4 of the planning scheme.">

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Schedule 4 **Notations required under the Sustainable Planning Act 2009**

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SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act

Deleted: Approvals

Deleted: Sustainable Planning Act 2009

Table SC4.1.1—Notation of decisions under section 3.1 of the Act

| <u>Date of decision</u> | <u>Location (real property description)</u> | <u>Decision type</u> | <u>File reference</u> |
|-------------------------|---|----------------------|-----------------------|
| <insert details> | <insert details> | <insert details> | <insert details> |

Deleted: T

Deleted: of approval

Editor's note—this schedule should include:

- approvals that conflict with the planning scheme;
- development approvals under section 242 of the Act that vary the effect of the scheme;
- decisions agreeing to a superseded planning scheme request.

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SC4.2 Notation of resolution(s) under section 648D of the Act

Table SC4.2.1—Notation of resolutions under section 648D of the Act

| <u>Date of resolution</u> | <u>Date of effect</u> | <u>Details</u> | <u>Contact information</u> |
|---------------------------|-----------------------|------------------|----------------------------|
| <insert details> | <insert details> | <insert details> | <insert details> |

Editor's note—this schedule should provide details regarding the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained.

Schedule 5 Land designated for community infrastructure

<insert "There is no land designated for community infrastructure in the local government area." or insert the following table with relevant details included:>

Table SC5.1—Land designated for community infrastructure

| <u>Date of designation</u> | <u>Real property description</u> | <u>Street address</u> | <u>Type of community infrastructure</u> |
|--|----------------------------------|-----------------------|---|
| <insert details> | <insert details> | <insert details> | <insert details> |
| <u>Designation matters</u> <insert designation matters as per section 202 of the Act> | | | |
| <insert details> | <insert details> | <insert details> | <insert details> |
| <u>Designation matters</u> <insert designation matters as per section 202 of the Act> | | | |
| <insert additional rows as required> | | | |

Schedule 6 Planning scheme policies

Deleted: 4

<insert "There are no planning scheme policies for the planning scheme.">

Deleted: in

<or insert the following:

Deleted: >

SC6.1 Planning scheme policy index

The table below lists all the planning scheme policies applicable to the planning scheme area.

Table SC6.1.1—Planning scheme policy index

Planning scheme policy title

<insert alphabetical list of planning scheme policies>

Deleted: 4

SC6.2 <Insert planning scheme policy name>

Deleted: 1

<Insert details>

END OF PLANNING SCHEME

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—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> |
| <insert details> | <insert details> |

Appendix 2 Table of amendments

Table AP2.1—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> |

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1.7 Waterways and reclaimed land

Where a waterway or reclaimed land in the planning scheme area is not covered by a zone the following applies:

- 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
- 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
- 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

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.

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:

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

<where used insert>

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 |
|---|--|

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<insert details>

Exempt

| | | |
|---|-----------------------|------------------|
| Example | <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. | | |

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<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> |

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

Page 26: [6] Deleted

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%.

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.

No new lots are created on land with a slope of 15% or greater.

Infrastructure

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.

For premises within a declared sewer area, each new lot is able to be connected to the

| |
|---|
| <p>sewerage system.</p> <p>OR</p> <p>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.</p> |
| Each new lot is able to be connected to an electricity supply network. |
| Each new lot is able to be connected to a telecommunications network. |
| <p>All relevant services are located in accordance with a relevant local planning instrument.</p> <p>OR</p> <p>Where no requirements are prescribed under a relevant local planning instrument, all relevant services are located within the street up to the property boundary.</p> |
| Infrastructure contributions are made in accordance with any relevant planning scheme policies. |
| Access |
| <p>Each new lot has lawful, safe and practical access to the existing street network via either:</p> <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). |
| <p>For a proposed lot accessed via an access strip or easement, the strip has:</p> <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. |
| <p>The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument.</p> <p>OR</p> <p>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.</p> |
| The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant local planning instrument. |
| <p>A driveway crossover is able to be located in accordance with any requirements under a relevant local planning instrument.</p> <p>OR</p> <p>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>.</p> |
| Stormwater |
| <p>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.</p> <p>AND</p> <p>Drainage works are designed and constructed in accordance with the <i>Queensland Urban Drainage Manual (QUDM)</i>.</p> |
| <p>The development does not result in an increase in the volume, frequency, duration and velocity of stormwater at the premises' boundaries.</p> <p>AND</p> <p>A Stormwater Quality Management Plan is prepared in accordance with the draft <i>Urban Stormwater – Queensland Best Practice Environmental Management Guidelines</i> (BPEM Guidelines).</p> |
| Overland flow paths are designed to cater for the water from a storm event with an Annual Exceedance Probability (AEP) of 1%. |
| <p>Onsite erosion and the release of sediment or sediment-laden stormwater from the site is minimised at all times.</p> <p>AND</p> <p>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).</p> |

| |
|---|
| Earthworks |
| Filling and excavation on the premises does not exceed a maximum of one (1) metre vertical change in natural ground level at any point. |
| Filling or excavation do not cause ponding on the premises or adjoining land. |
| Streetscape |
| 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: 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. |



Module B—Drafting instructions

draft for consultation



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Planning scheme drafting principles

The key means of achieving an efficient planning scheme are as follows:

- keeping the planning scheme focused 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.

The standard planning scheme provisions provide a framework to guide the drafting of the planning scheme. The drafting principles are as follows:

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.

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

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.

The strategic framework is an essential component for achieving these outcomes. The strategic framework should be written before the delivery mechanisms of the scheme are even considered (i.e. tables of assessment, zones, local plans, overlays and codes).

Each strategic outcome clearly identifies and expresses the negotiated outcomes between state and local government as an expression and application of local government land use policy, across the whole of the local government area. The elements in the strategic framework provide the linking statements that provide a local context for the strategic outcomes. The specific outcomes are the practical application of localised and contextually specific expression of state interests, regional outcomes and local government land use policy.

Where the strategic framework is well considered, the number and type of zones should be clear and the need for precincts will become self evident. The mix of uses and assessment criteria within the tables of assessment will be a function of both the elements and specific outcomes. Further, the codes and overlays are an expression of state and regional interests that are apparent in the strategic outcomes and for local issues articulated in the specific outcomes. These in turn will provide the logical foundation for the performance and acceptable outcomes in the planning scheme.

Deleted: 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:

- page numbering—each new part, schedule or appendix of the planning scheme should commence on a new page. Page numbering for each part, schedule and appendix should include a part, schedule or appendix reference and recommence numbering from page one for each new part, schedule or appendix, as per the example below.

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Editor's note—page numbering and formatting may alter through the production of an electronic version of the planning scheme to assist in achieving a customer friendly interface. The certified version of a planning scheme is to comply with the QPP standards however it is recognised that there may be some inconsistency (i.e. page numbering) in an electronic version.

Planning scheme title

The front cover and general name used to describe the planning scheme may be an abbreviation of the proper planning scheme title or term of similar nature. For example, "City Plan". This term can be used in the local government customised branding of the scheme. The full correct title is to be used in the citation and template lodged with the Department.

Heading examples

Part 1 **Heading 1** (Arial bold 16 pt; left indentation: 0cm; hanging indentation: 1.5cm; space before: 5pt, after: 10pt)

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1.1. **Heading 2** (Arial bold 14 pt; left indentation: 0cm; hanging indentation: 1.5cm; space before: 5pt, after: 10pt)

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1.1.1 **Heading 3** (Arial bold 12 pt; left indentation: 0cm; hanging indentation: 1.5cm; space before: 5pt, after: 10pt)

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1.1.1.1 **Heading 4** (Arial bold 10pt; left indentation: 0cm; hanging indentation: 1.5cm; space before: 5pt, after: 10pt)



Body text

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)

Page numbering examples

Part 1—About the planning scheme

- P1—1 (Part 1, page 1);
- P1—2 (Part 1, page 2).

Schedule 1—Definitions

- Sc1—1 (Schedule 1, page 1);
- Sc1—2 (Schedule 1, page 2).

Appendix 1—Index and glossary of abbreviations and acronyms

- A1—1 (Appendix 1, page 1);
- A1—2 (Appendix 1, page 2).

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Citation and commencement

(Mandatory component)

These provisions must be included.

draft for consultation



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.

draft for consultation



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 narrative describing the aspirations of the community 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.

Deleted: summation of the strategic outcomes

draft for consultation



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 and context

(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 or suburbs, as well as major environmental features such as rivers, oceans and wetlands.

If formatting permits, a basic map which illustrates the location of the planning scheme boundaries in relation to the state may be represented as an inset.

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Deleted: on the one page with the contents of Map 2

1.2 Interpretation

(Mandatory component)

Definitions

(Mandatory component)

These provisions must be included.

Deleted: 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.

Standard drawings, maps, editor's notes, footnotes and notes

(Mandatory component)

These provisions must be included.



Punctuation

(Mandatory component)

There are two recommended drafting styles for lists.

Option one below is read as each of the bullet points apply and each is relevant to the matter being described:

- xxx;
- xxx;
- xxx.

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Option two below is read as either or all of the bullet points apply to the matter being described:

- xxx; or
- xxx; or
- xxx.

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To ensure clarity for interpretation, the construct “and/or” is not to be used in provisions within the planning scheme.

Zones for roads, waterways and reclaimed land

(Mandatory component)

For a road, 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 if relevant to the planning scheme area.

1.3 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:

- about the planning scheme;
- state planning instruments;
- the strategic framework;
- the priority infrastructure plan;
- the zones;
- any declared master planned areas where contained within the scheme area.

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

- local plans;
- overlays;
- precincts of zones;
- precincts of local plans.

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A planning scheme may also be supported by planning scheme policy(ies). If this is the case, these are also listed here. Refer to Module B Schedule 6 for further information regarding planing scheme policies.

Deleted: <#>planning scheme policies.¶

The above lists may be provided in a table format in this section, however they must be appropriately referenced in the order required by the mandatory text in Part 1, section 1.3, for example:

(1) The planning scheme comprises the following elements:

- ...
- (e) the following zones:
- (i) refer to Table 1.3.1—Zones
- <insert table immediately below>
- ...

1.4 Levels of assessment for development

(Mandatory component)

Deleted: 1.4 Definitions¶
(mandatory component)¶
These provisions must be included.¶
Categories of

These provisions must be included.

1.5 Rules for determining the level of assessment

(Mandatory component)

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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 Rules for determining the assessment criteria

(Mandatory component)

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This section outlines:

- the rules in relation to the assessment criteria for development;
- direction on the hierarchy of outcomes within the planning scheme.

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1.7 Building work regulated under the planning scheme

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(Mandatory component)

This section outlines the building work which government can regulate in a planning scheme. Local government must include the mandatory wording. Provisions relating to building work may not be included under 1.8 Local government administrative matters.

Deleted: and insert relevant matters where indicated

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The planning scheme may include building assessment provisions or "alternative solutions" permitted under sections 32 and 33 of the *Building Act 1975*. 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;
- 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;
- designation of bushfire prone areas;
- other matters as permitted under sections 32 and 33 of the *Building Act 1975*.

Deleted: <#>designation of bushfire prone areas;¶

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1.8 Local government administrative matters

(Mandatory component)

Where necessary, local government may add information within 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.

Where there is no information contained within this section, the planning scheme should insert <"There are no administrative matters for the planning scheme.">.

Deleted: <#>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

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Part 2 State planning provisions

(Mandatory component)

2.1 Regional plan

(Mandatory component)

Planning schemes are required to reflect any regional plan in effect for the local government area. Regional plans are made under the Act, and refer to regional plans made by the Minister for a designated region.

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Deleted: for the purpose of the QPP

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. Local governments should also have regard for other regional planning documents which, while non-statutory, are likely to be relevant considerations.

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 the regional plan state planning regulatory provisions will remain relevant. The policy framework of the regional plan should be given significant weight in the planning scheme review process to ensure these regional outcomes are embedded into the scheme with a local context.

Deleted: still be required to be assessed

Regional plans if relevant, may be wholly or partly reflected in the planning scheme. Local government must use whichever option applies. Where the regional plan is partly reflected the aspects outstanding (i.e. not reflected) are to be listed to assist users of the planning scheme.

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Deleted: there may be no regional plan for the planning scheme area.

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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

(Mandatory component)

Part 2.2 provides for the local government to identify when the Minister is satisfied that state planning policies (SPPs) have been appropriately reflected in the planning scheme. It is essential to ensure that all SPPs are reflected and locally contextualised within the planning scheme.

Where the Minister has advised that a SPP has been appropriately reflected in the planning scheme and listed in Table 2.2.1 of Module A, the SPP is no longer used in the development assessment process under the Act and the development application is assessed against the planning scheme. It is acknowledged that the full reflection of some SPPs may be not able to be achieved and in this instance those aspects of the SPP that have not been appropriately reflected are to be listed in Table 2.2.1 of Module A.

Deleted: state planning policy

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Deleted: ose aspects are



In addition, the embedding of the SPP provisions into the planning scheme may also result in the agreement by the relevant state agency to delegate an associated referral agency jurisdiction to the local government. This delegation would be for a specific jurisdiction listed under Schedule 7 of the Sustainable Planning Regulation 2009 (the Regulation), and would consist of a delegation under the *Acts Interpretation Act 1954*. Where a delegation has been agreed to, this is to be listed in Table 2.3.1 of Module A.

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.

Deleted: 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.¶

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2.3 Referral agency delegations

(Mandatory component)

Schedule 7 of the Regulation identifies referral agencies for certain aspects of development. The Act enables the functions of the entity, in relation to the application, to be devolved or delegated to another entity.

As discussed in section 2.2 earlier, the embedding of state planning policy requirements into the planning scheme may result in the delegation of the referral agency jurisdiction to the local government (subject to agreement by both parties). Additionally, where there is no relevant state planning policy, embedding the state agency assessment criteria for an IDAS referral agency trigger requirement could also result in a delegation of the referral agency jurisdiction.

This delegation would be for a specific jurisdiction listed under Schedule 7 of the Regulation and would consist of a delegation under the *Acts Interpretation Act 1954*. Where a delegation has been agreed to, this is to be listed in Table 2.3.1 of Module A.

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2.4 Standard planning scheme provisions

(Mandatory component)

Part 2.3 provides for the local government to identify the QPP version and publication date that the planning scheme has reflected and as identified by the Minister. It therefore provides the baseline from which to determine if there are any inconsistencies between the planning scheme and the current version of the QPP.

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Part 3 Strategic framework

(Mandatory component)

The strategic framework:

- sets the policy position for the whole of the planning scheme area;
- identifies the future development intent for the planning scheme area;
- implements the regional plan (where relevant);
- is used in the assessment of impact assessable development;
- is used where the development does not comply with the applicable code(s).

Deleted: where there is a

Deleted: , identifies that it is consistent with the regional plan

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:

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

Deleted: and

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.

For an example of a strategic framework, please refer to the end of Part 3.

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3.1 Strategic intent

(Mandatory component)

The strategic intent is prepared by the local government and is a statutory component of the planning scheme. If possible, it should be informed by the local government's community plan.

The strategic intent is a series of concise and locally contextualised statements which succinctly express the aspirations for the future development of the local government area. The strategic intent recognises the trends and the economic, social and environmental processes that have contributed to the establishment of the existing community. It provides the policy platform for the local government to choose a future that recognises local aspirations that are embedded in a regional context and supported by appropriate state interests.

The text of this section is at the discretion of the individual local government.

3.2 Themes

(Mandatory component)

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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 (DROs) for the regional plan. For example, the local governments in South East Queensland (SEQ) have 12 DROs 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 DROs and could potentially have six themes. Use of the same DRO headings or the same number of DROs is not required. Rather, the DROs are to be refined in the strategic outcomes so that their application in the planning scheme area is clearly articulated.

In addition, it is not required that local government use the same wording of the DRO. The DRO should be refined in the strategic outcomes so that its application in the planning scheme area is clearly articulated.

Planning schemes where there is no regional plan

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

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



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

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 as follows:

Settlement pattern

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 for all 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.

Deleted: Policy statement—

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

Deleted: use

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

To maintain the integrity of areas of ecological significance, life supporting capacities and contribution to biodiversity for present and future generations, the quality of the natural environment, its assets, ecological processes and biodiversity values are conserved, enhanced or restored.

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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.

Deleted: This maintains the integrity of areas of ecological significance, their life supporting capacities and contribution to biodiversity for present and future generations.



Community identity and diversity

Development enhances the character and identity of existing and future communities in urban and rural areas. It provides equitable access to, and 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.

Deleted: Policy statement—

Natural resources and landscape

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.

Deleted: Policy statement—

Development in and adjacent to resource areas are managed to minimise the 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.

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Access and mobility

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 managed to ensure the supply of essential goods and services.

Deleted: Policy statement—

Deleted: appropriately

Infrastructure and services

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 infrastructure and urban and industrial development that support projected growth are met.

Deleted: Policy statement—

Deleted: and infrastructure costs

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

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Economic development

Economic benefits are maximised through strategies that promote appropriate land use, 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.

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3.3 Mapping

Conceptual mapping ~~that~~ 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.

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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

(Mandatory component)

Strategic outcomes describe the outcomes sought for the themes specified by the local government. They 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 DROs of a regional plan or the adaptation of the state policy statements for the seven themes. In addition, the outcomes express local government intention for development across the whole planning scheme area.

Elements

(Mandatory component)

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. Elements require a policy statement to articulate the outcome(s) sought for the element across the planning scheme area.



The following table is provided as a guide to assist in identifying elements, where a local government uses the standard 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.

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Deleted: the following table is provided as a guide to assist in identifying elements for each of the themes

| Theme | Elements |
|---------------------|---|
| Settlement pattern | <ul style="list-style-type: none">• network of centres• subregional narrative• infill development• broad hectare 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 <p>The following state planning policies may apply:</p> <ul style="list-style-type: none">• <u>1/03—Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;</u>• <u>5/10—Air, Noise and Hazardous Materials;</u>• <u>Queensland Coastal Plan.</u> |
| Natural environment | <ul style="list-style-type: none">• biodiversity• waterways and wetlands• coastal management• air and noise quality• catchment management• contaminated land• soil management and erosion• pest and weed management• ecosystem services• climate change impacts and natural environment vulnerability• <u>fisheries habitats</u>• salinity <p>The following state planning policies may apply:</p> <ul style="list-style-type: none">• <u>2/02—Planning and Managing Development Involving Acid Sulfate Soils;</u>• <u>2/10—South East Queensland Koala Conservation;</u>• <u>4/10—Healthy Waters;</u>• <u>Queensland Coastal Plan.</u> |

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| Theme | Elements | |
|----------------------------------|--|--|
| 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• heritage• housing diversity• walkable communities• <u>Aboriginal and Torres Strait Islander</u> cultural heritage• cultural diversity• safe communities• equitable access• community greenspace <p>The following state planning policies may apply:</p> <ul style="list-style-type: none">• <u>1/07—Housing and Residential Development.</u> | <p>Deleted: cultural</p> <p>Deleted: Indigenous</p> <p>Formatted: Bullets and Numbering</p> |
| Natural resources and landscape | <ul style="list-style-type: none">• scenic amenity• natural resource management• agricultural lands• extractive resources• mineral resources• forestry• marine <u>and fisheries</u> 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• <u>busways</u> <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. | <p>Formatted: Table Text Left</p> |



| 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 bicycle networks• energy• airports and seaports• rail networks• <u>major tourism facility</u> <p><u>The following state planning policies may apply:</u></p> <ul style="list-style-type: none">• <u>1/02—Development in the Vicinity of Certain Airports and Aviation Facilities;</u>• <u>4/10—Healthy Waters;</u>• <u>Queensland Coastal Plan.</u> | <div>Formatted: Table Text Left</div> <div>Deleted: cyclist</div> <div>Formatted: Bullets and Numbering</div> |
| 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 activities• rural industries and primary production• rural industry• tourism industry• <u>fisheries</u>• <u>good quality agricultural land</u> | <div>Deleted: land</div> <div>Deleted: and ecotourism</div> <div>Deleted: <#>strategic cropping lands¶</div> |



Specific outcomes

(Mandatory component)

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

(Mandatory component)

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 a DRO and identified in the sub-regional narrative of a regional plan.

It is mandatory that this heading be included even though it is not necessary to include land use strategies. Where there are no land use strategies for a particular theme, insert "There are no land use strategies for the planning scheme".

Example structure of a strategic framework

The following is an example structure of a strategic framework for a local government where there is no regional plan. Other examples of strategic frameworks could include using a narrative approach, tabular format, the inclusion of graphics, a summary approach or a combination of these approaches.

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For the example shown, note that the theme headings have not been adapted to the local context. These may be renamed. The strategic outcome policy statements should be reworded to reflect the local strategic intent.

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3.2 Strategic intent

<insert local government strategic intent. This may include sub-headings.>

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3.3 Settlement pattern

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3.3.1 Strategic outcomes

(1) <insert local government strategic outcome(s)>

(2) <insert local government strategic outcome(s)>

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3.3.2 Element—Network of towns

(1) <insert local government element statement for the strategic outcome>

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3.3.2.1 Specific outcomes

(1) <insert local government specific outcome(s) for the element>

(2) <insert local government specific outcome(s) for the element>

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3.3.2.2 Land use strategies

<insert "There are no land use strategies for the planning scheme." or insert:

(1) <insert local government land use strategy(ies) that achieve the specific outcome(s)>

(2) <insert local government land use strategy(ies) that achieve the specific outcome(s)>

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3.3.3 Element—Compact urban form

(1) <insert local government element statement for the strategic outcome>

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3.3.3.1 Specific outcomes

(1) <insert local government specific outcome(s) for the element>

(2) <insert local government specific outcome(s) for the element>

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3.3.3.2 Land use strategies

<insert "There are no land use strategies for the planning scheme." or insert:

(1) <insert local government land use strategy(ies) that achieve the specific outcome(s)>

(2) <insert local government land use strategy(ies) that achieve the specific outcome(s)>

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3.3 Natural environment ¶
3.3.1 Strategic outcomes¶
<insert local government
context>¶
¶
3.3.2 Elements ... [1]



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 use the template from the statutory guideline referred to under the Regulation and insert it into Part 4. Local governments may choose to locate the part of the PIP that includes maps and schedules of works in Schedule 3 of the planning scheme. Where these are included in Schedule 3, the local government is to include a reference within Part 4 for useability.

It is also a requirement that where the local government makes a resolution under section 648D of the Act, regarding the adopted infrastructure charges, a notation is to be made within Schedule 4. Local governments may also include a reference to this schedule within Part 4.

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Part 5 Tables of assessment

(Mandatory component)

All levels of assessment for the planning scheme (other than those contained within Part 10) must be contained in Part 5. A code may not change a level of assessment. Where a development does not comply with the self-assessable acceptable outcomes of a code for self-assessable development, the development becomes either compliance assessable or assessable development under section 1.6 of the planning scheme. Where development is subject to compliance assessment and the development cannot comply with the applicable compliance outcomes, the development becomes assessable development under section 1.6 of the planning scheme.

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Tables of assessment are provided for material change of use, local plans, overlays, reconfiguring a lot, building work and operational work (if used). Each local plan and overlay will have its own table. Precincts may be used within the tables 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 as an "if" and located in the "level of assessment" column.

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Deleted: or building work; however, a separate table has been included for reconfiguring a lot or operational work

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The tables of assessment for a local plan are to provide separate tables for material change of use, reconfiguring a lot, building work or operational work where required. Local governments are to structure the tables of assessment in the format provided.

The tables of assessment structure shown in table 5.5.1 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 the material change of use or local plan tables, the heading can be removed from the table.

Self-assessable development and development requiring compliance assessment should be expressed as follows:

[Module A Extract] Table 5.5.1—<Name> zone

| Use | Level of assessment | Assessment criteria |
|----------------|--|---|
| Dwelling house | Self-assessment | |
| | If complying with all self-assessable acceptable outcomes identified in the assessment criteria column | Dwelling house code—all self-assessable acceptable outcomes |
| | Compliance assessment | |
| | If complying with all compliance outcomes identified in the assessment criteria column | Dwelling house code—all compliance outcomes |

All tables of assessment are to be provided in alphabetical order (e.g. by zone, or by local plan title etc.).

A local government may use activity groups within the tables of assessment to achieve a more streamlined table. The local government is to list the nominated activity groups within Schedule 1, SC1.1.1, as further outlined within Module B Schedule 1.

Deleted: ,If a local government chooses to use level 2 zones, it is recommended that the levels of assessment tables are 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” “impact inappropriate” “consistent” or “inconsistent” (or similar) ~~are~~ not permitted.

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5.1 Structure of the tables of assessment

Prescribed development

(Mandatory component)

Prescribed development tables identify particular types of development for which the State has prescribed a level of assessment and nominates the assessment criteria. For example, the QPP prescribes levels of assessment for reconfiguring a lot (subdividing one lot into two lots) and associated operational work as compliance assessment for which the applicable code is the reconfiguring a lot code contained in Part 9 Development codes.

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Prescribed levels of assessment are to be expressed as follows:

[Module A Extract] Table 5.4.2—Prescribed levels of assessment: reconfiguring a lot

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|--|--|---|
| <u>Residential zone category or industry zone category</u> | <u>Compliance assessment</u> | |
| | <u>Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under schedule 18 of the Regulation</u> | <u>9.2.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code</u> |

Cropping where forestry for wood production

The Queensland Government has adopted a policy position that timber plantations are a form of cropping activity. This has been articulated in various planning instruments such as the QPP and various statutory regional plans.

To further implement this position, the state committed to actions in the *Queensland Timber Plantation Strategy 2020* to ensure that the development assessment process for timber plantations is more in line with long-term agricultural cropping activities, and to improve the consistency of timber plantation development assessment processes in Queensland. These are:

- (1) preparation of a timber plantation development assessment code (mandatory code) within the QPP;
- (2) “capping” the level of assessment for timber plantations at code assessable in the rural zone.

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Applying level of assessment

The assessment level for cropping where forestry for wood production is capped at code assessment in the rural zone. However this capped level of assessment only applies where a local government chooses to specifically distinguish forestry for wood production from other forms of cropping in a rural zone (i.e. a material change of use



specifically for cropping where forestry for wood production). A relevant local government can exercise discretion over the specific level of assessment up to code assessable. Impact assessment for forestry for wood production cannot be adopted based on the cap.

If a local government does not establish a variation and assesses forestry for wood production in the same way as other forms of cropping then the state prescribed cap and codes do not apply.

Where a variation for cropping where forestry for wood production is established, the local government is to apply the relevant level of assessment and land use code (see Table 5.1.1). A local government can apply additional provisions/codes for forestry for wood production only where they are applicable to broader cropping activities in the rural zone. The shaded assessment criteria in Table 5.1.1 provide the ability for local government to pick up provisions that are not specific to forestry for wood production and applicable to broader cropping activities.

Table 5.1.1—Forestry for wood production

| Use | Level of assessment | Assessment criteria |
|--|---|---|
| Cropping where forestry for wood production | Exempt | |
| | If in a rural zone <insert additional details if required> | |
| | Self-assessment | |
| | If in a rural zone where complying with the relevant self-assessable acceptable outcomes <and established on premises no greater than xxm ² / % in area | Forestry for wood production code— all self-assessable acceptable outcomes Relevant self-assessable outcomes for cropping in the rural zone |
| | Compliance assessment | |
| | If in a rural zone where complying with the compliance outcomes | Forestry for wood production code— all compliance outcomes |
| | Code assessment | |
| | If in a rural zone and not self-assessable or compliance assessable <or if not seeking to tier the level of assessment, insert the following:> If in a rural zone | Forestry for wood production code Relevant assessable outcomes for cropping in the rural zone |

Note—please refer to Part 9 for further detail on the Forestry for wood production codes.

Development involving material change of use (Mandatory component)

The material change of use tables identify:

- the zone in the table heading;

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- the use or activity group;
- the level of assessment for the development;
- any variation (such as height or gross floor area). This is shown as an “if” in the “level of assessment” column;
- any variation (such as height or gross floor area) for a precinct of a zone. This is shown as an “if” in the “level of assessment” column;
- any variation to the use through reference to one of the “examples include” uses listed in Column 3 of Table SC1.1.2—Use definitions. This is shown as an “if” in the “level of assessment” column (e.g. within the Low impact industry zone a utility installation could be self-assessable “if complying with the relevant self-assessable acceptable outcomes and not a sewerage treatment plant”);
- the assessment criteria that is applicable for the development, which may be a code or provisions of a code.

Editor's note—variations are to be a measurable threshold or a quantifiable statement.

Editor's note—variations are to be a measurable threshold or a quantifiable statement.

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Tables of assessment for development involving material change of use should be expressed as follows:

Table 5.1.2—Residential choice zone

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| Use | Level of assessment | Assessment criteria |
|---|--|---------------------|
| ... | ... | |
| Dual occupancy | Exempt | |
| | If not on land within the Norris Park stables precinct | Not applicable |
| | Self-assessment | |
| | If on land within the Norris Park stables precinct | Dual occupancy code |
| ... | ... | |
| Impact assessment | | |
| Any other use not listed in this table. | | |
| Any other undefined use. | | |

Editor's note—the default level of assessment is impact assessment unless otherwise prescribed within the Act or the Regulation.

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... [2]

Development in a local plan

(Mandatory heading component)

The local plan table identifies the following:

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- the name of the local plan in the table heading;
- the type of development to which the table applies (i.e. material change of use, reconfiguring a lot, building work or operational work) in the table heading;
- the use for which the level of assessment has changed;

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- 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 “level of assessment” column;

Editor’s note—variations are to be a measurable threshold or a quantifiable statement.

Deleted: <#>the zone/s for which the local plan has changed the level of assessment;¶

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- 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 “level of assessment” column;

Editor’s note—variations are to be a measurable threshold or a quantifiable statement.

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- any variation to the use through reference to one of the “examples include” uses listed in Column 3 of Table SC1.1.2—Use definitions. This is shown as an “if” in the “level of assessment” column (e.g. within the Low impact industry zone a utility installation could be self-assessable “if complying with the relevant self-assessable acceptable outcomes and not a sewerage treatment plant”);

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- the assessment criteria that is applicable for the development, which may be a code or provisions of a code.

Tables of assessment for development in a local plan should be expressed as follows:

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Table <x>—<Name> local plan: material change of use

| <u>Use</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|--|------------------------------|--|
| <insert precinct / zone heading(s) where relevant> | | |
| <insert use> | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| | Impact assessment | |
| <insert use> | <insert details> | The planning scheme including: <insert details> |
| | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| <insert use> | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |
| | <insert details> | |

Editor’s note—the local plan tables of assessment do not have a default level of assessment, the zone default applies.



Development involving reconfiguring a lot, building work or operational work

(Mandatory heading component)

Reconfiguring a lot, building work or operational work tables identify:

- 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 “level of assessment” column;
Editor’s note—variations are to be a measurable threshold or a quantifiable statement.
- any variation (such as height or gross floor area) for a precinct of a zone or local plan and this is shown in the “level of assessment” column;
Editor’s note—variations are to be a measurable threshold or a quantifiable statement.
- the assessment criteria that is applicable for the development, which may be a code or provisions of a code.

Tables of assessment for development involving reconfiguring a lot, building work or operational work should be expressed as follows:

Table <x>—Reconfiguring a lot

| Zone | Level of assessment | Assessment criteria |
|---|------------------------------|--|
| <insert zone> | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| <insert zone> | <insert details> | <insert details> |
| | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |
| | Exempt | |
| | <insert details> | |
| | Self-assessment | |
| | <insert details> | <insert details> |
| <insert zone> | Compliance assessment | |
| | <insert details> | <insert details> |
| | Code assessment | |
| | <insert details> | <insert details> |
| | Impact assessment | |
| | <insert details> | The planning scheme including: <insert details> |
| | <insert details> | |
| <insert as many rows as required to cover all uses> | | |
| Code assessment | | |
| Any other reconfiguring a lot not listed in this table. | | |

Editor’s note—the default level of assessment is code assessment unless otherwise prescribed within the Act or the Regulation.



Table <x>—Building work

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|---|-------------------------------------|--|
| <insert zone> | <u>Exempt</u> | |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Compliance assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Impact assessment</u> | |
| <insert zone> | <insert details> | The planning scheme including: <insert details> |
| | <u>Exempt</u> | |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Compliance assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |
| <insert zone> | <u>Impact assessment</u> | |
| | <insert details> | The planning scheme including: <insert details> |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | |
| | <u>Compliance assessment</u> | |
| | <insert details> | |
| | <u>Code assessment</u> | |
| | <insert details> | |
| <insert as many rows as required to cover all uses> | | |
| <u>Exempt development</u> | | |
| Any other building work not listed in this table. | | |

Editor's note—the default level of assessment is exempt unless otherwise prescribed within the Act or the Regulation.

Table <x>—Operational work

| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|--------------------|-------------------------------------|--|
| <insert zone> | <u>Exempt</u> | |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Compliance assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Impact assessment</u> | |
| <insert zone> | <insert details> | The planning scheme including: <insert details> |
| | <u>Exempt</u> | |
| | <insert details> | |
| | <u>Self-assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Compliance assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |



| <u>Zone</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|--|----------------------------|--|
| | <u>Code assessment</u> | |
| | <insert details> | <insert details> |
| | <u>Impact assessment</u> | |
| | <insert details> | The planning scheme including: <insert details> |
| <insert as many rows as required to cover all uses> | | |
| <u>Exempt</u> | | |
| Any other operational work not listed in this table. | | |

Editor's note—the default level of assessment is exempt unless otherwise prescribed within the Act or the Regulation.

Development affected by an overlay

(Mandatory heading component)

The development affected by an overlay table identifies:

- development where the overlay changes the level of assessment to the level specified in another table of assessment (e.g. in the zone level of assessment table);
- any variation (such as height or gross floor area). This is shown as an “if” in the “level of assessment” column;
- the assessment criteria, whether contained in the provisions or code of an overlay or overlay map.

Deleted: overlay tables identify the following

Deleted: has changed from that of a zone or local plan

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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, environmental value or an opportunity, requiring the application of additional assessment criteria. Therefore, overlays trigger assessment against an overlay code or an overlay map, rather than elevate the level of assessment. Assessment criteria for an overlay are contained in the “assessment criteria” column for a zone, local plan or overlay (see Table 5.10.1).

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Development affected by an overlay should be expressed as follows:

Table 5.10.1—Assessment criteria for overlays

| <u>Development</u> | <u>Level of assessment</u> | <u>Assessment criteria</u> |
|---|----------------------------|--|
| <u>Flood hazard overlay</u> | | |
| MCU for dwelling house | Code assessment | Flood overlay code |
| ROL for one lot into five lot subdivision | Impact assessment | Flood overlay code Reconfiguring a lot code |
| <u>Heritage overlay</u> | | |
| Any MCU | No change | Heritage code |

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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:

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

Exempt

Where the local government chooses to include whole of scheme exemptions for a particular development, the local government can include the details of the exemption under section 1.8 of the planning scheme. However, a notation must be made within each table of assessment that there are whole of scheme exemptions (i.e. particular development that is exempt from assessment) for this planning scheme contained within section 1.8. This will ensure the scheme user is able to easily locate this detail.

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 criteria 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) that require some level of formal expertise when assessing.

Compliance assessment

Compliance assessment is generally used in assessing development, 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 subject to compliance assessment the following criteria 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

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assessing the application. When deciding if a development should be code assessment the following criteria 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.

Impact assessable development includes:

- high impact, developments or developments with unknown impacts that require greater regulation than those of self and code assessment;
- developments whose impacts cannot be entirely regulated in a code;
- developments that require public notification.

Prohibited development

Local governments are not permitted to identify prohibited development, unless prescribed by the state within a state planning instrument. For a list of prohibited development refer to Schedule 1 of the Act.

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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, with the exception of roads and waterways. 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.

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6.1 Standard suite of zones

A standard suite of zones is provided and arranged in categories of uses—residential, centres, recreation, environmental, 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.

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.

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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 within a single zone. Some level 1 zones do not have corresponding level 2 zones and these are listed in the “other” zones 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 cannot be used within the planning scheme (except for the “other” zones).

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Where level 2 zones are used the level 1 zone in the same category cannot 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 within the zone category.

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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 mandatory 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 governments must insert a purpose statement which refines the broad, standard statement to reflect the local context. For the overall outcomes, local government may choose from the suggested outcomes provided, draft its own outcomes or have a mixture of both.

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Standard suite of zones index

Residential zones category

| Level 1 zone | Level 2 zones |
|---|---|
| <ul style="list-style-type: none">General residential | <ul style="list-style-type: none">Residential livingResidential choiceApartment residentialCharacter residentialTourist accommodation |

Centre zones category

| Level 1 zone | Level 2 zones |
|--|---|
| <ul style="list-style-type: none">Centre | <ul style="list-style-type: none">Principal centreMajor centreDistrict centreLocal centreNeighbourhood centre |

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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 recreationOpen space |

Environmental zones category

| <u>Level 1 zone</u> | <u>Level 2 zones</u> |
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| <ul style="list-style-type: none"><u>Environmental management and conservation</u> | <ul style="list-style-type: none"><u>Environmental management</u><u>Conservation</u> |

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Industry zones category

| Level 1 zone | Level 2 zones |
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| <ul style="list-style-type: none">Industry | <ul style="list-style-type: none">Low impact industryMedium impact industryHigh impact industryNoxious and hazardous industryWaterfront <u>and</u> marine industryHigh technology industryIndustry investigation |

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Other zones category

| Level 1 zones | |
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| <ul style="list-style-type: none">Community <u>facilities</u>Emerging communitiesExtractive industryInnovationLimited development (constrained land)Mixed useRuralRural residential<u>Special purpose</u><u>Specialised centre</u>Township | <div>Deleted: <#>purposes¶</div> <div>Deleted: <#>Environmental management and conservation¶</div> <div>Deleted: <#>Road¶</div> <div>Formatted: Bullets and Numbering</div> |

Standard suite of zones detail

| Residential zones category | |
|---------------------------------------|---|
| General residential | |
| Level | 1 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>general residential zone code</u> is to provide for residential activities supported by a range of community uses and small-scale services, <u>facilities and infrastructure</u> that cater for local residents.</p> <p>(2) The local government purpose <u>of the code</u> is <u><mandatory input – local government context></u>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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.• <u>Development ensures a high level of amenity by minimising traffic, noise, dust, odour, lighting and other locally specific impacts.</u>• Development is designed to incorporate sustainable practices including maximising energy efficiency and water conservation.• Development is supported by <u>transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.</u>• 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Community facilities and infrastructure that directly support the local |

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| | <p>community are facilitated.</p> <ul style="list-style-type: none"> • 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 community needs, where the character and residential amenity is maintained and where the vitality of existing or planned centres is not compromised. • 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. • <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| Residential living | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>residential living zone code</u> 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 <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 and 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 <u>public/active</u> transport use. • Development is supported by <u>transport infrastructure</u> that 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. • <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u> • 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. • <u><insert specific zone precinct requirements if applicable>.</u> |

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| | <or insert local government outcomes for the zone> |
| Residential choice | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>residential choice zone code</u> is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.</p> <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 <u>nodes</u>.• 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 <u>public/active</u> transport use.• Development is supported by <u>transport infrastructure which is designed</u> 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.• <u>Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.</u>• 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, vegetation and bushland through location, design, operation and management.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| Apartment residential | |
| Level | 2 |

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| Purpose (mandatory) | <p>(1) The purpose of the <u>apartment residential</u> zone is to provide for <u>higher density</u> multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.</p> <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none">• Development provides for high density multiple dwellings in locations clustered around or near centres and transport <u>nodes</u>.• Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure.• <u>Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.</u>• 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 <u>public/active</u> transport use.• Development is supported by <u>transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling.</u>• 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, vegetation and bushland through location, design, operation and management requirements.• <insert specific zone precinct requirements if applicable>. <p><or insert local government outcomes for the zone></p> |
| Character residential | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>character residential</u> zone <u>code</u> 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 <u>of the code</u> is <mandatory input—local government context>.</p> |

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| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 <u>public/active</u> transport use. • Development is supported by transport infrastructure that 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. • <u>Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts.</u> • 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, vegetation and bushland through location, design, operation and management requirements. • <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <p>Deleted: the necessary</p> <p>Formatted: Bullets and Numbering</p> |
| Tourist accommodation | | |
| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>tourist accommodation</u> zone <u>code</u> 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none"> • Short-term accommodation is provided at a scale, density and in locations that 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 <u>public/active</u> transport use. | |



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| | <ul style="list-style-type: none">• 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 that are a tourist attraction.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Development is generally located close to centres, community facilities and open space, and <u>is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.</u>• 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 <u>that</u> form the basis of the tourist attraction such as creeks, gullies, waterways, wetlands, habitats, <u>vegetation and bushland</u> are retained, enhanced and buffered from the impacts of adjacent uses. <u>Any</u> unavoidable impacts are minimised through location, design, operation and management requirements.• Development is supported by infrastructure and social services to meet the needs of short-term residents.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
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Centre zones category

Centre

Level 1

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| Purpose (mandatory) | <p>(1) The purpose of the centre zone code is to provide for a mix of uses and activities.</p> <p><u>It includes, but is not limited to, business, retail, professional, administrative, entertainment, cultural and residential activities.</u></p> <p>Centres are found at a variety of scales based on their location and surrounding uses.</p> <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> |
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| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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, <u>cycling</u> and <u>pedestrian networks</u>.• 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 that, 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 <u>public/active</u> transport use.• Development is reflective of, and responsive to, the environmental constraints of the land. |
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| | <ul style="list-style-type: none">• Development provides a high level of amenity and is reflective of the surrounding character of the area.• Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.• Development has access to development infrastructure and essential services.• Development does not compromise the viability of the network of centres.• Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.• 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.• <insert specific zone precinct requirements if applicable>. <p><or insert local government outcomes for the zone></p> |
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Principal centre ~~<optional to add (CBD)>~~

| Level | 2 |
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| Purpose (mandatory) | <p>(1) The purpose of the <u>principal centre</u> zone <u>code</u> 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, <u>residential</u>, 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 <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 <u>public/active</u> 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.• Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.• Significant natural features are retained, enhanced and buffered from the impacts of adjacent uses. <u>Any unavoidable impacts are minimised through location, design, operation and management requirements.</u>• <insert specific zone precinct requirements if applicable>. |

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| <or insert local government outcomes for the zone> | |
| Major centre | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>major centre</u> zone <u>code</u> is to provide for a mix of uses and activities.</p> <p>It includes concentrations of higher order retail, commercial, offices, <u>residential</u>, 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 <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none">• A broad range and higher order 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, 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 <u>public/active</u> 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Natural features are retained, enhanced and buffered from the impacts of adjacent uses. <u>Any unavoidable impacts are minimised through location, design, operation and management requirements.</u>• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| District centre | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>district centre</u> zone <u>code</u> 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 <u>and</u> recreational facilities capable of servicing a district.</p> <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested | The overall outcomes sought for the zone are as follows: |

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| overall outcomes (optional) | <ul style="list-style-type: none">• A mix of retail, commercial, administrative, community, cultural and entertainment activities that 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 <u>public/active</u> 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• 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.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| Local centre | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>local centre zone code</u> 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, <u>residential</u>, 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 <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none">• A range of convenience retail, commercial, community and residential uses are provided that 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 <u>public/active</u> 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. <u>Any</u> unavoidable impacts are minimised through location, design, operation and management requirements. |

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| | <ul style="list-style-type: none">• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | Formatted: Bullets and Numbering |
| Neighbourhood centre | | |
| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>neighbourhood centre</u> zone <u>code</u> 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 <u>of the code</u> is <mandatory input—local government context>.</p> | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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.• 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 <u>public/active</u> 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• 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.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | Formatted: Bullets and Numbering |
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Recreation zones category

Recreation and open space

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| Level | 1 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>recreation and open space</u> zone <u>code</u> 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 <u>that</u> 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 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,</p> |

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| | <p>gymnasiums, public swimming pools and tennis courts, and other infrastructure to support the activities, provide safe access and support <u>the management of these essential built structures</u>.</p> <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> | Deleted: essential |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 <u>public/active</u> transport use.• Development is supported by <u>transport infrastructure</u> that 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 <u>areas of</u> ecological <u>significance</u> 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.• <u><insert specific zone precinct requirements if applicable></u>. <p><or insert local government outcomes for the zone></p> | Deleted: the necessary Deleted: values |
| Sport and recreation | | |
| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>sport and recreation</u> zone <u>code</u> 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><u>It includes</u> built structures, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure to support the activities, safe access and essential management, <u>where required to meet community needs</u>.</p> <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> | Deleted: Where required to meet community needs development may include |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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. | |



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| | <ul style="list-style-type: none">• 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 <u>public/active</u> transport use.• Development is supported by <u>transport infrastructure</u> that 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Adverse impacts on <u>areas of ecological significance</u> are <u>avoided where possible in circumstances</u> where recreation and open space 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.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <div>Deleted: the necessary</div> <div>Formatted: Bullets and Numbering</div> <div>Deleted: values</div> <div>Deleted: minimised</div> <div>Deleted: s</div> <div>Formatted: Bullets and Numbering</div> |
| Open space | | |
| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>open space zone code</u> 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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, district and regional scale 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 <u>public/active</u> transport use.• Development is supported by <u>transport infrastructure</u> that is designed to provide and promote safe and efficient public transport use, walking and cycling.• <u>Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where necessary.</u>• Land that is susceptible to flooding or drainage problems, including high | <div>Deleted: the necessary</div> <div>Deleted: <#>¶</div> |



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| | <p>groundwater tables, is protected from inappropriate activities or facilities.</p> <ul style="list-style-type: none">• 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 <u>areas of ecological significance</u> are <u>avoided where possible</u>.• 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.• <u><insert specific zone precinct requirements if applicable></u>. <p><or insert local government outcomes for the zone></p> |
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Environmental zones category

Environmental management and conservation

| Level | 1 |
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| Purpose (mandatory) | <p>(1) The purpose of the <u>environmental management and conservation zone code</u> is to provide for the protection and <u>maintenance</u> of areas identified as supporting significant biological diversity and ecological integrity.</p> <p>(2) The local government purpose of the code is <u><mandatory input—local government context></u>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 <u>the management intent or plan for the area</u>.• Uses that 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 <u>avoided or</u> 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.• <u>Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be considered.</u>• 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, <u>habitats</u>, <u>vegetation</u> <u>and bushland</u> 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 <u>maintaining</u> environmental values.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Ecotourism or recreation is facilitated where a demonstrated community need exists and does not detrimentally affect the environmental values of the area.• <u><insert specific zone precinct requirements if applicable></u>. <p><or insert local government outcomes for the zone></p> |

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| Environmental management | | Formatted Table |
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| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the environmental management zone code is to provide for houses on lots in environmentally sensitive areas.</p> <p>These areas are protected from inclusion of any urban, suburban, centre or industrial land use except quarries that are identified in the strategic framework.</p> <p>(2) The local government purpose of the code is <mandatory input—local government context>.</p> | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none"> • Low impact, small-scale rural living opportunities and rural activities are facilitated where compatible with the environmental values of the area. • Adverse impacts on natural systems, both on-site and on adjoining land are minimised through the location, design and management of development. • Development is reflective of and responsive to the environmental values of the area. • Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use. • Development has access to appropriate transport infrastructure. • Visual impacts of development are minimised. • Water quality is not adversely affected by development. • The zone acts as a buffer to other lands with ecological values. • An effective buffer is maintained between extractive industry operations and residential development. • Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints. • <insert specific zone precinct requirements if applicable>. <p><or insert local government outcomes for the zone></p> | <p>Formatted: Bullets and Numbering</p> <p>Formatted: Bullets and Numbering</p> |
| Conservation | | |
| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the conservation zone code is to provide for the protection and management of areas identified as supporting significant biological diversity and ecological integrity.</p> <p>(2) The local government purpose of the code is <mandatory input—local government context>.</p> | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 or the development is consistent with the management intent or plan for the area. • Low impact, small-scale rural living opportunities and rural activities are facilitated outside of areas of ecological significance where compatible with maintaining environmental values. • Uses that 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 or avoided through the location, design and management of development and activities. • Development is designed to incorporate sustainable practices including | Formatted: Bullets and Numbering |



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| | <p><u>maximising energy efficiency, water conservation and public/active transport use.</u></p> <ul style="list-style-type: none"> • <u>Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be considered.</u> • <u>Development is reflective of, and responsive to, the environmental values of the area.</u> • <u>Adverse impacts on ecological features and processes are avoided.</u> • <u>Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established.</u> • <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u> • <u>Adverse impacts on natural systems, both on-site and adjoining land are minimised, through the location, design and management of development.</u> • <u><insert specific zone precinct requirements if applicable>.</u> <p><u><or insert local government outcomes for the zone></u></p> |
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Industry zones category

Industry

Level 1

Purpose (mandatory)

(1) The purpose of the industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.

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.

(2) The local government purpose of the code is <mandatory input—local government context>.

Suggested overall outcomes (optional)

The overall outcomes sought for the zone are as follows:

- 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, sewerage, electricity, gas, telecommunications infrastructure, proximity to sea and airports, other associated industries and workforce.
- 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 public/active transport use.
- Development is supported by the necessary transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.
- Development is reflective of 1 and responsive to 2 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 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 is protected from the intrusion of incompatible uses.



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| | <ul style="list-style-type: none"> • Adverse impacts on natural features and processes, both on-site and from adjoining areas, are minimised through location, design, operation and management of development. • <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u> • 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. • <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| Low impact industry | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>low impact industry zone code</u> 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 that 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 <u>public/active</u> transport use. • Development is supported by <u>transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.</u> • 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 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. • <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u> • Industrial uses are adequately separated from sensitive land uses to minimise the likelihood of environmental harm or environmental nuisance occurring. • <u><insert specific zone precinct requirements if applicable>.</u> |

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| | <or insert local government outcomes for the zone> |
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Medium impact industry

Level

2

**Purpose
(mandatory)**

(1) The purpose of the medium impact industry zone code is to provide for medium impact industry uses.

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.

Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.

(2) The local government purpose of the code is <mandatory input—local government context>.

**Suggested
overall
outcomes
(optional)**

The overall outcomes sought for the zone are as follows:

- 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 that 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 public/active transport use.
- Development is supported by transport infrastructure that 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 from adjoining areas, are minimised through location, design, operation and management of development.
- Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.
- Industrial uses are adequately separated from sensitive land use to minimise the likelihood of environmental harm or environmental nuisance occurring.
- <insert specific zone precinct requirements if applicable>.

<or insert local government outcomes for the zone>

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| High impact industry | |
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| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>high impact industry zone code</u> 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 <u>of the code</u> is mandatory input—local government context.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 that 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 <u>public/active</u> 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 industry uses are protected from the intrusion of incompatible uses.• Any sensitive uses located in the 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Industrial uses are adequately separated from sensitive land use to minimise the likelihood of environmental harm or environmental nuisance occurring.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |

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| Noxious and hazardous industry | |
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| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>noxious and hazardous industry zone code</u> 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 <u>of the code</u> is <u><mandatory input—local government context></u>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 that 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 <u>public/active</u> transport use• Development is reflective of <u>the</u> and responsive to <u>the</u> 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.• 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• <u><insert specific zone precinct requirements if applicable></u>. <p><u><or insert local government outcomes for the zone></u></p> |

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| Waterfront and marine industry ^y | | Deleted: ies |
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| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>waterfront and marine industry zone code</u> is to provide for waterfront and marine and business industry uses for which a location adjoining or near the waterfront 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>▼ (2) The local government purpose <u>of the code</u> is <u><mandatory input—local government context></u>.</p> | Deleted: ¶ Activities are defined as waterfront and marine industry in the schedule of definitions.¶ |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none"> • A cluster of marine industry land uses that 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 <u>public/active</u> 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 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. • <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u> • <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | Formatted: Bullets and Numbering |
| High technology industry | | |
| Level | 2 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>high technology industry zone code</u> 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 <u>of the code</u> is <u><mandatory input—local government context></u>.</p> | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 uses. | Deleted: r |



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| | <p><u>that</u> directly support the immediate area are facilitated.</p> <ul style="list-style-type: none">• A mix of industrial activities, commercial uses and workshops are facilitated and supported by office activity areas set in a business park environment.• 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 <u>public/active</u> 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| Industry investigation | |
| Level | 2 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>industry investigation</u> zone <u>code</u> 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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, sewerage, 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 <u>public/active</u> 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 retail |

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| | <p>uses, that 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 is 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Development is appropriately coordinated and sequenced to ensure the most effective use of land within and adjacent to the zone.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
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Other zones category

Community facilities

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| Level | 1 |
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| Purpose (mandatory) | <p>(1) The purpose of the <u>community facilities</u> zone <u>code</u> is to provide for community related activities and facilities whether under public or private ownership.</p> <p>These may include <u>the</u> 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none">• Special uses and works that are owned or operated by federal, state or local government, that may include municipal services, public utilities and transport networks.• Development is located in highly accessible locations and is 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 <u>public/active</u> transport use.• Development is supported by <u>transport infrastructure that is designed to provide</u> 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 development is specific to the facility in recognition of particular operational, functional and locational criteria of government functions.• The viability of special facilities is protected by excluding development that may prejudice the ongoing operation and expansion of existing uses or the development of new facilities. |

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| | <ul style="list-style-type: none">• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | Formatted: Bullets and Numbering |
| Emerging communities | | |
| Level | 1 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>emerging communities</u> zone <u>code</u> 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;• manage the timely conversion of non-urban land to urban purposes;• prevent or discourage development that is likely to compromise appropriate longer term land uses. <p>(2) The local government purpose <u>of the code</u> is <u><mandatory input—local government context></u>.</p> | <p>Deleted: , most likely beyond the life of the planning scheme</p> <p>Deleted: and</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none">• Land that is generally foreseen as suitable for urban purposes where detailed planning studies have not occurred that 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 transport infrastructure that 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. <ul style="list-style-type: none">• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <p>Deleted: the necessary</p> <p>Formatted: Bullets and Numbering</p> <p>Deleted: Environmental management and conservation ... [6]</p> |



| Extractive industry | |
|--|--|
| Level | 1 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>extractive industry zone code</u> 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 <u>of the code</u> is <mandatory input—local government context>.</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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. • <u>Non-industrial uses such as offices and retail uses that directly support the immediate area are facilitated.</u> • 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 <u>public/active</u> transport use. • Development is reflective of, and responsive to, the environmental constraints of the land. • <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u> • The scale, character and built form of development contributes to a high standard of amenity. • Development has access to <u>appropriate transport infrastructure</u>, 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. • <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| Innovation | |
| Level | 1 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>innovation zone code</u> 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; • provide for uses that promote knowledge creation and entrepreneurial activity in industry, science and technology, research and development. <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> |

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| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none">• Development is designed to incorporate innovation in sustainable practices including maximising energy efficiency, water conservation and <u>public/active</u> transport use.• Development is supported by <u>transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.</u>• 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• 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.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <div>Deleted: the necessary</div> <div>Formatted: Bullets and Numbering</div> | |
| Limited development (constrained land) | | | |
| Level | 1 | | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>limited development (constrained land)</u> zone <u>code</u> 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> | | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | | |
| Mixed use | | | |
| Level | 1 | | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>mixed use</u> zone <u>code</u> is to provide for a mixture of development including <u>business, retail, residential, tourist accommodation and associated services, service industry</u> and low impact industrial uses.</p> <p>(2) The local government purpose <u>of the code</u> is <u><mandatory input—local government context>.</u></p> | | <div>Deleted: service industry,</div> |



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|--|---|---|
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 <u>public/active</u> transport use.• Development is supported by transport infrastructure that 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 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• 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.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <p>Deleted: the necessary</p> <p>Formatted: Bullets and Numbering</p> |
| Rural | | |
| Level | 1 | <p>Deleted: Road ... [7]</p> |
| Purpose (mandatory) | <p>(1) The purpose of the <u>rural zone code</u> 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;• protect or manage significant natural features, resources, and processes, including the capacity for primary production. <p>(2) The local government purpose <u>of the code</u> is <mandatory input—local government context>.</p> | <p>Deleted: and</p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</p> <ul style="list-style-type: none">• Areas for use for primary production are conserved and <u>fragmentation is avoided where possible.</u>• 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 <u>public/active</u> transport use.• Development is reflective of, and responsive to, the environmental constraints of the land. | <p>Deleted: are not unnecessarily</p> <p>Deleted: ed</p> |



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| | <ul style="list-style-type: none"> • 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 facilities in suitable locations is facilitated in a manner that minimises land use conflicts. • 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. • <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u> • 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 that 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. • <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> |
| Rural residential | |
| Level | 1 |
| Purpose (mandatory) | <p>(1) The purpose of the <u>rural residential</u> zone <u>code</u> 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 <u>public/active</u> transport use. • Natural features such as creeks, gullies, waterways, wetlands and vegetation |

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| | <p>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> <ul style="list-style-type: none">• 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <p>Formatted: Bullets and Numbering</p> |
| Special purpose | | |
| Level | 1 | |
| Purpose (mandatory) | <p>(1) The purpose of the special purpose zone code is to provide for public uses that are owned or operated by government, semi-government, statutory authority, government owned corporation, local government or private organisations in the course of a public utility undertaking relating to defence establishments, airports, sea ports, rail lines, rail stations, intermodal stations, the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.</p> <p>Development is buffered from encroachment by incompatible uses.</p> <p>The zone may also provide for special development areas.</p> <p>(2) The local government purpose of the code is <mandatory input—local government context>.</p> | |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone areas follows:</p> <ul style="list-style-type: none">• <u>Special uses and works that are owned or operated by federal, state or local government that may include defence establishments, airports, sea ports, rail lines, rail stations, intermodal stations, the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.</u>• <u>Development is located appropriate to the type of proposed special purpose and is generally consistent in scale, height and bulk with that of the surrounding development.</u>• <u>The viability of special purpose uses are protected by excluding development that could limit the ongoing operation of existing special purpose uses or prejudice appropriate new activities.</u>• <u>Development will be provided with a level of development infrastructure that is appropriate to the use.</u>• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <p>Formatted: Bullets and Numbering</p> |
| Specialised centre | | |
| Level | 1 | |
| Purpose (mandatory) | <p>(1) The purpose of the specialised centre zone code provides for one (or more) specialised uses.</p> <p>(2) The local government purpose of the code is <mandatory input—local government context>.</p> | <p>Deleted: specific focus and the</p> <p>Deleted: is specialised centre</p> |
| Suggested overall outcomes | <p>The overall outcomes sought for the zone are as follows:</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. | |



| | | |
|--|--|---|
| (optional) | <ul style="list-style-type: none">• 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.• <u>Development responds to land constraints, including but not limited to topography, bushfire and flooding constraints.</u>• Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of adjacent uses. Any unavoidable impacts are minimised through location, design, operation and management requirements.• <u><insert specific zone precinct requirements if applicable>.</u> <p><or insert local government outcomes for the zone></p> | <div>Deleted: c</div> <div>Deleted: ource</div> <div>Formatted: Bullets and Numbering</div> <div>Deleted: and a</div> |
| Township | | |
| Level | 1 | |
| Purpose (mandatory) | <p>(1) The purpose of the <u>township</u> zone <u>code</u> 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 <u>that</u> support the needs of the local 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 <u>of the code</u> is <u><mandatory input—local government context>.</u></p> | <div>Deleted: which</div> <div>Deleted: rural</div> |
| Suggested overall outcomes (optional) | <p>The overall outcomes sought for the zone are as follows:</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 that 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 <u>public/active</u> 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 that directly supports the local community is facilitated.• Development has access to development infrastructure and essential services.• <u>The location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses.</u>• <u>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.</u>• <u>Development responds to land constraints, including but not limited to</u> | <div>Formatted: Bullets and Numbering</div> |



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| | <p><u>topography, bushfire and flooding constraints.</u></p> <ul style="list-style-type: none">• <u><insert specific zone precinct requirements if applicable>.</u> <p><u><or insert local government outcomes for the zone></u></p> |
|--|--|

6.2 Zone codes

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

- mandatory purpose statement;
- local government purpose statement;
- overall outcomes that achieve the purpose of the zone code (as per the suggested overall outcomes outlined in Module B Part 6 or prepared by the local government).

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 is 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 details about the code structure see Module B Part 9.

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6.3 Precincts

Precincts may be used within zones to provide further refinement for specific areas (i.e. zone precincts do not cross over zone boundaries). A precinct may vary the provisions (such as height, gross floor area and numbers of persons) for areas within the zone. Where this occurs this should be clearly articulated in the zone overall outcomes.

For example, where a precinct is used the zone code includes precinct provisions that may seek higher density in the precinct. Precinct provisions are expressed in overall outcomes, performance outcomes and acceptable outcomes.

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

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Where a zone precinct is used, they are to be named (e.g. "the <name> zone precinct"), and are not to be numbered (e.g. "Precinct 1") or alphanumerical (e.g. "Precinct A"). However for mapping data purposes only, all precincts require a numerical reference under the title (e.g. Centre zone / ZP-002 <insert zone precinct title>)—refer Schedule 2 for further details.



Part 7 Local plans

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(Mandatory component)

Part 7 is a mandatory heading requirement, however, it is not mandatory that local governments prepare local plans for the planning scheme area. If there are no local plans for the planning scheme, please insert the following statement:

<There are no local plans for the planning scheme.>

Local plans provide locally focused 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.

To ensure consistency, a local plan should be named “[suburb/area/etc.] local plan” and not referred to as an “area plan”, “local area plan”, “neighbourhood plan” or other naming convention.

Local plans are to be listed in alphabetical order within subsection 7.1 (7) and included in alphabetical order within section 7.2.

7.1 Local plan elements

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(Mandatory component)

All local plans in the planning scheme must include:

- (1) Application—explaining how the local plan code is applied to the assessment of development.
- (2) Statement(s) clearly articulating the purpose and overall outcome(s) of the local plan code.
- (3) If precincts are used within the local plan area, statement(s) clearly articulating the purpose and overall outcomes of the precinct(s).
- (4) Mapping—a map of the local plan area and precinct(s), where relevant, is required to be provided in Schedule 2. The mapping should be referred to in the text of the local plan.

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Local plans in the planning scheme may contain:

- (1) Precinct(s) within the local plan area.
- (2) Assessment criteria, including performance outcomes and acceptable outcomes—applicable to either the full local plan area or as specific precinct provisions. The structure of the code is to be in accordance with Module B, Part 9.
- (3) Supporting tables, diagrams and figures.

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7.2 Precincts

(Optional component)

Precincts may be used in local plans to provide further refinement for specific areas.

Where precincts are included, a map showing the location of the precinct(s) must be included in Schedule 2.

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 precinct specific overall outcomes, performance outcomes and acceptable outcomes only.

Where a precinct varies the level of assessment of a zone, this is identified in the “level of assessment” column of Part 5—Tables of assessment for the particular zone. This variation may be in the form of lowering the level of assessment to that prescribed under the zone.

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Where local plan precincts are used, they are to be named (e.g. “the <name> local plan precinct”), and are not to be numbered in the title (e.g. “Precinct 1”) or alphanumerical (e.g. “Precinct A”). For mapping data purposes only, all local plan precincts require a numerical reference under the local plan title (e.g. Riverside LP / LPP-007 <insert local plan precinct title>)—refer Schedule 2 for further details.

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7.3 Level of assessment

(Optional component)

A local plan may vary the level of assessment of development from that specified within the relevant zone table of assessment (but not the prescribed level of assessment tables within Module A, Part 5, Section 5.4) to promote a particular land use that has been identified as suitable for an area. For example, a local plan may lower the level of assessment for multiple dwellings to promote higher density development within a particular area.

Variations to the level of assessment may affect the entire local plan area or be specific only to a particular precinct. Where this occurs the reason for the variation should be clearly articulated in the local plan purpose, overall outcomes and precinct provisions.

The levels of assessment applicable to the local plan area are to be contained in Part 5.6 Levels of assessment—Local plans.



7.4 Local plan codes

(Mandatory component)

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

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

Local plans prevail over zones to the extent of any inconsistency. The purpose of a local plan is to vary or add to the zone provisions in the local plan area by providing finer grain detail. An example of a local plan varying zone provisions is where the residential zone code provisions relating to height or gross floor area may be increased or decreased in response to a particular development opportunity or constraint of the local area. Where this occurs this should be clearly articulated in the zone purpose and overall outcomes. For example, a direct reference to the local plan seeking “higher density in the local plan area”.

A local plan code is not required to address all aspects of assessment criteria for a certain type of development. A local plan should only regulate development where it contributes to or varies the criteria for a relevant zone code or development code.

For drafting the code:

- the purpose and 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, figures) may be used within the code where these better articulate criteria for assessment.

For more details about the code structure, see Module B, Part 9.

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Part 8 Overlays

(Mandatory component)

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Part 8 is a mandatory heading requirement, however it is not mandatory that local governments incorporate overlays for the planning scheme area. If there are no overlays for the planning scheme, please insert the following statement:

<There are no overlays for the planning scheme.>

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:

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

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A standard suite of overlays is included and local governments choose appropriate overlays that reflect the local context. It is not necessary to use all of the overlays.

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Where an overlay is used it must be mapped. Local governments must not change the wording that describes an overlay if already provided in the standard suite. 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 or sub-categories to an existing overlay, where it is necessary to reflect particular local circumstances that are not included in the standard suite (e.g. a racing track buffer or sub-categories to the landslide overlay). If a local government overlay is used it must not conflict with or duplicate (in part or wholly) the overlays in the standard suite. Precincts of an overlay are not permitted.

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Overlays may change the level of assessment for all types of development (material change of use, reconfiguring a lot, building work or operational work) from that identified in the tables of assessment in sections 5.5, 5.6, 5.7, 5.8 or 5.9. 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, environmental value or opportunity affects development and the overlay should only provide additional assessment criteria rather than change the level of assessment.

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Where a level of assessment is changed for an overlay, this is identified in section 5.10. Levels of assessment—Overlays, table titled “assessment criteria for overlays”.

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8.1 Standard suite of overlays

| Overlay | Application | |
|---|--|---|
| Aviation constraints category | | |
| Airport environs | <p>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:</p> <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;aviation facilities. <p>It may also include locally identified issues that relate to airport environments.</p> | <p>Deleted: o</p> <p>Deleted: l</p> <p>Deleted: s</p> <p>Deleted: n</p> <p>Deleted: e</p> <p>Deleted: f</p> <p>Deleted: .</p> <p>Formatted: Bullets and Numbering</p> |
| Development opportunities category | | |
| Transit oriented development | <p>The transit oriented development overlay identifies areas suited to the delivery of transit oriented development outcomes according to local and regional priorities.</p> <p><i>Editor's note—Transit oriented development: guide for practitioners in Queensland should be used in developing this overlay.</i></p> <p><i>Editor's note—sub-categories of this overlay are recommended to enable transit oriented development of varying scales and types in different locations, according to purpose and local context (the transit oriented development types in Transit oriented development: guide for practitioners in Queensland can be used to guide these sub-categories).</i></p> | |
| Development constraints category | | |
| Bushfire hazard | <p>The bushfire hazard overlay <u>constrains</u> areas of land identified <u>as high and medium bushfire hazard management areas</u> pursuant to the requirements of State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</p> <p><u>It applies, at a minimum, to development that:</u></p> <ul style="list-style-type: none"><u>increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or</u><u>involves institutional uses where evacuating people may be difficult; or</u><u>involves the manufacture or storage of hazardous materials in bulk.</u> <p><i>Note—The Building Act 1975 adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval.</i></p> <p><i>Editor's note—further information and specifications including bushfire hazard mapping is available from the Department of Community Safety.</i></p> | <p>Deleted: deals with</p> <p>Deleted: 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>Formatted: Bullets and Numbering</p> |
| Erosion management | <p>The erosion management overlay <u>deals with</u> areas prone to erosion, landslide or other land degradation processes.</p> <p><i>Editor's note—this overlay does not relate to the statutory erosion prone area</i></p> | <p>Deleted: F</p> <p>Deleted: base level</p> <p>Deleted: is intended to be used for</p> |



| Overlay | Application |
|---|--|
| | <u>mapping under the Queensland Coastal Plan.</u> |
| Flood hazard | <p>The flood hazard overlay deals with areas of land identified <u>pursuant to the requirements of</u> 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><u>It applies, at a minimum, to development that:</u></p> <ul style="list-style-type: none">• <u>increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or</u>• <u>involves institutional uses where evacuating people may be difficult; or</u>• <u>involves the manufacture or storage of hazardous materials in bulk.</u> |
| 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><u>It applies, at a minimum, to development that:</u></p> <ul style="list-style-type: none">• <u>increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis; or</u>• <u>involves institutional uses where evacuating people may be difficult; or</u>• <u>involves the manufacture or storage of hazardous materials in bulk.</u> <p><u>Editor's note—</u>further information and specifications are available from the Department of Community Safety.</p> |
| Potential and actual acid sulfate soils | <p>The potential and actual acid sulfate soils overlay deals with areas of land identified by State Planning Policy 2/02: Planning and Managing Development involving acid sulfate soils. It may include areas of land identified within the local government area as having potential or actual acid sulfate soils.</p> |
| <u>Transport noise corridor</u> | <p><u>The transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from:</u></p> <ul style="list-style-type: none">• <u>state controlled roads;</u>• <u>franchised roads;</u>• <u>local government controlled roads;</u>• <u>railway land.</u> <p><u>Residential development on land located within a transport noise corridor must comply with Queensland Development Code Part 4.4—Buildings in a Transport Noise Corridor.</u></p> <p><u>Note—this overlay is provided for information purposes only and does not regulate development under the planning scheme.</u></p> <p><u>Editor's note—</u>further information and specifications are available from the Building Codes Queensland Division of the Department of Local Government and Planning.</p> |
| Character category | |
| 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 |

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Further information and specifications are available from the Department of Environment and Resource Management.

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| Overlay | Application | |
|---|---|---|
| | 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 | | |
| Regional infrastructure corridors and substations | <p>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.</p> <p><i>Editor's note—the pipelines mapped within this overlay do not include those that fall within the jurisdiction of the Department of Transport and Main Roads.</i></p> | |
| Road hierarchy | <p>The road hierarchy overlay applies to the existing and future road networks, including state controlled roads.</p> <p><i>Editor's note—mapping of the state controlled road network is available from the Department of Transport and Main Roads.</i></p> <p><i>Editor's note—local governments may wish to show this as a sub-category under the Transport noise corridor overlay.</i></p> | <div>Deleted: State controlled r</div> <div>Deleted: s</div> <div>Deleted: state controlled</div> <div>Deleted: s</div> <div>Deleted: state controlled</div> <div>Deleted: M</div> <div>Deleted: is</div> |
| Transport infrastructure | <p>The transport infrastructure overlay deals with existing and future railways, light rail and busways and associated stations and interchange facilities.</p> <p><i>Editor's note—mapping of this network is available from the Department of Transport and Main Roads.</i></p> <p><i>Editor's note—there are currently no codes or policies that exist behind this overlay: it has been shown for information purposes only.</i></p> | <div>Deleted: M</div> |
| Environment category | | |
| Biodiversity areas | <p>The biodiversity areas overlay deals with biodiversity Areas of Ecological Significance (AES). This may include areas of High Ecological Significance (HES) and also areas of General Ecological Significance (GES) among others.</p> | <div>Formatted: Normal, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers</div> |
| Coastal protection | <p>The coastal protection overlay deals with locally identified coastal management areas.</p> <p><i>Editor's note—this overlay deals with mapping under the Queensland Coastal Plan. Aspects of mapping for the coastal protection overlay are available from the Department of Environment and Resource Management.</i></p> | <div>Deleted: a</div> <div>Deleted: and corridors of significance.</div> <div>Deleted: management</div> <div>Deleted: management</div> |
| Nutrient hazardous areas | <p>The nutrient hazardous areas overlay deals with areas of land identified to have high and very high potential to generate nutrients that contribute to the generation of coastal algal blooms identified by Regional Plans or Local Urban Stormwater Quality Management Plans (USQMP).</p> <p><i>Activities and development including:</i></p> <ul style="list-style-type: none">filling and excavation;modifications to natural hydrology /groundwater;dredging;extractive industry. | <div>Formatted: Bullets and Numbering</div> |



| Overlay | Application | |
|------------------------------------|--|--|
| | <p><u>Activities and development that generate:</u></p> <ul style="list-style-type: none"> • airborne particle and volatile gas emissions should avoid these areas; • on-site domestic waste water treatment may require higher levels of treatment; • industries/activities involving organic wastes and animal manure – intensive animal husbandry, feedlots, composting, poultry, kennels etc; • agriculture, horticulture, forestry and grazing activities. <p><u>Editor's note—further information is available from the Department of Environment and Resource Management.</u></p> | Formatted: Bullets and Numbering |
| 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><u>Editor's note—mapping is available from the Department of Environment and Resource Management.</u></p> | Deleted: M Deleted: Vegetation management ... [8] |
| Wetlands | The wetlands overlay deals with wetlands and surrounding riparian zones. | |
| Waterway corridors | The <u>waterway corridors</u> overlay deals with waterway corridors and surrounding riparian zones. | Deleted: Natural resources category ... [9] |
| Natural resources category | | |
| Extractive resources | <p>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.</p> <p><u>The overlay also includes mining tenements that have been granted or renewed under the <i>Mineral Resources Act 1989</i>.</u></p> | |
| <u>Declared fish habitat areas</u> | <p>The <u>declared fish habitat area</u> overlay deals with areas declared as fish habitat areas under the <i>Fisheries Act 1994</i>.</p> <p><u>Editor's note—mapping is available from the Department of Employment, Economic Development and Innovation.</u></p> | Deleted: F Deleted: M |
| Good quality agricultural land | <u>The good quality agricultural land</u> 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. | Deleted: This |
| 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><u>Editor's note—mapping of declared catchment areas is available from the Department of Environment and Resource Management.</u></p> | Deleted: M |



8.2 Assessment criteria for overlays

(Mandatory component)

The assessment criteria for an overlay may be contained as provisions within an overlay code or, a 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.

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Some overlays, such as the transport noise corridor overlay, may be used only for information purposes and may not have any attached assessment criteria. Such overlays may be included to assist in customer service and understanding any potential overlay triggers.

Where a code is used it must include:

- a 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 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 Development codes

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(Mandatory component)

All other development codes are contained in this part (i.e. those that are not zone codes, local plan codes or overlay codes). These include:

- statewide codes;
- use codes;
- other development codes (e.g. reconfiguring a lot, building work, operational work).

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Development codes are listed in alphabetical order under the above sub-headings.

Development codes in the planning scheme provide criteria for assessing development that is self-assessable, compliance assessable or assessable (code or impact assessment).

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This version of the QPP contains the following statewide codes:

- the compliance code for reconfiguring a lot (subdividing one lot into two lots) and associated operational work;
- the self-assessable code for a community residence;
- the self-assessable code and assessable code for development that is cropping where forestry for wood production.

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In cases where no development code(s) are identified in the applicable criteria column for impact assessment development, the application section at the beginning of each development code provides direction on the circumstances in which the code may apply.

9.1 Code elements

(Mandatory component)

All codes in the planning scheme, except for compliance assessment, must include:

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- the application of the code;
- a statement(s) clearly articulating the purpose of the code;
- overall outcomes clearly identifying how the purpose of the code will be achieved;
- assessment criteria including performance outcomes that meet the overall outcomes and the purpose of the code.

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Codes in the planning scheme, except for compliance assessment, may include:

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

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<#>performance outcomes that meet the overall outcomes and the purpose of the code¶



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

- self-assessable acceptable outcomes.

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Where the code contains provisions for development requiring compliance assessment codes must include:

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- the application of the code;
- statement(s) clearly articulating the purpose of the code;
- compliance outcomes identifying the quantitative measures or standards to achieve the purpose of the code.

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In addition zone codes must include:

- the mandatory purpose statement for the zone, selected from the suite of zones located in Module B Part 6;
- the local government purpose of the code;
- the local government overall outcomes, including precinct specific overall outcomes where relevant.

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In addition, where a zone contains a precinct(s), the zone code must also contain:

- performance outcomes and any associated acceptable outcomes that meet the overall outcome(s) of the precinct.

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When drafting codes, the terms “consistent” and “inconsistent uses” are not to be used.

9.2 Code structures

(Mandatory component)

The following outlines the basic structure of a code. Where applicable, self-assessable criteria, compliance assessable criteria and assessable (code and impact) development criteria are included in the same code. This approach reduces duplication and assists with useability.

9.3.1 <Example> code

9.3.1.1 Application

This code applies to assessing <material change of use / building work / reconfiguring a lot> for <insert detail as appropriate, such as:

- development for a defined use (e.g. “Dwelling house”);
- development within the <name> overlay (“Bushfire hazard”);
- development in the <zone name> (e.g. “Residential living zone”);
- development within the <insert name> local plan area shown within map <insert map reference number and title> contained within Schedule 2;
- other development (e.g. “reconfiguring a lot code”, “Access and parking code” or “Landscape code”>.

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- any other specific instances (including use of thresholds) such as impact assessable development for a <use> “if in the <zone precinct> and on a lot less than 450sqm”>.

When using this code, reference should be made to section 1.5 and, where applicable, section 1.6 located in Part 1.

9.3.1.2 Purpose <for zone codes>

- (1) The purpose of the <example> code is <insert mandatory purpose statement>.
- (2) The local government purpose of the zone code is <insert local government purpose statement>.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) <insert outcome(s)>.
 - (b) <insert precinct specific outcome(s)>.

OR

9.3.1.2 Purpose <for all codes other than zone codes>

- (1) The purpose of the <example> code is <insert purpose statement>.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) <insert outcome(s)>.
 - (b) <insert precinct specific outcome(s)>.

9.3.1.3 Assessment criteria

Part <X>—Criteria for development requiring compliance assessment

<where compliance criteria are applicable, insert the following table, otherwise do not include.>

<Example> Table 9.3.1.3.x—development requiring compliance assessment

| Compliance outcomes | |
|---------------------|--------------------|
| CO1 | <insert criteria>. |
| CO2 | <insert criteria>. |

Editors note—“Part X” is only required where compliance assessment criteria is applicable to the code. Where no compliance assessment criteria are to be included, the section is not required.

Part <Y>—Criteria for self-assessable, compliance assessable and assessable development

< Where self-assessable or compliance assessable or assessable development criteria is applicable, insert the following table.>

<Example> Table 9.3.1.3.y—Self-assessable and assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| <insert “For self-assessable and assessable development”>* | |
| <insert “For compliance assessable development”>* | |
| <insert sub-heading(s) if required (i.e. “Bulk and scale”> | |
| PO1 <insert criteria>. Note—<insert supporting notes if required> | AO1.1 <insert criteria>. Note—<insert supporting notes if required> |
| | AO1.2 <insert criteria>. |
| | AO1.3 <insert criteria>. |
| PO2 <insert criteria>. | AO2 <insert criteria>. |



| <u>Performance outcomes</u> | <u>Acceptable outcomes</u> |
|---|---|
| <insert “For assessable development”>* | |
| <insert sub-heading(s) if required> | |
| PO3 <insert criteria>. Note—<insert supporting notes if required> | AO3.1 <insert criteria>. Note—<insert supporting notes if required> |
| | AO3.2 <insert criteria>. |
| | |

*Editor’s note—subheadings may be used to differentiate between criteria for self-assessable development and assessable development. Alternatively, the code table may be broken up into further “parts” to assist with useability.

Editor’s note—further use of subheadings to identify criteria specific to a zone precinct or local plan precinct may be included.

Editor’s note—supporting material such as tables and figures may be used in support of the above assessment criteria. These may be contained within the assessment column or referenced within the outcomes and located at the back of code.

Editor’s note—notes may be included within a performance outcome or acceptable outcome highlighting other legislation to be complied with. For example, an Australian standard to support an acceptable outcome or local laws, or providing guidance on interpretation of a performance outcome.

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9.3 Using development codes

9.3.1 Codes generally

Acceptable outcomes are to be contained in the right hand column of the code table and performance outcomes are to be contained in the left hand column. Performance outcomes provide a statement which the corresponding acceptable outcome(s) must achieve. Acceptable outcomes prescribe the preferred way of achieving the performance outcome. There may be multiple acceptable outcomes applicable against a single performance outcome.

9.3.2 Codes in self-assessment

Where a code is identified as being applicable for self-assessable development (i.e. within a table of assessment contained in Part 5) it is to be read as the acceptable outcomes only. In some cases, a code may specify which specific acceptable outcomes apply (via the use of a subheading notating “for self-assessable development”).

9.3.3 Codes in compliance assessment

Where a code is identified as being applicable for compliance assessable development, it is to be read as the compliance outcomes only. Compliance outcomes are to be contained in their own table. In limited instances, planning scheme policies containing technical information to support the code may be referred to.

9.3.4 Codes in assessable development (code and impact assessment)

Where a code is identified as being applicable for assessable development, the code is to be read as being the purpose, performance outcomes and acceptable outcomes of



the code. Planning scheme policies containing technical information to support the code may be referred to within the assessment criteria.

Although preferred, acceptable outcomes are not required to be included against all performance outcomes applicable to assessable development.

9.4 Statewide codes

(Mandatory component)

The state government may, from time to time, produce statewide codes that address matters of a state interest to achieve a consistent approach to land use and development assessment for particular aspects across the state.

The mandatory statewide codes are contained within Module A Part 9 section 9.2.

In addition to those contained within Module A Part 9 section 9.2, where the local government chooses to specifically regulate “forestry for wood production” separately to other forms of cropping in a rural zone, the local government must include the relevant code from the options under subsection 9.2.3 Forestry for wood production code within the planning scheme. This code is mandatory where the local government establishes a variation in the level of assessment for “cropping where forestry for wood production” from other forms of cropping. Please refer to Module B Part 5 section 5.1 for further details regarding the prescribed level of assessment being capped at code assessment where this variation is established.

<Option 1—Compliance assessment>

9.2.3 Forestry for wood production code

9.2.3.1 Application

This code applies to assessing a material change of use for development involving cropping where forestry for wood production within the rural zone.

9.2.3.2 Purpose

- (1) The purpose of the forestry for wood production code is to facilitate the efficient establishment and management of cropping where forestry for wood production while minimising impacts resulting from the development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensuring cropping for forestry for wood production is appropriately located and setback from areas of environmental interest and existing infrastructure;
 - (b) minimising the impacts on adjoining land uses;
 - (c) minimising the risk of fire;
 - (d) ensuring the long-term security of harvest for forestry for wood production;
 - (e) ensuring that the forestry for wood production form of cropping is given equal regard to other forms of cropping.

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9.2.3.3 Assessment criteria

Part A—Criteria for development requiring compliance assessment

Table 9.2.3.1—Development requiring compliance assessment

| Compliance outcomes | |
|--|---|
| Setbacks | |
| CO1 | The establishment of the forest for wood production is setback from existing infrastructure and areas of environmental interest in accordance with Table 9.2.3.2—Forestry for wood production setback distances. |
| CO2 | No cultivation and planting for wood production is to occur in the setback areas identified in Table 9.2.3.2. Road and track establishment and maintenance can occur. |
| CO3 | Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in Table 9.2.3.2. |
| Impacts on soil structure, fertility and stability | |
| CO4 | <p>The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods:</p> <ul style="list-style-type: none">• mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10% and less than 25%;• either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25%;• tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips. |
| CO5 | <p>Any part of a track or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures:</p> <ul style="list-style-type: none">• establish and maintain a vegetative cover; or• drain the track or road with crossfall drainage (preferably with a slope greater than 4%) or by shaping the track or road to a crown so that water drains to both of its sides; or• establish and maintain drainage structures to convey water away from the track or road formation (for example, crossdrains, mitre drains, turnouts and diversion drains or relief culverts). |
| CO6 | Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with vegetative cover. |
| Fire risk | |
| CO7 | <p>Firebreaks are established and maintained:</p> <ul style="list-style-type: none">• between the forest for wood production, adjoining premises and existing infrastructure;• at a minimum width from the base of the outside trees in accordance with Table 9.2.3.3—Forestry for wood production firebreak distances;• that are free of flammable material that is greater than 1 metre high;• to be accessible and trafficable for fire suppression vehicles. |
| CO8 | <p>Fire access tracks and roads are established and maintained:</p> <ul style="list-style-type: none">• to a minimum width of 4 metres;• that are accessible and trafficable for fire suppression vehicles;• that ensure no part of a plantation is more than 250 metres from a fire access track or road. |

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Table 9.2.3.2—Forestry for wood production setback distances

| <u>Aspect</u> | <u>Distance (measured from the base of the tree)</u> |
|---|---|
| <u>Areas of environmental interest</u> | |
| <u>Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system</u> | <u>Stream order 1 to 2 – 5 metres; or Stream order 3 to 5 – 10 metres; or Stream order 6 – 20 metres.</u> |
| <u>State-owned protected areas and forest reserves under the <i>Nature Conservation Act 1992</i></u> | <u>10 metres</u> |
| <u>Protected vegetation under the <i>Vegetation Management Act 1999</i></u> | <u>10 metres</u> |
| <u>Infrastructure</u> | |
| <u>Dwellings</u> | <u>100 metres or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the Building Code of Australia.</u> |
| <u>Machinery sheds</u> | <u>25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater</u> |
| <u>Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement</u> | <u>25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater</u> |

Table 9.2.3.3—Forestry for wood production firebreak distances

| | |
|--|--|
| <u>Firebreaks</u> | |
| <u>Forestry for wood production activities less than 40 hectares</u> | <u>7 metres</u> |
| <u>Forestry for wood production of 40 hectares to 100 hectares</u> | <u>10 metres</u> |
| <u>Forestry for wood production greater than 100 hectares</u> | <u>20 metres, or a 10 metre break that is free of flammable material that is greater than 1 metre high followed by a 10 metre fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5 metres, commencing once trees are greater than 10 metres in height</u> |

<Option 2—Self-assessable and assessable development>

9.2.3 Forestry for wood production code

9.2.3.1 Application

This code applies to assessing a material change of use for development involving cropping where forestry for wood production within the rural zone.



9.2.3.2 Purpose

- (1) The purpose of the forestry for wood production code is to facilitate the efficient establishment and management of cropping where forestry for wood production while minimising impacts resulting from the development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensuring cropping for forestry for wood production is appropriately located and setback from areas of environmental interest and existing infrastructure;
 - (b) minimising the impacts on adjoining land uses;
 - (c) minimising the risk of fire;
 - (d) ensuring the long-term security of harvest for forestry for wood production;
 - (e) ensuring that the forestry for wood production form of cropping is given equal regard to other forms of cropping.

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9.2.3.3 Assessment criteria

Part A—Criteria for assessable development

Table 9.2.3.1—Self-assessable and assessable development

| Performance outcomes | Acceptable outcomes |
|---|--|
| For self-assessable and assessable development | |
| Setbacks | |
| PO1 The establishment of the forest for wood production is located to minimise impacts (such as shading and falling trees) on infrastructure and areas of environmental interest. | AO1.1 The establishment of the forest for wood production is setback from existing infrastructure and areas of environmental interest in accordance with Table 9.2.3.2—Forestry for wood production setback distances. |
| | AO1.2 No cultivation and planting for wood production is to occur in the setback areas identified in Table 9.2.3.2. Road and track establishment and maintenance can occur. |
| | AO1.3 Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in Table 9.2.3.2. |
| Impacts on soil structure, fertility and stability | |
| PO2 The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the site. | AO2.1 The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods: <ul style="list-style-type: none">• mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10% and less than 25%;• either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25%;• tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips. |
| | AO2.2 Any part of a track or road established and |

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| <u>Performance outcomes</u> | <u>Acceptable outcomes</u> |
|---|--|
| | <p>maintained as part of the forest for wood production is appropriately drained and adopts the following measures:</p> <ul style="list-style-type: none">• establish and maintain a vegetative cover;• drain the track or road with crossfall drainage (preferably with a slope greater than 4%) or by shaping the track or road to a crown so that water drains to both of its sides;• establish and maintain drainage structures to convey water away from the track or road formation (for example, crossdrains, mitre drains, turnouts and diversion drains or relief culverts). <p>AO2.3 Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with vegetative cover.</p> |
| Fire risk | |
| <p>PO3 The risk of fire to adjoining premises and infrastructure is minimised through the provision of firebreaks and fire tracks and roads.</p> | <p>AO3.1 Firebreaks are established and maintained:</p> <ul style="list-style-type: none">• between the forest for wood production, adjoining premises and existing infrastructure;• at a minimum width from the base of the outside trees in accordance with Table 9.2.3.3—Forestry for wood production firebreak distances;• that are free of flammable material that is greater than 1 metre high;• to be accessible and trafficable for fire suppression vehicles. <p>AO3.2 Fire access tracks and roads are established and maintained:</p> <ul style="list-style-type: none">• to a minimum width of 4 metres;• that are accessible and trafficable for fire suppression vehicles;• that ensure no part of a plantation is more than 250 metres from a fire access track or road. |
| Forest for wood production management | |
| <p>PO4 The use is regulated in a manner that is consistent with cropping activities in the local government area.</p> | <p>AO4.1 When the forest for wood production area is greater than 10 hectares a management report is attached to the development application which contains the following information:</p> <ul style="list-style-type: none">• details of the species to be planted and harvested;• proposed methods for ongoing pest management;• proposed methods for managing fire risk (including the design standard and location of fire access tracks; and where |

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| <u>Performance outcomes</u> | <u>Acceptable outcomes</u> |
|-----------------------------|---|
| | <p>appropriate, turnarounds);</p> <ul style="list-style-type: none"> • <u>expected harvest regimes and anticipated harvest dates;</u> • <u>a haulage route plan that identifies the proposed:</u> <ul style="list-style-type: none"> - <u>method;</u> - <u>frequency; and</u> - <u>route of transporting the timber harvest to the primary destination.</u> |

Table 9.2.3.2—Forestry for wood production setback distances

| <u>Aspect</u> | <u>Distance (measured from the base of the tree)</u> |
|---|--|
| <u>Areas of environmental interest</u> | |
| <u>Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system</u> | <u>Stream order 1 to 2 – 5 metres; or Stream order 3 to 5 – 10 metres; or Stream order 6 – 20 metres.</u> |
| <u>State-owned protected areas and forest reserves under the <i>Nature Conservation Act 1992</i></u> | <u>10 metres</u> |
| <u>Protected vegetation under the <i>Vegetation Management Act 1999</i></u> | <u>10 metres</u> |
| <u>Infrastructure</u> | |
| <u>Dwellings</u> | <u>100 metres or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the Building Code of Australia</u> |
| <u>Machinery sheds</u> | <u>25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater</u> |
| <u>Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement</u> | <u>25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater</u> |

Table 9.2.3.3—Forestry for wood production firebreak distances

| | |
|--|--|
| <u>Firebreaks</u> | |
| <u>Forestry for wood production activities less than 40 hectares</u> | <u>7 metres</u> |
| <u>Forestry for wood production of 40 hectares to 100 hectares</u> | <u>10 metres</u> |
| <u>Forestry for wood production greater than 100 hectares</u> | <u>20 metres, or a 10 metre break that is free of flammable material that is greater than 1 metre high followed by a 10 metre fuel reduction area where forestry for wood production trees are pruned up to a minimum height of 5 metres, commencing once trees are greater than 10 metres in height</u> |

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 aregacu¶
 p1. 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:¶
 <#><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:¶
 <#><insert outcomes> ¶
 ¶
 3. Elements to be used for codes for self-assessment only¶
 <#>The purpose of the <code name> is <insert purpose statement>. ¶
 <name codes> table x—for self-assessable development only¶
 Acceptable outcomes ... [11]



Part 10 Planning partnerships

(Mandatory component)

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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 sections 132 (3b)(4) and 133 of the Act. 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.

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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

(Mandatory component)

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);
- not add a new definition, change or create a variation of definition except where:
 - through the development column of the tables of assessment in Part 5, to articulate a variation to an assessment trigger; or
 - an inclusion to the administrative definitions where the term and definition is obtained from another statutory instrument (e.g. legislation, regional plan, state planning policy, state planning regulatory provision).

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Suite of use definitions

(Mandatory component)

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. Otherwise the term is an undefined use for the purposes of the planning scheme.

A term listed in column one, under the heading “use” has the meaning set out beside that term in column two under the heading “definition”. A term listed in column one under the heading “use” may have other terms listed beside it in columns three and four. Where a term in columns three or four is not listed in column one, the term has its ordinary meaning. Local government may not add or remove examples from columns three or four, with the exception of the additions from the industry threshold tables for low impact industry, medium impact industry and noxious and hazardous industry (as explained further below).

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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.

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



Index for use definitions

| | | |
|--|---|---|
| <ul style="list-style-type: none"> • <u>Adult store</u> • <u>Agricultural supplies store</u> • <u>Air services</u> • <u>Animal husbandry</u> • <u>Animal keeping</u> • <u>Aquaculture</u> • <u>Brothel</u> • <u>Bulk landscape supplies</u> • <u>Car park</u> • <u>Caretaker's accommodation</u> • <u>Cemetery</u> • <u>Child care centre</u> • <u>Club</u> • <u>Community care centre</u> • <u>Community residence</u> • <u>Community use</u> • <u>Correctional facility</u> • <u>Crematorium</u> • <u>Cropping</u> • <u>Dual occupancy</u> • <u>Dwelling house</u> • <u>Dwelling unit</u> • <u>Educational establishment</u> • <u>Emergency services</u> • <u>Extractive industry</u> • <u>Food and drink outlet</u> • <u>Function facility</u> • <u>Funeral parlour</u> • <u>Garden centre</u> | <ul style="list-style-type: none"> • <u>Hardware and trade supplies</u> • <u>Health care services</u> • <u>High impact industry</u> • <u>Home based business</u> • <u>Hospital</u> • <u>Hostel</u> • <u>Hotel</u> • <u>Indoor sport and recreation</u> • <u>Intensive animal industry</u> • <u>Intensive horticulture</u> • <u>Landing</u> • <u>Low impact industry</u> • <u>Major electricity infrastructure</u> • <u>Major sport, recreation and entertainment facility</u> • <u>Marine industry</u> • <u>Market</u> • <u>Medium impact industry</u> • <u>Motor sport facility</u> • <u>Multiple dwelling</u> • <u>Nightclub</u> • <u>Non-resident workforce accommodation</u> • <u>Noxious and hazardous industry</u> • <u>Office</u> • <u>Outdoor sales</u> • <u>Outdoor sport and recreation</u> • <u>Park</u> | <ul style="list-style-type: none"> • <u>Permanent plantation</u> • <u>Place of worship</u> • <u>Port services</u> • <u>Relocatable home park</u> • <u>Renewable energy facility</u> • <u>Research and technology industry</u> • <u>Residential care facility</u> • <u>Retirement facility</u> • <u>Roadside stall</u> • <u>Rural industry</u> • <u>Sales office</u> • <u>Service industry</u> • <u>Service station</u> • <u>Shop</u> • <u>Shopping centre</u> • <u>Short-term accommodation</u> • <u>Showroom</u> • <u>Substation</u> • <u>Telecommunications facility</u> • <u>Theatre</u> • <u>Tourist attraction</u> • <u>Tourist park</u> • <u>Transport depot</u> • <u>Utility installation</u> • <u>Veterinary services</u> • <u>Warehouse</u> • <u>Wholesale nursery</u> • <u>Winery</u> |
|--|---|---|

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| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples | Deleted: —Page Break— Use definitions |
|-----------------------------|---|---|--|---|
| Adult store | 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. | Sex shop | Shop, <u>newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</u> <ul style="list-style-type: none"> • <u>the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or</u> • <u>the sale or display of underwear or lingerie; or</u> • <u>the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</u> | Deleted: ¶ 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. Formatted: Table Bullet |
| 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 | Deleted: advertising de ... [12] |
| Air services | Premises used for the following: <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 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; • <u>aviation facilities.</u> | Airport, airstrip, helipad, <u>public or private airfield</u> | | Deleted: and/ Formatted: Bullets and Numbering |
| 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, <u>intensive animal industry</u> , aquaculture, feedlots, piggeries. | Deleted: , poultry meat and egg production |



| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|---------------------------|---|---|---|
| Animal keeping | Premises used for boarding, breeding or training of animals. The use may include ancillary temporary <u>or</u> permanent holding facilities on the <u>same site</u> and <u>ancillary</u> 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, <u>animal husbandry</u> |
| Aquaculture | Premises used for the cultivation of aquatic animals <u>or</u> 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 <u>industry</u> |
| <u>Brothel</u> | <u>Premises made available for prostitution by two or more prostitutes at the premises.</u> <i>Note—definition from the Prostitution Act 1999.</i> | | <u>Adult store, club, nightclub, shop</u> |
| Bulk landscape supplies | Premises used for bulk storage and sale of landscaping and gardening supplies, <u>which may</u> include <u>a</u> 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 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, <u>funeral parlour</u> |
| Child care centre | Premises used for minding or care, <u>but not residence</u> , of children. | Crèche, early childhood centre, kindergarten, <u>after school care</u> | Educational establishment, <u>home based child care</u> |
| Club | Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes <u>for social interaction or entertainment</u> . <u>The use may include the ancillary preparation and service of food and drink.</u> | Club house, guide and scout clubs, surf lifesaving club, <u>RSL</u> , <u>bowls club</u> | Hotel, nightclub, place of worship, theatre |

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| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|------------------------|---|---|---|
| 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 <u>community support</u> services to the public <u>and may include the ancillary preparation and provision of food and drink.</u> | Art gallery, <u>community centre</u> , 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 <u>the cremation, or aquamation of</u> bodies. | | Cemetery |
| Cropping | Premises used for growing plants or plant material for commercial purposes, where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site <u>and the ancillary repair and servicing of machinery used on the site.</u> | 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. | <u>Duplex</u> | Dwelling house, multiple dwelling |
| Dwelling house | A residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling. | | Caretaker's accommodation, dual occupancy, hostel, short-term accommodation, student accommodation, multiple dwelling |

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| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|---------------------------|---|--|--|
| Dwelling unit | A single dwelling within a premises containing non residential use(s). | <u>"Shop-top" apartment</u> | 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 <u>or on-site student accommodation</u> . | 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, 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, <u>police station</u> , emergency management support facility | Community use, hospital, residential care facility |
| Extractive industry | Premises used for <u>the</u> extraction and processing of <u>extractive resources and associated activities, including their transportation to market</u> . <u>Note—definition from State Planning Policy 2/07</u> | <u>Quarry</u> | |
| Food and drink outlet | Premises used for preparation and sale of food and drink to the public for consumption on or off the site. <u>The use may include the ancillary sale of liquor for consumption on site</u> . | Bistro, café, coffee shop, drive-through facility, kiosk, meals on wheels <u>distribution centre</u> , milk bar, restaurant, snack bar, take-away, tea room | Bar, club, hotel, shop, theatre, <u>nightclub</u> |
| Function facility | Premises used for conducting receptions or functions <u>which may include the preparation and provision of food and liquor for consumption on site</u> . | Conference centre, reception centre | Community use, <u>hotel</u> |
| 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 the storage and preparation of bodies for burial or cremation. | | Cemetery, crematorium, place of worship |

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| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples | |
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| Garden centre | Premises used primarily for the sale of plants and <u>may include sale of</u> gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include <u>an ancillary food and drink outlet</u> . | Retail plant nursery | Bulk landscape supplies, wholesale nursery, <u>outdoor sales</u> | Deleted: s Deleted: a café. |
| 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. | | | Formatted: Bullets and Numbering |
| 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 | Deleted: Cnon-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). |
| High impact industry | <u>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</u> <ul style="list-style-type: none"> <u>potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;</u> <u>potential for offsite impacts in the event of fire, explosion or toxic release;</u> <u>generates high traffic flows in the context of the locality or the road network;</u> <u>generates a significant demand on the local infrastructure network;</u> <u>the use may involve night time and outdoor activities;</u> <u>onsite controls are required for emissions and dangerous goods risks.</u> | <u>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</u> <u>Note—additional examples may be shown in SC1.1.2 industry thresholds.</u> | <u>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, noxious and hazardous industry.</u> | Deleted: Aabattoirs, 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 Deleted: ¶ <#>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. |
| Home based business | A dwelling used for a <u>business</u> activity where subordinate to the residential use. | Bed and breakfast, farm stay, home office, <u>home based childcare</u> | <u>Hobby, office, shop, warehouse transport</u> | Formatted: Font: 10 pt Deleted: house Deleted: n Deleted: , Deleted: occupation or business, Deleted: family day care, Deleted: and is compatible with residential amenity outcomes |



| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 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 <u>ancillary</u> 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 <u>for the accommodation of more than one household where each resident:</u></p> <ul style="list-style-type: none"> <u>has a right to occupy one or more rooms;</u> <u>does not have a right to occupy the whole of the premises in which the rooms are situated;</u> <u>does not occupy a self-contained unit;</u> <u>shares communal rooms, or communal facilities outside of the resident's room, with one or more of the other residents.</u> <p>It may include:</p> <ul style="list-style-type: none"> <u>rooms not in the same premises; or</u> <u>provision of a food or other service; or</u> <u>on site management or staff and associated accommodation.</u> | <p>Boarding house, monastery, <u>rooming accommodation, off-site student accommodation</u></p> | <p>Hospice, <u>community residence, dwelling house, short-term accommodation, multiple dwelling</u></p> |
| Hotel | <p>Premises used <u>primarily</u> to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and <u>entertainment facilities.</u></p> | <p><u>Bar</u>, pub, tavern</p> | <p>Nightclub</p> |
| Indoor sport and recreation | <p>Premises used for leisure, sport or recreation conducted wholly or mainly indoors.</p> | <p>Amusement parlour, bowling alley, gymnasium, squash courts, <u>enclosed tennis courts</u></p> | <p>Cinema, hotel, nightclub, theatre</p> |

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The use may include accommodation for staff or carers.

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| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|---------------------------|---|---|--|
| Intensive animal industry | <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 packing of produce and plants grown on the subject site.</p> | Greenhouse and shade house plant production, hydroponic farms, mushroom farms | Wholesale nursery |
| 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><u>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</u></p> <ul style="list-style-type: none"> <u>negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;</u> <u>minimal traffic generation and heavy-vehicle usage;</u> <u>demands imposed upon the local infrastructure network consistent with surrounding uses;</u> <u>the use generally operates during the day (e.g. 7am to 6pm);</u> <u>offsite impacts from storage of dangerous goods are negligible;</u> <u>the use is primarily undertaken indoors.</u> | <p><u>Repairing motor vehicles, fitting and turning workshop</u></p> <p><u>Note—additional examples may be shown in SC1.1.2 industry thresholds</u></p> | <p><u>Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, noxious and hazardous industry</u></p> |

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Deleted: Rsmall engine mechanical workshop, cabinet making, shop fitting, sign writing, tyre depot

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¶ The manufacturing aspects of the use are undertaken indoors. '¶
¶ Any off site impacts including air, noise and odour emissions are able to be readily mitigated.¶

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| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|--|--|--|--|
| <u>Major electricity infrastructure</u> | All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities. | <u>Powerlines greater than 66kV</u> | <u>Minor electricity infrastructure, substation</u> |
| 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. | Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation |
| Marine industry | Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure. The use may include the provision of fuel and disposal of waste. | Boat building, boat storage, dry dock | Marina |
| Market | 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. The use may include entertainment provided for the enjoyment of customers. | Flea market, farmers market, car boot sales | Shop, roadside stall |

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| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|------------------------|--|--|--|
| Medium impact industry | <p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise; generates high traffic flows in the context of the locality or the road network; generates an elevated demand on the local infrastructure network; potential for offsite impacts in the event of fire, explosion or toxic release; onsite controls are required for emissions and dangerous goods risks; the use is primarily undertaken indoors; evening or night activities are undertaken indoors and not outdoors. | <p>Spray painting and surface coating, transport depot, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)</p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p> | <p>Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, noxious and hazardous industry.</p> <p>Formatted: Bullets and Numbering</p> <p>Deleted: Cnon-alcoholic beverage production, concrete batching plants, tyre manufacturing and re-treading, metal recovery, textile manufacture, chemically treating timber, plastic product manufacture</p> <p>Deleted: Sspray painting, tyre recycling, drum reconditioning, manufacturing of water based paints, wooden and laminated product manufacturing (not involving reconstituted timber)</p> |
| Motor sport facility | <p>Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.</p> | <p>Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks</p> | <p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p> <p>Deleted: Premises used for industrial activities that have offsite air, noise and odour emissions.¶ ¶ Despite mitigation measures these activities would still have noticeable impacts on non-industrial uses ¶ ¶ The primary (noise, odour and air emitting) aspects of the use are undertaken indoors.¶</p> |
| Multiple dwelling | <p>Premises which contains three or more dwellings where the use is primarily residential.</p> | <p>Apartments, flats, units, townhouses</p> | <p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</p> <p>Deleted: primarily</p> <p>Deleted: formally</p> <p>Deleted: tracks</p> <p>Deleted: with</p> <p>Deleted: tracks</p> <p>Deleted: A residential use of p</p> |
| Nightclub | <p>Premises operating predominately during the night hours used to provide entertainment, which may include, cabaret, dancing and music.</p> <p>The use includes the sale of liquor and food for consumption on site.</p> | | <p>Club, hotel, tavern, pub, indoor sport and recreation</p> <p>Deleted: , operating predominately during the night hours,</p> <p>Deleted: and</p> <p>Deleted: s</p> |



| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|--------------------------------------|--|--|--|
| Non-resident workforce accommodation | <p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p> | Contractor's camp, construction camp, single person's quarters, temporary workers accommodation | Relocatable home park, short-term accommodation, tourist park. |
| Noxious and hazardous industry | <p><u>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:</u></p> <ul style="list-style-type: none"> <u>potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;</u> <u>potential for offsite impacts in the event of fire, explosion or toxic release;</u> <u>onsite controls are required for emissions and dangerous goods risks;</u> <u>the use generally involves night time and outdoor activities;</u> <u>the use may involve the storage and handling of large volumes of dangerous goods;</u> <u>requires significant separation from non-industrial uses.</u> | <p><u>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</u></p> <p>Note—additional examples may be shown in SC1.1.2 industry thresholds.</p> | <p><u>Low impact industry, medium impact industry, high impact industry, service industry</u></p> <p>Deleted: ries</p> <p>Formatted: Bullets and Numbering</p> <p>Deleted: Aabattoir, 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</p> |
| Office | <p>Premises used for an 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:</p> <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. | Bank, real estate agent | <p><u>Home based business, shop, outdoor sales</u></p> <p>Deleted: .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. ¶ ¶ Theses uses may involve the production of organic and inorganic chemicals, and the storage and production of explosives.</p> <p>Deleted: outdoor lighti[... [13]</p> |



| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|------------------------------|--|---|--|
| 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. <u>The use may include ancillary repair or servicing activities and sale or fitting of accessories.</u> | 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 <u>and which</u> , requires areas of open space and may include <u>ancillary</u> works necessary for safety and sustainability. The use may include <u>ancillary food and drink outlet(s) and the</u> , provision of ancillary facilities or amenities conducted indoors <u>such as changing rooms and storage facilities.</u> | Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval, <u>pony club</u> | Major sport, recreation and entertainment facility, motor sport, <u>park</u> |
| Park | <u>Premises</u> 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, <u>outdoor sport and recreation</u> |
| Permanent plantation | 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 |
| Place of worship | Premises used by an organised group for worship and religious activities. The use may include ancillary facilities for social and educational activities. | Church, chapel, mosque, synagogue, temple | Community use, <u>child care centre, funeral parlour, crematorium</u> |

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| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|----------------------------------|--|--|---|
| Port services | <p>Premises used for the following:</p> <ul style="list-style-type: none"> the arrival and departure of vessels; the movement of passengers or goods on or off vessels; any ancillary activities directly serving the needs of passengers and visitors <u>or the housing, servicing, maintenance and repair of vessels.</u> | <u>Marina</u> | 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, <u>food and drink outlet</u>, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p> | | Tourist park |
| <u>Renewable energy facility</u> | <u>Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.</u> | <u>Solar farm, wind farm, tidal power</u> | <u>Wind turbine or solar panels supplying energy to domestic or rural activities on the same site</u> |
| 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. | Convalescent home, nursing home | Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility |

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| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|------------------------|--|---|---|
| Retirement facility | <p>A residential use of premises for an integrated community and 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 <u>a manager's residence and office, food and drink outlet, amenity buildings,</u> communal facilities and accommodation for staff.</p> | Retirement village | Residential care facility |
| Roadside stall | Premises used for the roadside display and sale of goods <u>in rural areas.</u> | | <u>Market</u> |
| Rural industry | <p>Premises used for storage, processing and packaging of products <u>from a rural use.</u></p> <p>The use includes processing, packaging <u>and sale of</u> products produced as a result of a rural use where the processing and packaging is <u>ancillary to a rural use on or adjacent to the site.</u></p> | Packing shed | Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, <u>agricultural supply store</u> |
| Sales office | <p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p><u>The use may include a caravan or relocatable dwelling or structure.</u></p> | 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, <u>low impact industry, medium impact high impact industry, noxious and hazardous industry</u> |

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| <u>Column 1</u> Use | <u>Column 2</u> Definition | <u>Column 3</u> Examples include | <u>Column 4</u> Does not include the following examples |
|--------------------------|--|--|---|
| Service station | <p>Premises used for the sale of fuel including petrol, liquid petroleum, automotive distillate and alternative fuels.</p> <p>The use may include, <u>where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</u></p> | | |
| 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 <u>tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and</u> 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 <u>visitors.</u></p> | Motel, backpackers, <u>cabins, serviced apartments</u> | Hostel, <u>rooming accommodation, tourist park</u> |
| 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> <ul style="list-style-type: none"> <u>a large area for handling, display or storage;</u> <u>direct vehicle access to the building by members of the public for loading and unloading items purchased or hired.</u> | <u>Bulky goods sales</u> | Food and drink outlet shop, outdoor sales |
| <u>Substation</u> | <p><u>Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i>, and used for:</u></p> <ul style="list-style-type: none"> <u>converting or transforming electrical energy from one voltage to another; or</u> | <u>Substations, switching yards</u> | <u>Major electricity infrastructure, minor electricity infrastructure</u> |

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| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
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| | <ul style="list-style-type: none"> regulating voltage in an electrical circuit; or controlling electrical circuits; or switching electrical current between circuits; or a switchyard; or communication facilities for "operating works" as defined under the <i>Electricity Act 1994</i>; and for workforce operational and safety communications. | | |
| 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. | Telecommunication tower | Aviation facility, "low-impact telecommunications facility" as defined under the <i>Telecommunications Act 1997</i> |
| Theatre | Premises used for providing film, live entertainment or music 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 | <p>Premises used for providing on-site entertainment, recreation or similar facilities for the general public.</p> <p>The use may include provision of food and drink for consumption on site.</p> | Theme park | Hotel, major sport, recreation and entertainment facility, nightclub |
| Tourist park | <p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.</p> | Camping ground, caravan park | Relocatable home park, tourist attraction, short-term accommodation |
| Transport depot | Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary | Contractor's depot, bus depot, truck yard | Home based business, warehouse, low impact industry, service industry |

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| Column 1 Use | Column 2 Definition | Column 3 Examples include | Column 4 Does not include the following examples |
|----------------------|--|---|---|
| | <u>servicing, repair and cleaning of vehicles stored on the premises.</u> | | |
| Utility installation | <p>Premises used to provide the public with the following services:</p> <ul style="list-style-type: none"> supply of water, hydraulic power, electricity or gas; sewerage, <u>drainage or stormwater</u> services; transport services including road, rail or water; waste management facilities; network infrastructure. <p>The use includes maintenance and storage depots and other facilities for the operation of the use.</p> | Sewerage treatment plant, mail depot, pumping station | <u>Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot</u> |
| 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. | | <u>Animal keeping</u> |
| Warehouse | <p>Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards.</p> <p>The use may include sale of goods by wholesale where ancillary to the <u>storage</u>.</p> <p><u>The use does not include retail sales from the premises.</u></p> | Self storage sheds | <u>Hardware and trade supplies, outdoor sales, showroom, shop</u> |
| Wholesale nursery | <p>Premises used for the sale of plants, <u>but not to the general public</u>, where the plants are grown on or adjacent to the site.</p> <p>The use may include sale of gardening materials where these are ancillary to the primary use.</p> | | Bulk landscape supplies, garden centre |
| Winery | Premises used for manufacturing <u>of wine, which may include the sale of wine manufactured on site.</u> | | <u>Rural industry</u> |

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Activity groups

(Mandatory heading component)

While a local government may not add to or alter the above land use definitions in SC1.1, a local government may create their own clusters of land uses otherwise known as “activity groups”.

Clustering land use definitions into activity groups may assist in identifying uses attached to a zone and may reduce the length of the tables of assessment in the planning scheme. Uses 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 an activity 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 “level of assessment” 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. The activity groups can only consist of uses from the defined uses within SC1.1 Use definitions.

Below is a list of example “activity groups” (column 1) and their associated cluster of uses (column 2). A local government may use the activity groups provided, modify the activity groups provided or create their own activity groups.

| Column 1 Activity group | Column 2 Uses |
|----------------------------|--|
| Accommodation activities | <ul style="list-style-type: none">Caretaker's accommodationCommunity residenceDual occupancyDwelling houseDwelling unitHome based businessHostelMultiple dwellingNon-residential workforce accommodationRelocatable home parkResidential care facilityRetirement facilityShort-term accommodationTourist park |

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Deleted: <#>Residential care facility¶

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| <u>Column 1</u> Activity group | <u>Column 2</u> Uses | Formatted Table |
|-----------------------------------|--|---|
| Business activities | <ul style="list-style-type: none">• <u>Agricultural supplies store</u>• Bulk landscape supplies• Car park• Food and drink outlet• Garden centre• Hardware and trade supplies• <u>Market</u>• Office• Outdoor sales• Sales office• Service industry• <u>Service station</u>• Shop• Shopping centre• Showroom• <u>Veterinary services</u> | <div>Formatted: Bullets and Numbering</div> <div>Formatted: Bullets and Numbering</div> <div>Formatted: Bullets and Numbering</div> <div>Formatted: Bullets and Numbering</div> |
| <u>Centre activities</u> | <ul style="list-style-type: none">• <u>Car park</u>• <u>Caretaker's accommodation</u>• <u>Club</u>• <u>Child care centre</u>• <u>Community care centre</u>• <u>Community use</u>• <u>Educational establishment (where excluding exclusive outdoor recreation facilities)</u>• <u>Food and drink outlet</u>• <u>Function facility</u>• <u>Health care services</u>• <u>Hospital</u>• <u>Hostel</u>• <u>Hotel</u>• <u>Market</u>• <u>Multiple dwelling</u>• <u>Nightclub</u>• <u>Office</u>• <u>Place of worship</u>• <u>Residential care facility</u>• <u>Retirement facility</u>• <u>Sales office</u>• <u>Service industry</u>• <u>Service station</u>• <u>Shop</u>• <u>Shopping centre</u>• <u>Short-term accommodation</u>• <u>Showroom</u>• <u>Theatre</u> | <div>Formatted: Bullets and Numbering</div> <div>Formatted: Bullets and Numbering</div> |



| <u>Column 1</u> Activity group | <u>Column 2</u> Uses | Formatted Table |
|-----------------------------------|--|--|
| <u>Community activities</u> | <ul style="list-style-type: none">• Cemetery• Club• Child care centre• Community care centre• Community residence• Community use• Correctional facility• Crematorium• Educational establishment• Funeral parlour• Health care services• Hospital• Place of worship | Formatted: Bullets and Numbering |
| Entertainment activities | <ul style="list-style-type: none">• Club• Function facility• Hotel• Nightclub• Theatre• Tourist park | Deleted: rural activities ... [17] Formatted Table Formatted: Bullets and Numbering |
| Industry activities | <ul style="list-style-type: none">• Extractive industry• High impact industry• Low impact industry• Marine industry• Medium impact industry• Noxious and hazardous industry• Research and technology industry• Service industry• Warehouse | Formatted: Bullets and Numbering Formatted: Bullets and Numbering Formatted: Bullets and Numbering Deleted: ies |
| Recreation activities | <ul style="list-style-type: none">• Indoor sport and recreation• Major sport, recreation and entertainment facility• Motor sport facility• Outdoor sport and recreation• Park | Deleted: ¶ Waterfront and marine industry |
| <u>Rural activities</u> | <ul style="list-style-type: none">• Agricultural supplies store• Animal husbandry• Animal keeping• Aquaculture• Cropping• Intensive animal industry• Intensive horticulture• Permanent plantation• Roadside stall• Rural industry• Wholesale nursery• Winery | Formatted: Bullets and Numbering Formatted: Bullets and Numbering |



| <u>Column 1</u> Activity group | <u>Column 2</u> Uses |
|-----------------------------------|--|
| <u>Waterfront activities</u> | <ul style="list-style-type: none">• <u>Landing</u>• <u>Marine industry</u>• <u>Port services</u> |

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Industry thresholds

(Mandatory heading component)

This industry thresholds table should be used in conjunction with the use definitions for:

- low impact industry:
- medium impact industry:
- high impact industry:
- noxious and hazardous industry.

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A local government may use the threshold table provided, modify the table provided or use their own threshold table in order to provide further clarification on these uses. A local government has the option of not including a threshold table and could rely solely on the definitions provided in SC1.1.

Industry thresholds table

| <u>Use</u> | <u>Additional examples include</u> |
|-------------------------------|--|
| <u>Low impact industry</u> | <ul style="list-style-type: none">(1) <u>Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting;</u>(2) <u>Repairing and servicing lawn mowers and outboard engines;</u>(3) <u>Fitting and turning workshop;</u>(4) <u>Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes a year and not including spray painting;</u>(5) <u>Assembling wood products not involving cutting, routing, sanding or spray painting;</u>(6) <u>Dismantling automotive or mechanical equipment, not including debonding brake or clutch components;</u>(7) <u>Service station, not including above ground tanks of class 2.1 (flammable gasses) or class 3 (flammable liquids) dangerous goods greater than 16kL;</u> <small><u>Note—class 2.1 and class 3 dangerous goods are defined in the Australian Dangerous Goods Code.</u></small>(8) <u>Dangerous goods location not including the storage of toxic gases.</u> |
| <u>Medium impact industry</u> | <ul style="list-style-type: none">(1) <u>Metal foundry, metal casting, boiler making or engineering works, producing less than 10 tonnes per year;</u>(2) <u>Large dangerous goods location not including the storage of toxic gases;</u>(3) <u>Abrasive blasting workshop;</u>(4) <u>Spray painting, enamelling, electroplating, anodising, galvanising or</u> |

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| Use | Additional examples include |
|-----------------------|--|
| | <p>powder coating producing less than 5,000 tonnes per year;</p> <p>(5) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components;</p> <p>(6) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per year;</p> <p>(7) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per year;</p> <p>(8) Vegetable oil or oilseed processing in works with a design production capacity of less than 1,000 tonnes per year;</p> <p>(9) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per year;</p> <p>(10) Manufacturing chipboard, laminated board and wood veneer products, producing less than 250 tonnes per year;</p> <p>(11) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per year;</p> <p>(12) Recycling and reprocessing batteries;</p> <p>(13) Repairing or maintaining boats;</p> <p>(14) Manufacturing substrate for mushroom growing;</p> <p>(15) Manufacturing or processing plaster, producing less than 5,000 tonnes per year;</p> <p>(16) Recycling or reprocessing tyres including retreading;</p> <p>(17) Printing advertising material, magazines, newspapers, packaging and stationery;</p> <p>(18) Transport depot, distribution centre, contractors depot and storage yard;</p> <p>(19) Manufacturing plastic or plastic products (except fibreglass pools, tanks and boats) in works producing less than 5 tonnes per year;</p> <p>(20) Reconditioning metal or plastic drums.</p> |
| High -impact industry | <p>(1) Metal foundry, metal casting, boiler making or engineering works, producing greater than 10 tonnes per year;</p> <p>(2) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes;</p> <p>(3) Scrap metal yard including a fragmentiser;</p> <p>(4) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per year;</p> <p>(5) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per year;</p> <p>(6) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per year;</p> <p>(7) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per year;</p> <p>(8) Manufacturing chipboard, laminated board and wood veneer products greater than 250 tonnes per year;</p> <p>(9) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per year;</p> <p>(10) Manufacturing or processing plaster, producing greater than 5,000 tonnes per year;</p> <p>(11) Spray painting, enamelling, electroplating, anodising or galvanising of metal products greater than 5,000 tonnes per year;</p> <p>(12) Concrete batching and producing concrete products;</p> |

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| Use | Additional examples include |
|--------------------------------|--|
| | <ul style="list-style-type: none">(13) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote;(14) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste;(15) Manufacturing fibreglass pools, tanks and boats;(16) Manufacturing plastic or plastic products, including fibreglass products, in works producing greater than 5 tonnes per year or more of foam, composite plastics or rigid fibre-reinforced plastics;(17) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre;(18) Abattoir;(19) Recycling chemicals, oils or solvents;(20) Waste disposal facility (other than waste incinerator);(21) Recycling, storing or reprocessing regulated waste;(22) Manufacturing batteries;(23) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per year;(24) Manufacturing chipboard, laminated board and wood veneer products, producing greater than 250 tonnes per year. |
| Noxious and hazardous industry | <ul style="list-style-type: none">(1) Oil refining or processing;(2) Producing, refining or processing gas or fuel gas;(3) Distilling alcohol in works producing greater than 2,500 litres per year;(4) Power station;(5) Producing, quenching, cutting, crushing or grading coke;(6) Waste incinerator;(7) Sugar milling or refining;(8) Pulp or paper manufacturing;(9) Tobacco processing;(10) Tannery or works for curing animal skins, hides or finishing leather;(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;(12) Rendering plant;(13) Manufacturing chemicals, poisons and explosives;(14) Manufacturing fertilisers involving ammonia. |

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Suite of administrative definitions

(Mandatory component)

The following table lists administrative terms which are used in the planning scheme and assist in interpretation. A term listed in column one has the meaning set out beside that term in column two.

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A local government may add to the following list for their planning scheme using only terms and definitions obtained from other state statutory instruments (e.g. state legislation, regional plan, state planning policy, state planning regulatory provision). Where a term and its definition is obtained from another state statutory instrument, it is not to conflict with another administrative definition already contained within the following suite of administrative definitions.

Where a term is not listed in this section of the planning scheme, it has the meaning given by the Act and, where a term is not given a meaning by the Act, it has its ordinary meaning.

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Index for administrative definitions

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| <ul style="list-style-type: none">• <u>Adjoining premises</u>• <u>Access</u>• <u>Access strip</u>• <u>Accessway</u>• <u>Acid sulfate soils (ASS)</u>• <u>Active and public transport supportive use</u>• <u>Active transport</u>• <u>Adverse flooding</u>• <u>Advertising device</u>• <u>Affordable housing</u>• <u>Alternative provision</u>• <u>Annual exceedance probability (AEP)</u>• <u>Articulation</u>• <u>Assessment criteria</u>• <u>Australian height datum (AHD)</u>• <u>Average recurrence interval (ARI)</u>• <u>Average width</u>• <u>Aviation facilities</u>• <u>Background noise level</u>• <u>Balance port land</u>• <u>Base date</u>• <u>Basement</u>• <u>Biodiversity</u>• <u>Boundary clearance</u>• <u>Buffer</u>• <u>Building</u>• <u>Building format plan of survey</u>• <u>Building frontage</u>• <u>Building height</u>• <u>Building height for aviation purposes</u>• <u>Burra Charter</u>• <u>Bushfire risk</u>• <u>Commercial waste</u> | <ul style="list-style-type: none">• <u>Development</u>• <u>Development envelope area</u>• <u>Domestic addition</u>• <u>Domestic outbuilding</u>• <u>Domestic pet</u>• <u>Domestic waste</u>• <u>Dwelling</u>• <u>Ecological sustainability</u>• <u>Electricity easement</u>• <u>Environmental management plan</u>• <u>Environmental nuisance</u>• <u>Environmentally relevant activity</u>• <u>Erosion prone area</u>• <u>Filling or excavation</u>• <u>Floor space ratio</u>• <u>Form</u>• <u>Gross floor area</u>• <u>Gross leasable area</u>• <u>Ground level</u>• <u>Habitable room</u>• <u>Habitat</u>• <u>Habitat link</u>• <u>Habitat values</u>• <u>Hazardous material</u>• <u>Heritage place</u>• <u>Highest astronomical tide</u>• <u>Household</u>• <u>Infill development</u>• <u>Irregular lot</u>• <u>Legibility</u>• <u>Lot</u>• <u>Mass</u>• <u>Mean high water spring tide</u>• <u>Mezzanine</u>• <u>Minor building work</u> | <ul style="list-style-type: none">• <u>Plot ratio</u>• <u>Premises</u>• <u>Preservation</u>• <u>Primary street frontage</u>• <u>Private open space</u>• <u>Projection area(s)</u>• <u>Public open space</u>• <u>Public transport</u>• <u>Rear lot</u>• <u>Recyclable waste</u>• <u>Removable structure</u>• <u>Repair</u>• <u>Restoration</u>• <u>Removal</u>• <u>Rhythm</u>• <u>Riparian vegetation</u>• <u>Risk</u>• <u>Risk assessment</u>• <u>Road</u>• <u>Road hierarchy</u>• <u>Scale</u>• <u>Secondary dwelling</u>• <u>Sensitive land use</u>• <u>Setback</u>• <u>Side and rear boundary clearance</u>• <u>Site</u>• <u>Site cover</u>• <u>Standard format plan of survey</u>• <u>State-controlled road</u>• <u>Storey</u>• <u>Stormwater</u>• <u>Streetscape</u>• <u>Structure</u>• <u>Temporary use</u>• <u>Transit oriented development</u> |
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Index for administrative definitions

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| <ul style="list-style-type: none"> • <u>Community management statement</u> • <u>Community titles scheme</u> • <u>Connectivity</u> • <u>Corner lot</u> • <u>Crime prevention through environmental design (CPTED)</u> • <u>Dedicated road</u> • <u>Demand unit</u> • <u>Demolition work</u> • <u>Development footprint</u> • <u>Design speed</u> • <u>Design vehicle</u> | <ul style="list-style-type: none"> • <u>Minor electricity infrastructure</u> • <u>Movement network</u> • <u>Nature-based recreation</u> • <u>Non-resident workers</u> • <u>Outermost projection</u> • <u>Out-of-centre</u> • <u>Outdoor lighting</u> • <u>Overland flow path</u> • <u>Permeability</u> • <u>Permeable surface</u> • <u>Pick up / set down area</u> • <u>Place</u> • <u>Planning assumptions</u> | <ul style="list-style-type: none"> • <u>Ultimate development</u> • <u>Use</u> • <u>Vegetation</u> • <u>Vegetation management offset</u> • <u>Verge</u> • <u>Volumetric format plan of survey</u> • <u>Walkability</u> • <u>Walking catchment</u> • <u>Water catchment</u> • <u>Waterway</u> • <u>Wetland</u> |
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| <u>Column 1</u> Term | <u>Column 2</u> Definition | Formatted Table |
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| <u>Adjoining premises</u> | <u>Premises that share all or part of a measurable common boundary.</u> | Deleted: Means p |
| <u>Access</u> | <u>The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.</u> | |
| <u>Access strip</u> | <u>That part of a site which is used for providing access to a road.</u> | Deleted: Means t |
| <u>Accessway</u> | <u>A vehicle driveway used to access premises.</u> | |
| <u>Acid sulfate soils (ASS)</u> | <u>Soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (<i>actual acid sulfate soils</i>) and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised (<i>potential acid sulfate soils</i>).</u> <small>Note—definition from State Planning Policy 2/02</small> | |
| <u>Active and public transport supportive use</u> | <u>A use that, by its nature, encourages travel by active and public transport over private motor vehicles, or attracts users that commonly travel by active or public transport.</u> | |
| <u>Active transport</u> | <u>Non-motorised travel such as walking and cycling.</u> | |
| <u>Adverse flooding</u> | <u>Flooding which may adversely affect the amenity, safety or use of a premises.</u> | |
| <u>Advertising device</u> | <u>Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature which is provided exclusively or mainly as part of the advertisement.</u> | Deleted: or Deleted: or |
| <u>Affordable housing</u> | <u>Housing that is appropriate to the needs of households with low to moderate incomes.</u> | |
| <u>Alternative provision</u> | <u>For the purpose of building works, provisions that are:</u> <ul style="list-style-type: none"> • <u>identified or stated in a planning scheme;</u> • <u>alternative to the provisions of the Queensland Development Code, MP 1.1 and 1.2;</u> • <u>qualitative statements or quantifiable standards.</u> | Formatted: Bullets and Numbering Formatted: Table Bullet |
| <u>Annual exceedance probability (AEP)</u> | <u>The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five percent, it means that there is a five percent risk, that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500 cubic metres/second or larger occurring in any one year.</u> | |



| Column 1 Term | Column 2 Definition | Formatted Table |
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| | The AEP of a flood event gives no indication of when a flood of that size will occur next. Note—definition from State Planning Policy 1/03 | |
| <u>Articulation</u> | Designing a building, or the façade of a building, with clearly distinguishable parts. | |
| <u>Assessment criteria</u> | Those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for self-assessable, assessable development and development requiring compliance assessment, including overall outcomes, performance outcomes and acceptable outcomes. | |
| <u>Australian height datum (AHD)</u> | The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level. | |
| <u>Average recurrence interval (ARI)</u> | The average, or expected, value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random. Note—for example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude. Note—definition from Temporary State Planning Policy 1/11. | |
| <u>Average width</u> | In regard to a lot, the distance between the midpoints of the side boundaries of the lot. | |
| <u>Aviation facilities</u> | Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located on or off airport. Note—definition from State Planning Policy 1/02. | |
| <u>Background noise level</u> | For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent. | |
| <u>Balance port land</u> | Land the Treasurer declares to be balance port land under section 283J7 of the <i>Transport Infrastructure Act 1994</i> . Note—definition from the <i>Transport Infrastructure Act 1994</i> . | Formatted: Font: Italic |
| <u>Base date</u> | The date from which a local government has estimated its projected infrastructure demands and costs. | |
| <u>Basement</u> | A storey substantially below ground level where the floor level of the level above projects no more than one metre above ground level. | Deleted: Means a Formatted Table |
| <u>Biodiversity</u> | The natural diversity of fauna and flora, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity. | |
| <u>Boundary clearance</u> | The distance from the outermost projection of a structural part of the building or structure to the property boundary, including: <ul style="list-style-type: none"> if the projection is a roof and there is a fascia – the outside face of the fascia; or if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments. | Formatted: Bullets and Numbering |
| <u>Buffer</u> | An area of the land, including waterways, required for maintaining separation distances: <ul style="list-style-type: none"> between different land uses; or from a major noise source; or from a conservation area or a public recreation area; or from a wetland or waterway. | Deleted: Means a Deleted: courses Deleted: — Formatted: Bullets and Numbering |



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| | <p>A buffer is not exclusive of other uses and may incorporate lower intensity activities which assist in mitigating the overall impact on external uses.</p> <p>As a general principle a buffer is not extended over a third party's property without their consent.</p> | |
| Building | <p>A fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building.</p> <p>Note—definition from the <i>Sustainable Planning Act 2009</i>.</p> | |
| Building format plan of survey | <p>A building format plan of survey defines land using the structural elements of a building, including, for example, floors, walls and ceilings.</p> <p>Note—definition from the <i>Land Title Act 1994</i>.</p> | |
| Building frontage | The façade of a building that fronts the street or other public space. | |
| Building height | The vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point but not including non-load bearing antenna, aerial, chimney, flagpole or the like. | Deleted: Means t |
| Building height for aviation purposes | The maximum height of the building measured to the highest projection and includes items such as antennas, aerials, chimneys and flagpoles. | Deleted: an |
| Burra Charter | The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australian International Council on Monuments and Sites (ICOMOS) members. | Deleted: building wor... [18] |
| Bushfire risk | The chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests and the local government's natural and cultural heritage. | |
| Commercial waste | <p>Waste, other than green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises.</p> <p>Note—as defined in the <i>Environmental Protection (Interim Waste) Regulation 1996</i>.</p> | |
| Community management statement | <p>The identification of a community titles scheme. It is also a document that:</p> <ul style="list-style-type: none"> identifies land; otherwise complies with the requirements of the <i>Body Corporate and Community Management Act 1997</i> for a community management statement. <p>Note—as defined in the <i>Body Corporate and Community Management Act 1997</i>.</p> | Formatted: Bullets and Numbering |
| Community titles scheme | <p>A single community management statement recorded by the registrar identifying land (the scheme land).</p> <p>Note—as defined in the <i>Body Corporate and Community Management Act 1997</i>.</p> | |
| Connectivity | The extent to which a place or area is connected to other places and areas through a variety of transport means, or the ease with which connection with other places can be made. | |
| Corner lot | A lot bounded by two or more roads where the roads intersect or join. | |
| Crime prevention through environmental design (CPTED) | <p>CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life.</p> <p>The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.</p> | |
| Dedicated road | Any road dedicated to the public for public use. | Formatted Table |



| <u>Column 1</u> Term | <u>Column 2</u> Definition | Formatted Table |
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| <u>Demand unit</u> | <u>Unit of demand that applies to each type of infrastructure to express the demand represented by different types of lots or uses.</u> | |
| <u>Demolition work</u> | <u>Work to demolish or dismantle systematically a structure, or part of a structure, but does not include the systematic dismantling of:</u> <ul style="list-style-type: none"><u>a part of a structure for alteration, maintenance, remodelling or repair; or</u><u>formwork, falsework, scaffold or other construction designed or used to provide support, access or containment during construction work.</u> <u>Note—as defined in the Workplace Health and Safety Act 1995.</u> | Formatted: Bullets and Numbering |
| <u>Development footprint</u> | <u>The location and extent of all development proposed on a site. This includes all buildings and structures, setbacks, open space, all associated facilities, landscaping, preliminary stormwater drainage, all areas of disturbance, on-site parking, access and manoeuvring areas.</u> | Formatted Table |
| <u>Design speed</u> | <u>The speed selected as being appropriate for a street, for design purposes.</u> | |
| <u>Design vehicle</u> | <u>The vehicle which a given development is designed to accommodate in relation to on-site access and manoeuvrability.</u> | |
| <u>Development</u> | <u>Any of the following:</u> <ul style="list-style-type: none"><u>carrying out building work;</u><u>carrying out plumbing or drainage work;</u><u>carrying out operational work;</u><u>reconfiguring a lot;</u><u>making a material change of use of premises.</u> <u>Note—definition from the Sustainable Planning Act 2009. Each term in this definition is further defined in the Sustainable Planning Act 2009.</u> | Formatted: Bullets and Numbering |
| <u>Development envelope area</u> | <u>The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation must be confined other than a boundary fence. The term does not include an accessway from a road to the development envelope area.</u> | |
| <u>Domestic addition</u> | <u>The addition to or extension of the dwelling for:</u> <ul style="list-style-type: none"><u>rooms</u><ul style="list-style-type: none"><u>on premises with an existing dwelling house;</u><u>that do not create a secondary dwelling; or</u><u>buildings or structures used for passive recreational purposes that</u><ul style="list-style-type: none"><u>are roofed and unenclosed such as verandahs, decks, patios or the like;</u><u>or</u><u>provide roof-top recreational areas.</u> | Formatted: Bullets and Numbering |
| <u>Domestic outbuilding</u> | <u>A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.</u> | Formatted Table |
| <u>Domestic pet</u> | <u>An animal which is kept on a premises for the private enjoyment of a person residing therein. The numbers of or conditions under which the animal is kept or the type of animal shall be in accordance with any relevant local law.</u> <u>The term includes the keeping of bees pursuant to the Apiaries Act 1982.</u> | |
| <u>Domestic waste</u> | <u>Waste, other than domestic clean-up waste, green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of domestic premises.</u> <u>Note—as defined in the Environmental Protection (Interim Waste) Regulation 1996.</u> | |
| <u>Dwelling</u> | <u>A building or part of a building used or capable of being used as a self-contained residence which must include the following:</u> | Deleted: Means a |



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| | <ul style="list-style-type: none">• food preparation facilities;• a bath or shower;• a toilet and wash basin;• clothes washing facilities. <p>This term includes outbuildings, structures and works normally associated with a dwelling.</p> | Formatted: Table Bullet, No bullets or numbering |
| <u>Ecological sustainability</u> | <p>A balance that integrates:</p> <ul style="list-style-type: none">• protection of ecological processes and natural systems at local, regional, State and wider levels;• economic development;• maintenance of the cultural, economic, physical and social wellbeing of people and communities. <p>Note—definition from the <i>Sustainable Planning Act 2009</i>.</p> | Formatted: Bullets and Numbering |
| <u>Electricity easement</u> | <p>A right held by an electricity distribution entity over a lot or portion of a lot owned by another party. The right may include the ability to access, maintain, repair, rebuild and restrict development in the electricity easement.</p> | |
| <u>Environmental management plan</u> | <p>For development to which the EIS process applies, means a document prepared by the proponent that proposes conditions and mechanisms to manage the potential environmental impacts of the development.</p> <p>Note—definition from the <i>Sustainable Planning Act 2009</i>.</p> | |
| <u>Environmental nuisance</u> | <p>An unreasonable interference or likely interference with an environmental value caused by:</p> <ul style="list-style-type: none">• noise, dust, odour, light; or• an unhealthy, offensive or unsightly condition because of contamination; or• another way prescribed by regulation. <p>Note—definition from the <i>Environmental Protection Act 1994</i>.</p> | Formatted: Bullets and Numbering Formatted: Table Bullet |
| <u>Environmentally relevant activity (ERA)</u> | <p>Is:</p> <ul style="list-style-type: none">• an agricultural ERA as defined under section 75 of the <i>Environmental Protection Act 1994</i>; or• a mining activity as defined under section 147 of the <i>Environmental Protection Act 1994</i>; or• a chapter 5A activity as defined under section 309A of the <i>Environmental Protection Act 1994</i>; or• another activity prescribed under section 19 of the <i>Environmental Protection Act 1994</i> as an environmentally relevant activity. <p>Note—definition from the <i>Environmental Protection Act 1994</i>.</p> | Formatted: Bullets and Numbering |
| <u>Erosion prone area</u> | <p>An area declared to be an erosion prone area under section 70(1) of the <i>Coastal Protection and Management Act 1995</i>.</p> <p>Note—definition from the <i>Coastal Protection and Management Act 1995</i>.</p> | |
| <u>Filling or excavation</u> | <p>Removal or importation of material to, from or within a lot that will change the ground level of the land.</p> | Deleted: Means r Deleted: or |
| <u>Floor space ratio</u> | <p>The ratio of floor area including basements, mezzanine and toilets to the area of the site.</p> | |
| <u>Form</u> | <p>In a streetscape context, the two-dimensional shape, outline or silhouette of a building.</p> | |
| <u>Gross floor area</u> | <p>The total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for:</p> | |



| Column 1 Term | Column 2 Definition | Formatted Table |
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| | <ul style="list-style-type: none"> • building services; or • a ground floor public lobby; or • a public mall in a shopping complex; or • parking, loading or manoeuvring of vehicles; or • balconies, whether roofed or not. <p><i>Note—definition from the Sustainable Planning Regulation 2009.</i></p> | Formatted: Bullets and Numbering |
| Gross leasable area | The total floor area, inclusive of all internal walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets. | Deleted: 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:¶ building services, plant and equipment ¶ access between levels;¶ ground floor public lobby;¶ a mall;¶ the parking, loading and manoeuvring of motor vehicles;¶ unenclosed private balconies whether roofed or not. |
| Ground level | The level of the natural ground or, where the level of the natural ground has been changed, the level as lawfully changed. | Formatted: Bullets and Numbering Formatted: Font: 10 pt |
| Habitable room | <p>A room used for normal domestic activities, and:</p> <ul style="list-style-type: none"> • includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but • excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. <p><i>Note—definition from the Building Code of Australia.</i></p> | Deleted: Means:¶ the existing level of the site providing it has not been unlawfully altered; or¶ where the land has been unlawfully altered the level of land prior to the alteration; or¶ the 'as-constructed' level of the land in accordance with an approval for filling and excavation. |
| Habitat | The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat. | Formatted: Bullets and Numbering |
| Habitat link | The area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals. | Deleted: As defined in the Building Code of Australia as amended from time to time. |
| Habitat values | Those characteristics of an area that make it suitable as a habitat or refuge for indigenous plants and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats. | Formatted: Table Bullet |
| Hazardous material | <p>A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following—</p> <ul style="list-style-type: none"> • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. <p>Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.</p> <p><i>Note—definition from the Dangerous Goods Safety Management Act 2001.</i></p> | Formatted: Bullets and Numbering |
| Heritage place | A place, area, land, landscape, building or work which is of cultural heritage significance. | |
| Highest astronomical tide | The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides. | |
| Household | An individual or a group of two or more related or unrelated people who reside in the same dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living. The term does not include individuals living in rooming accommodation as | |



| Column 1 Term | Column 2 Definition | Formatted Table |
|---|---|---|
| | <u>defined elsewhere.</u> | Deleted: industrial ac... [19] |
| <u>Infill development</u> | <u>Development in existing developed areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.</u> | |
| <u>Irregular lot</u> | <u>A lot that is not rectangular in shape. This term does not include an internal lot.</u> | |
| <u>Legibility</u> | <u>The extent to which people who are unfamiliar with an area are able to find their way to or around a place.</u> | |
| <u>Lot</u> | <u>Lot means—</u> <ul style="list-style-type: none"><u>a lot under the <i>Land Title Act 1994</i>; or</u><u>a separate, distinct parcel of land for which an interest is recorded in a register under the <i>Land Act 1994</i>; or</u><u>common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>; or</u><u>a lot or common property to which the <i>Building Units and Group Titles Act 1980</i> continues to apply; or</u><u>a community or precinct thoroughfare under the <i>Mixed Use Development Act 1993</i>; or</u><u>a primary or secondary thoroughfare under the <i>Integrated Resort Development Act 1987</i> or the <i>Sanctuary Cove Resort Act 1985</i>.</u> <u>Note—definition from the <i>Sustainable Planning Act 2009</i>.</u> | Formatted Table Formatted: Bullets and Numbering Deleted: local plan ... [20] |
| <u>Mass</u> | <u>In a streetscape context, the three-dimensional shape or outline or bulk of a building.</u> | |
| <u>Mean high water spring tide</u> | <u>The long-term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.</u> | |
| <u>Mezzanine</u> | <u>An intermediate floor within a room.</u> <u>Note—definition from the <i>Building Code of Australia</i>.</u> | |
| <u>Minor building work</u> | <u>An alteration, addition or extension to an existing building where the floor area including balconies is less than <u>five</u> per cent of the building or <u>twenty-five</u> square meters, whichever is the lesser.</u> | Deleted: Means a Deleted: 5 Deleted: 25 |
| <u>Minor electricity infrastructure</u> | <u>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.)</u> <u>This includes:</u> <ul style="list-style-type: none"><u>augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase;</u><u>augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.</u> | Formatted: Bullets and Numbering |
| <u>Movement network</u> | <u>All road, rail, bus, pedestrian and cycle corridors together with passenger transport stations and interchanges that provide access to these corridors.</u> | |
| <u>Nature-based recreation</u> | <u>Means:</u> <ul style="list-style-type: none"><u>activities that include appreciation of nature as the key motivational factor;</u><u>substantial modification of the natural environment is not required;</u><u>the natural environment is critical to the participation and satisfaction of the participants;</u><u>activities that occur in, and are dependent upon settings which are perceived</u> | Formatted: Bullets and Numbering |



| Column 1 Term | Column 2 Definition | Formatted Table |
|-------------------------|--|--|
| | <p>by those pursuing recreation as not being significantly altered by recent human activity;</p> <ul style="list-style-type: none">activities that occur in, and are dependent upon, settings which are not under the direct control of participants. | Formatted: Table Bullet |
| Non-resident workers | <p>Workers who reside in areas for extended periods when employed on projects directly associated with mining, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.</p> <p>This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p> | Deleted: Means w Deleted: or |
| Outermost projection | The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments. | |
| Out-of-centre | <p>A location that is clearly separate from a centre.</p> <p>Note—land that is zoned with the word “centre” in the title is a centre for the purposes of the planning scheme.</p> | |
| Outdoor lighting | Any form of permanently installed lighting system whether internal or external which emits light that may have impacts beyond the site. | |
| Overland flow path | <p>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.</p> <p>This does not include a waterway, or wetland.</p> | Deleted: course |
| Permeability | For the purposes of access, the extent to which people and vehicles, can access and move through a place or an area, or the ease with which connections through it can be made. | |
| Permeable surface | The treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving. | |
| Pick up / set down area | A parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway. | |
| Place | A site, area, building or other work, group of buildings or other works together with associated contents and surrounds. | |
| Planning assumptions | Assumptions about the type, scale, location and timing of future growth. | |
| Plot ratio | The ratio of gross floor area to the area of the site. | Formatted Table |
| Premises | <p>Means:</p> <ul style="list-style-type: none">a building or other structure; orland, whether or not a building or other structure is situated on the land. <p>Note—definition from the <i>Sustainable Planning 2009</i>.</p> | Deleted: Means t Formatted: Bullets and Numbering |
| Preservation | Maintaining the fabric of a place in its existing state and retarding deterioration. | |
| Primary street frontage | <p>Means:</p> <ul style="list-style-type: none">where a lot is vacant, the frontage most commonly addressed by other buildings in the block as the front of the lot; orwhere a lot is not vacant, the frontage to which the front of the existing building addresses the street. | Formatted: Bullets and Numbering |



| Column 1 Term | Column 2 Definition | Formatted Table |
|---------------------|---|--|
| Private open space | An outdoor space for the exclusive use of occupants of a building. | Deleted: Means a |
| Projection area(s) | Area or areas within a local government area for which a local government carries out demand growth projections. | |
| Public open space | Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits. | Deleted: Means o Formatted Table |
| Public transport | Services and facilities to transport passengers by modes such as buses, rail, ferries and light rail which are provided for public use. | |
| Rear lot | 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. | Formatted Table Deleted: Means a |
| Recyclable waste | Clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. <i>Note—definition from the Environmental Protection (Interim Waste) Regulation 1996.</i> | |
| Removable structure | A dwelling unit, building or structure including foundations, capable of being completely removed from a site. | |
| Repair | In relation to a place of cultural significance, reconstruction or restoration. | |
| Restoration | Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without, or with limited, introduction of new material. | |
| Removal | In relation to a place of cultural significance or streetscape value, relocation beyond or within a lot. | |
| Rhythm | In a streetscape context, the overall pattern of buildings and building elements and the extent to which they are harmonious or discordant. | |
| Riparian vegetation | Vegetation that grows on, below or adjacent to waterways. | |
| Risk | A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment. | |
| Risk assessment | The process of identifying and documenting actual and perceived risks to human health or the environment, to allow further evaluation and appropriate responses. A risk matrix may be used in this process to allow the severity of the potential risk of an event occurring to be determined. | |
| Road | An area of land, whether surveyed or unsurveyed: <ul style="list-style-type: none">• dedicated, notified or declared to be a road for public use; or• taken under an Act, for the purpose of a road for public use. The term includes: <ul style="list-style-type: none">• a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route;• a bridge, causeway, culvert or other works in, on, over or under a road;• any part of a road. <i>Note—definition from the Land Act 1994.</i> | Formatted: Bullets and Numbering Formatted: Bullets and Numbering |
| Road hierarchy | A system in which roads are ranked in terms of their function, type and capacity to support different types of vehicles and volumes of traffic. | |
| Scale | In a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar components on adjacent buildings. | Deleted: Means a |
| Secondary dwelling | A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a house, be attached to a | Deleted: self-contained Deleted: where Deleted: and where subordinate to the existing dwelling |



| Column 1 Term | Column 2 Definition | Formatted Table |
|---|--|---|
| | house or be free standing. | |
| Sensitive land use | Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short-term accommodation, tourist park. <i>Note—definition from SPP 5/10.</i> | Deleted: Secondary street frontage ... [21] |
| Setback | For a building or structure other than a swimming pool, 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. | Deleted: Means Formatted: Table Bullet |
| Side and rear boundary clearance | For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance. | |
| Site | Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous. | |
| Site cover | The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and is expressed as a percentage. The term does not include: <ul style="list-style-type: none">any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure;basement car parking areas located wholly below ground level. | Formatted: Bullets and Numbering Formatted: Table Bullet |
| Standard format plan of survey | Defines land using a horizontal plane and references to marks on the ground. <i>Note—definition from the Land Title Act 1994.</i> | Deleted: Means the proportion of the site covered by buildings. |
| State-controlled road | A road or land, or part of a road or land, declared under section 24 [of the <i>Transport Infrastructure Act 1994</i>] to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2 [of the <i>Transport Infrastructure Act 1994</i>], see section 53 [of the <i>Transport Infrastructure Act 1994</i>]. <i>Note—definition from the Transport Infrastructure Act 1994.</i> | |
| Storey | A 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 or roof above, but not: <ul style="list-style-type: none">a space that contains only:<ul style="list-style-type: none">a lift shaft, stairway or meter room; ora bathroom, shower room laundry, water closet, or other sanitary compartment; oraccommodation intended for not more than three vehicles; or a combination of the above;a mezzanine. <i>Note—definition from the Building Code of Australia.</i> | Deleted: Means the Deleted: .¶ ¶ For the purposes of this definition a basement and a mezzanine is a storey. Formatted: Bullets and Numbering |
| Stormwater | Rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and waterways where it eventually flows into the bays and ocean. | |
| Streetscape | 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. | Deleted: Means t |
| Structure | Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure. <i>Note—definition from the Building Act 1975.</i> | Deleted: As defined in the Building Code of Australia as amended from time. |
| Temporary use | A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of | |

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| Column 1 Term | Column 2 Definition | Formatted Table |
|---|---|---|
| | <u>permanent infrastructure or services.</u> <u>Note—provisions for temporary use timeframes for defined uses may be provided within section 1.8 Local government administrative matters.</u> <u>Editor's note—it is recommended that local government use the ability under section 1.8 to further refine this definition for use within the local government area for defined uses.</u> | |
| <u>Transit oriented development</u> | <u>Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.</u> | |
| <u>Ultimate development</u> | <u>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</u> | |
| <u>Use</u> | <u>In relation to premises, includes any use incidental to and necessarily associated with the use of the premises.</u> <u>Note—definition from the Sustainable Planning Act 2009.</u> | Formatted Table Deleted: As defined in the Sustainable Planning Act 2009. |
| <u>Vegetation</u> | <u>Is a native tree or plant other than the following:</u> <ul style="list-style-type: none"><u>• grass or non-woody herbage;</u><u>• a plant within a grassland regional ecosystem prescribed under a regulation;</u><u>• a mangrove.</u> <u>Note—definition from the Vegetation Management Act 1999.</u> | Formatted: Bullets and Numbering |
| <u>Vegetation management offset</u> | <u>An agreement to carry out works or activities to conserve, enhance, maintain, monitor or rehabilitate an area of vegetation.</u> <u>Note—definition from the Vegetation Management Act 1999.</u> | |
| <u>Verge</u> | <u>That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.</u> | Formatted Table |
| <u>Volumetric format plan of survey</u> | <u>Defines land using three dimensionally located points to identify the position, shape and dimensions of each bounding surface.</u> <u>Note—definition from the Land Title Act 1994.</u> | |
| <u>Walkability</u> | <u>The extent to which a place or an area enables and encourages walking.</u> | |
| <u>Walking catchment</u> | <u>The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location.</u> <u>Note—the walking catchment for a particular location can be defined according to local circumstances and shown in a planning scheme map (e.g. local plan, overlay).</u> <u>In relation to a boundary shown in a planning scheme map, walking catchment means the land within the relevant boundary in the planning scheme map.</u> <u>In relation to a particular location where a boundary has not been shown in a planning scheme map, walking catchment means the land within 800 metres distance along a walkable route from that particular location.</u> | |
| <u>Water catchment</u> | <u>An area of land that drains water to a common point.</u> | Formatted Table |
| <u>Waterway</u> | <u>Means any of the following:</u> <ul style="list-style-type: none"><u>• a creek, river, stream or watercourse;</u><u>• an inlet of the sea into which a creek, river, stream or watercourse flows;</u><u>• a dam or weir.</u> <u>Note—definition from the Land Title Act 1994.</u> | Deleted: course Deleted: As defined in the Sustainable Planning Regulation 2009. Formatted: Table Bullet, No bullets or numbering, Adjust space between Latin and Asian text, Adjust space between Asian text and numbers |
| <u>Wetland</u> | <u>An area shown as a wetland on "Map of referable wetlands", a document approved by the chief executive (environment).</u> <u>Note—definition from the Sustainable Planning Regulation 2009.</u> | Deleted: As defined in the Sustainable Planning Regulation 2009. |



Schedule 2 Mapping

(Mandatory component)

Technical requirements

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 Local Government and Planning (DLGP) 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 ([DERM](#)) cadastral database.

Maps generated for the planning scheme must be able to be exported as Portable Document Format (PDF) files at 300 dpi resolution. [Map templates are available from the DLGP by request for local governments using ESRI formats.](#)

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 (not for a strategic plan map) and locality information
- roads and waterways
- disclaimer.

The standard map template (Figure 1) specifications are described (tables 1 to 8) and example maps (figures 2 to 6) are provided for guidance. The maps may be produced in a portrait layout rather than the provided landscape layout; however all stipulated specifications must still be included.

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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) |  |
| Waterway or waterbody | Arial* | 5 pt | 0 | 77 | 168 | - | Text (italic, uppercase) |  |
| | - | - | 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. | | | | | | | | |

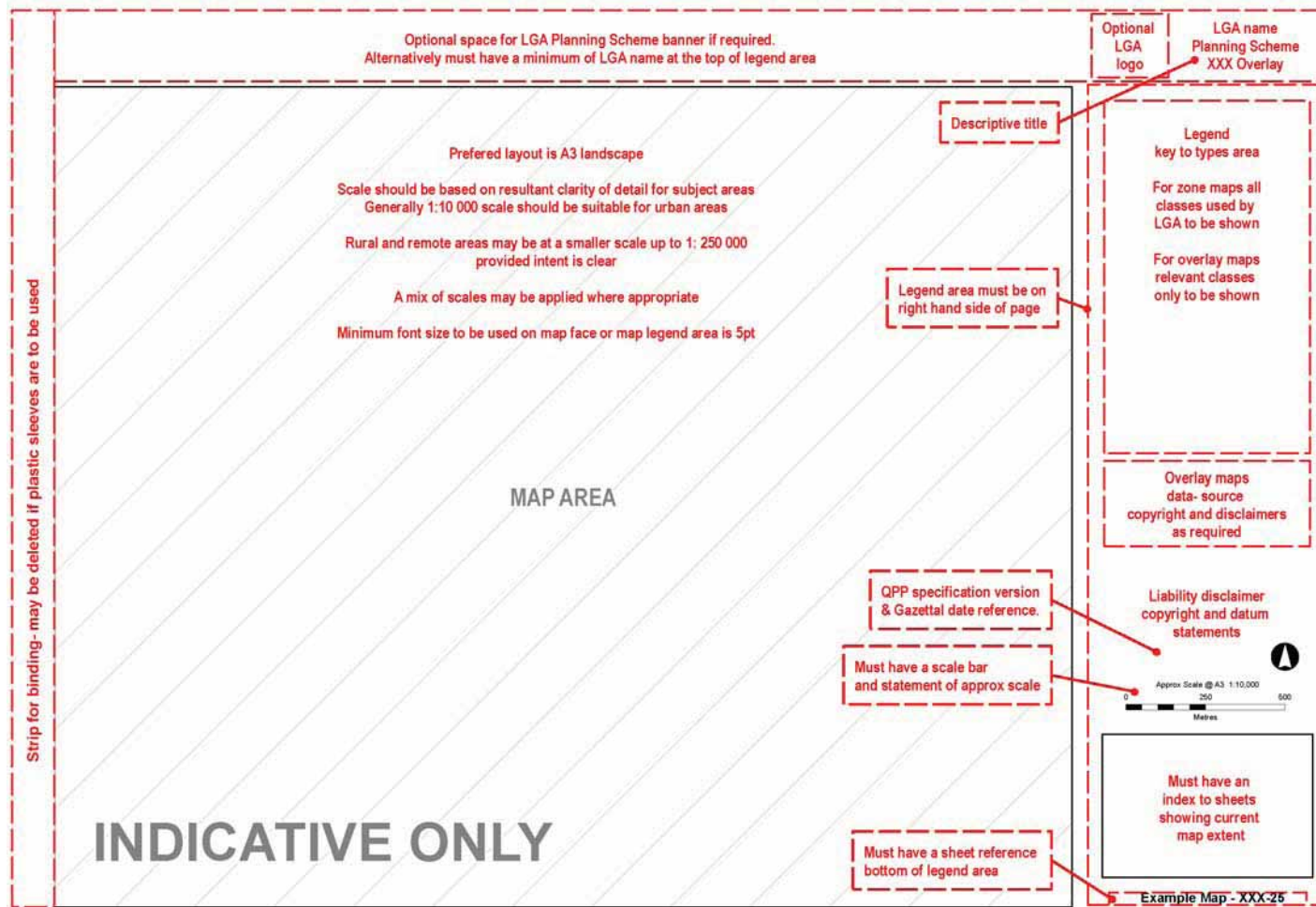
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Multiple overlays are able to be displayed on a single map. If multiple overlays are used on one map the local government is to use overlays from a single overlay category (e.g. all overlays from the Aviation constraints category are shown on one map and no additional overlays from, for example, the Environment category are also shown). Symbology in each overlay category has been chosen so that they do not conflict with other symbology within the same category.



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Figure 1—Map template specifications





Strategic mapping

The strategic plan mapping should identify the following elements where these are relevant in the local government area. Table 2 identifies the recommended strategic mapping symbology for each of the elements and an example map is provided in Figure 2. Additional symbology may be added by a local government if needed to assist in clarifying the local context.

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The strategic plan mapping should show some details to illustrate the relationship of major elements within the planning scheme area to adjoining local government areas (i.e. major road connections, corridors etc.).

The strategic plan mapping can consist of either a single map or a series of maps at varying scales.

Guidance on strategic plan map categories

| <u>Element</u> | <u>Examples</u> |
|------------------------------------|--|
| <u>Infrastructure and services</u> | |
| <u>Major infrastructure</u> | <u>Wastewater treatment plants or dams</u> |
| <u>Infrastructure corridor</u> | <u>Water, telecommunications or power</u> |
| <u>Local based infrastructure</u> | <u>Substations</u> |



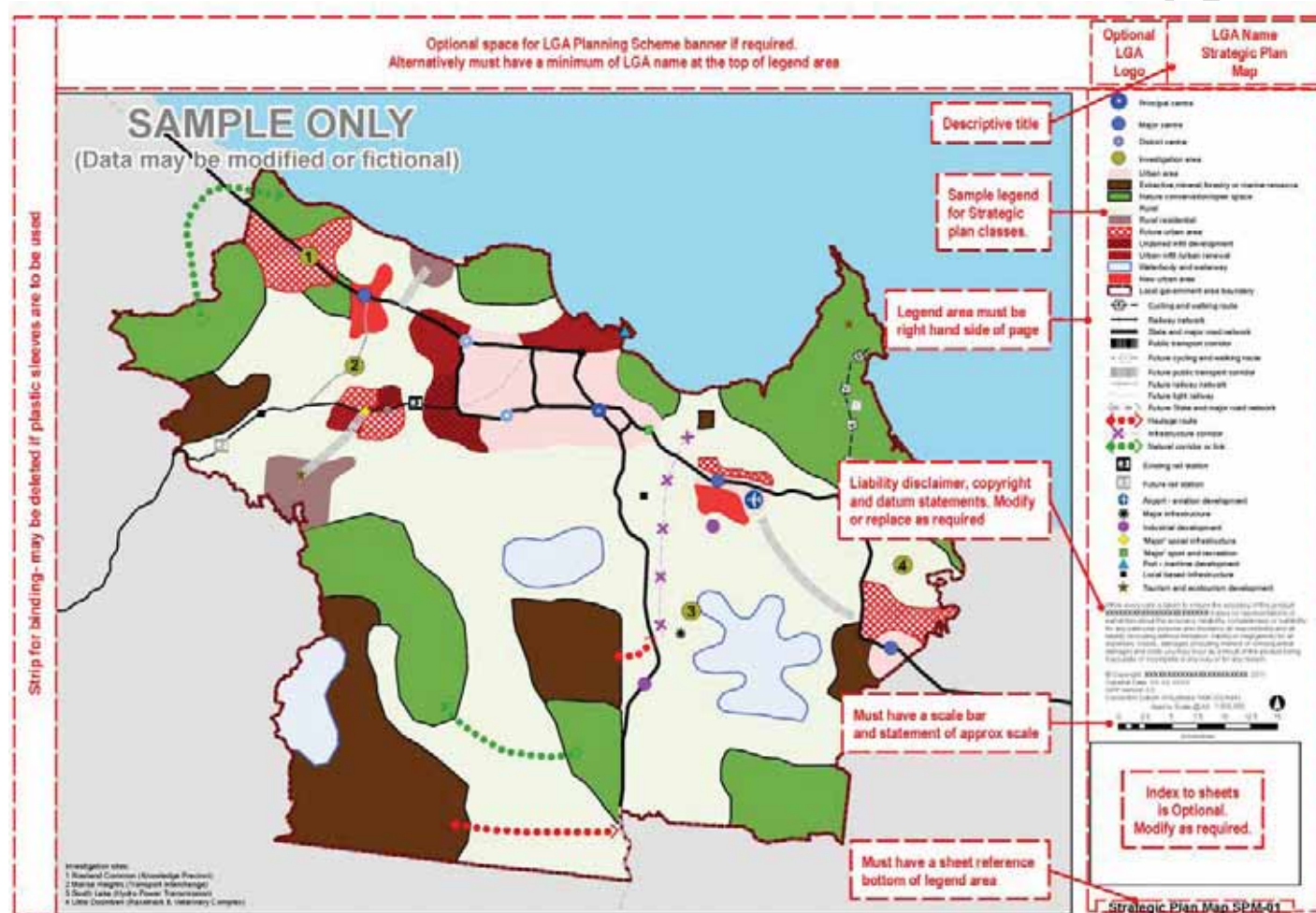
Table 2—Strategic plan map symbology

| Table 2 - Strategic map symbology | | | | | | | | | | |
|---|---------------------|-----|-----|-------------|-----|-----|---|---------------|---|---------|
| Element | Line/outline colour | | | Fill colour | | | Description | Size/line wgt | Additional details | Example |
| | R | G | B | R | G | B | | | | |
| Contextual information | | | | | | | | | | |
| Local government area | 115 | 0 | 0 | | | | Dashed outline with no fill | 3.00 | Ratio 6:1 | |
| Urban area | | | | 255 | 255 | 255 | Solid fill | | | |
| State and major road network | 0 | 0 | 0 | | | | Solid line | 0.00 | | |
| Busway station | | | | 0 | 0 | 0 | Feature symbol | | ESRI Transportation & Civic 97 | |
| Railway network | 0 | 0 | 0 | 0 | 0 | 0 | Solid line with solid hatches | 1.40/4 | | |
| 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 Civil style - Line ratio is repeating pattern 6B, 1W, 2B, 1W, 3B, 1W | |
| Cycling and walking route | 0 | 0 | 0 | 0 | 0 | 0 | Dashed line with cycle symbol | to suit | ESRI Default marker 189 | |
| Settlement Pattern | | | | | | | | | | |
| New urban area | | | | 255 | 0 | 0 | Solid fill | | | |
| Future urban area | 255 | 0 | 0 | 255 | 255 | 255 | Solid fill with outline & cross-hatch | 1.00 | Separation 5:0, angles 45° and 135° | |
| Urban infill / Urban renewal | | | | 160 | 0 | 0 | Solid fill | | | |
| Unopened infill development | 115 | 0 | 0 | 160 | 0 | 0 | Solid fill with internal cross-hatch | 1.00 | Separation 5:0, angles 45° and 135° | |
| Rural | | | | 240 | 255 | 255 | Solid fill | | | |
| Rural residential | | | | 160 | 120 | 120 | Solid fill | | | |
| Principal centre | 255 | 255 | 255 | 0 | 0 | 255 | Circle with square centre feature | to suit | ESRI Default marker 30 and 83 | |
| Major centre | 0 | 0 | 0 | 66 | 107 | 255 | Circle with outline | to suit | ESRI Default marker 30 and 40 | |
| Commot centre | 255 | 255 | 255 | 112 | 130 | 170 | Circle with circle centre feature | to suit | ESRI Default marker 30 and 40 | |
| Specialised centre | 0 | 0 | 0 | 152 | 129 | 180 | Square with outline (rotated) | to suit | 45° Rotation ESRI Default marker 34 and 41 | |
| Investigation area | 0 | 0 | 0 | 160 | 160 | 0 | Circle with outline (with inner text) | to suit | ESRI Default marker 30 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 | 170 | 75 | Solid fill with outline | 1.25 | | |
| Community identity | | | | | | | | | | |
| "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 | 170 | 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 | 0 | 0 | Solid fill with outline | 1.25 | | |
| Heritage route | 197 | 0 | 255 | 197 | 0 | 255 | Dotted line (circle symbols) with arrow heads | to suit | ESRI Default marker 44 | |
| Natural corridor or line (probably more than one scaled, red, green, blue, brown, local corridor) | 56 | 100 | 0 | 56 | 100 | 0 | Dotted line (circle symbols) with arrow heads | to suit | ESRI Default marker 44 | |
| Mining and petroleum | 204 | 204 | 204 | | | | Dashed outline | 1.00 | | |
| Future access and mobility | | | | | | | | | | |
| Future State and major road network | 160 | 160 | 160 | 160 | 160 | 160 | Dashed line with arrow heads | 3.00 | | |
| Future light railway network | 160 | 160 | 160 | | | | Solid line with alternating hatches | 0.4/0.4 | ESRI Railroad, Narrow Gauge, Multi | |
| Future busway station | | | | 160 | 160 | 160 | Feature bus symbol | to suit | ESRI Transportation & Civic 98 | |
| Future railway network | 160 | 160 | 160 | | | | Dashed line with hatches | 1.4 / 0.4 | ESRI Railroad under construction line | |
| Future railway station | | | | 100 | 100 | 100 | Feature train / station symbol | to suit | ESRI Transportation & Civic 98 | |
| Future public transport corridor | 100 | 100 | 100 | | | | Dashed pattern line | 8.00 | ESRI Civil style - Line ratio is repeating pattern 6B, 1W, 2B, 1W, 3B, 1W | |
| Future public passenger transport interchange | 0 | 0 | 0 | 197 | 0 | 255 | Solid hexagon with outline | to suit | ESRI Default marker 44 | |
| Future cycling and walking route | 160 | 160 | 160 | 160 | 160 | 160 | Dashed line with cycle symbol | to suit | ESRI Default marker 189 | |
| Infrastructure and services | | | | | | | | | | |
| Major infrastructure | | | | 0 | 0 | 0 | Solid asterisk symbol | to suit | ESRI Default marker 107 | |
| Infrastructure corridor (e.g. water, telecommunications, power) | 197 | 0 | 255 | 197 | 0 | 255 | Dashed line with feature crosses | to suit | Cross is marker 54 | |
| Local 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 39 | |
| Port (Maritime development) | 0 | 0 | 0 | 0 | 160 | 230 | Solid triangle with outline | to suit | ESRI Default marker 42 and 35 | |
| Airport (Aviation development) | 255 | 255 | 255 | 0 | 77 | 160 | White aircraft on solid blue circle | to suit | ESRI Default marker 111 and 33 | |
| Freight transport route | 197 | 0 | 255 | 197 | 0 | 255 | Dotted line (circle symbols) with arrow heads | 3.00 | ESRI Default marker 44 | |
| Tourism and ecotourism development | | | | 115 | 76 | 0 | Solid 5 point star | to suit | ESRI Default marker 94 | |



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Figure 2—An example of a strategic plan map





GIS table structure (zoning and local plans)

The GIS layer submitted must identify all the zones (including precincts) and local plans (including precincts) 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 and local plan 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. Example maps and an amendment to a map is shown at figures 3, 4 and 5.

A local government may provide further detail on local plan maps where necessary (for example additional colours for precincts or shading depicting building height limits).

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Table 3—Zoning and local plan attribute table structure

| Field name | Field type | Description |
|------------------|------------------|---|
| LGA_CODE | Number 4 | Based on cadastre supplied by DERM |
| <u>LP</u> | <u>String 80</u> | <u>Local plan</u> |
| <u>LP_PREC</u> | <u>String 80</u> | <u>Local plan precinct</u> |
| <u>ZONE_PREC</u> | <u>String 80</u> | <u>Zone precinct</u> |
| 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 (e.g. 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 |
| <u>PAR_SPLIT</u> | <u>Number 1</u> | <u>True/false flag for split parcel geometry due to zones, precincts or local plans. Use 0 for no split and 1 for split parcel geometry</u> |



Table 4—Example zoning and local plan attribute table

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| LGA_CODE | LP | LP_PREC | ZONE_PREC | LVL1_ZONE | LVL2_ZONE | LOT_PLAN | GAZ_DATE | AMD_DATE | CAD_VER | PAR_SPLIT |
|----------|--------------------|--------------------|--------------------|-----------|------------------------|-----------|------------|------------|------------|-----------|
| 6910 | <i>Not applied</i> | <i>Not applied</i> | <i>Not applied</i> | Industry | - | 29RP34996 | 28/05/2005 | - | 1/03/2004 | 0 |
| 6910 | Riverside LP | <i>Not applied</i> | <i>Not applied</i> | - | Major centre | 29RP34996 | 28/05/2005 | 14/06/2007 | 12/05/2007 | 1 |
| 6910 | Riverside LP | <i>Not applied</i> | <i>Not applied</i> | - | Open space | 29RP34996 | 28/05/2005 | 14/06/2007 | 12/05/2007 | 1 |
| 6910 | <i>Not applied</i> | <i>Not applied</i> | Industry | - | Medium impact industry | 30RP34996 | 28/05/2005 | - | 1/03/2004 | 0 |
| 6910 | <i>Not applied</i> | <i>Not applied</i> | Industry | - | High impact industry | 32SP34996 | 28/05/2005 | - | 1/03/2004 | 0 |

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.

Split zonings

Where a cadastral parcel is split into more than one zone the local government must include the split zone in the spatial data.

Where possible the local government should use well defined cadastral points/features for the split to enable updates due to shifts in the cadastre.

Local government must record the split parcels in the attribute table in the split parcel field.

If the split feature is likely to change over time (e.g. river boundary) it would be advantageous to document this feature in metadata or other supporting documentation.

If the feature is available as a GIS product then it should be stored to ensure the zoning split can be replicated if the need arises.



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 | | Low density residential |
| | | 255 | 164 | 164 | | Medium density residential |
| | | 170 | 0 | 0 | | High density residential |
| | | 255 | 175 | 218 | | Character residential |
| | | 255 | 50 | 50 | | Tourist accommodation |
| Centres zones category | | | | | | |
| Centre | | 0 | 50 | 255 | | Principal centre |
| | | 86 | 107 | 255 | | Major centre |
| | | 112 | 130 | 170 | | District centre |
| | | 134 | 166 | 255 | | Local centre |
| | | 200 | 225 | 255 | | Neighbourhood centre |
| Recreation zones category | | | | | | |
| Recreation and open space | | 175 | 225 | 200 | | Sport and recreation |
| | | 110 | 175 | 75 | | Open space |
| Environment zones category | | | | | | |
| Environmental management and conservation | | 50 | 125 | 0 | | Environmental management |
| | | 55 | 145 | 130 | | Conservation |
| Industry zones category | | | | | | |
| Industry | | 225 | 200 | 225 | | Low impact industry |
| | | 200 | 143 | 200 | | Medium impact industry |
| | | 175 | 95 | 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 facilities | | 255 | 255 | 100 | Indicates RGB code for Level 1 | |
| Emerging communities | | 255 | 204 | 153 | | |
| Extractive industry | | 100 | 50 | 0 | | |
| Innovation | | 25 | 205 | 255 | | |
| Limited development (constrained land) | | 250 | 175 | 50 | | |
| Mixed use | | 255 | 120 | 0 | | |
| Rural | | 240 | 250 | 230 | | |
| Rural residential | | 160 | 120 | 120 | | |
| Special purpose | | 204 | 204 | 0 | | |
| Specialised centre | | 152 | 129 | 140 | | |
| Township | | 255 | 225 | 175 | | |
| Local plans & precincts | | | | | | |
| Local plan boundary | | 0 | 0 | 0 | | Long dash - Dot line style weight 3.0 |
| Local plan Precinct boundary | | 255 | 0 | 0 | | Solid line style weight 2.0 |
| Zone precincts | | | | | | |
| Zone Precinct boundary | | 0 | 0 | 255 | | Solid line style weight 2.0 |



Figure 3—An example of a zoning map.

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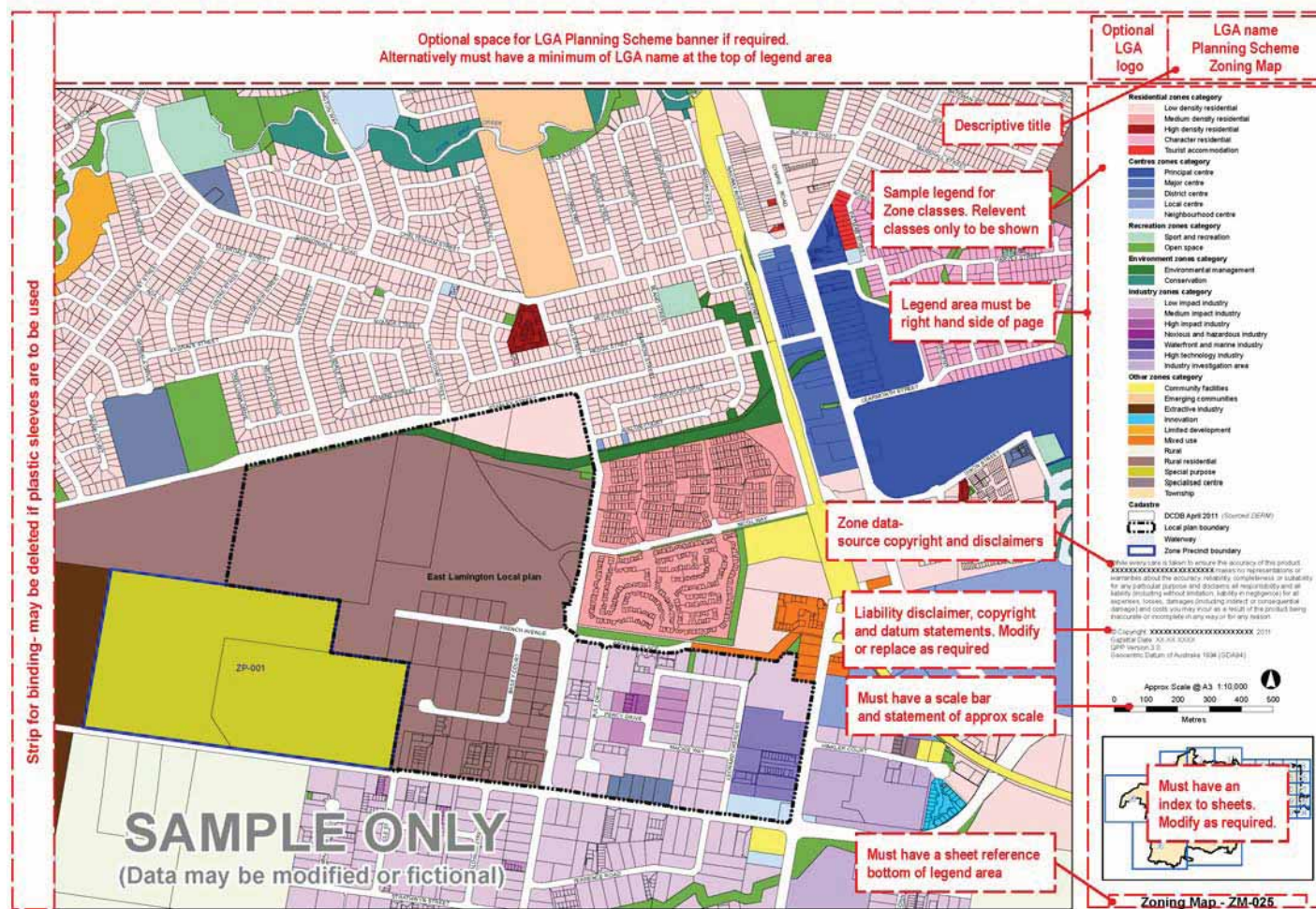


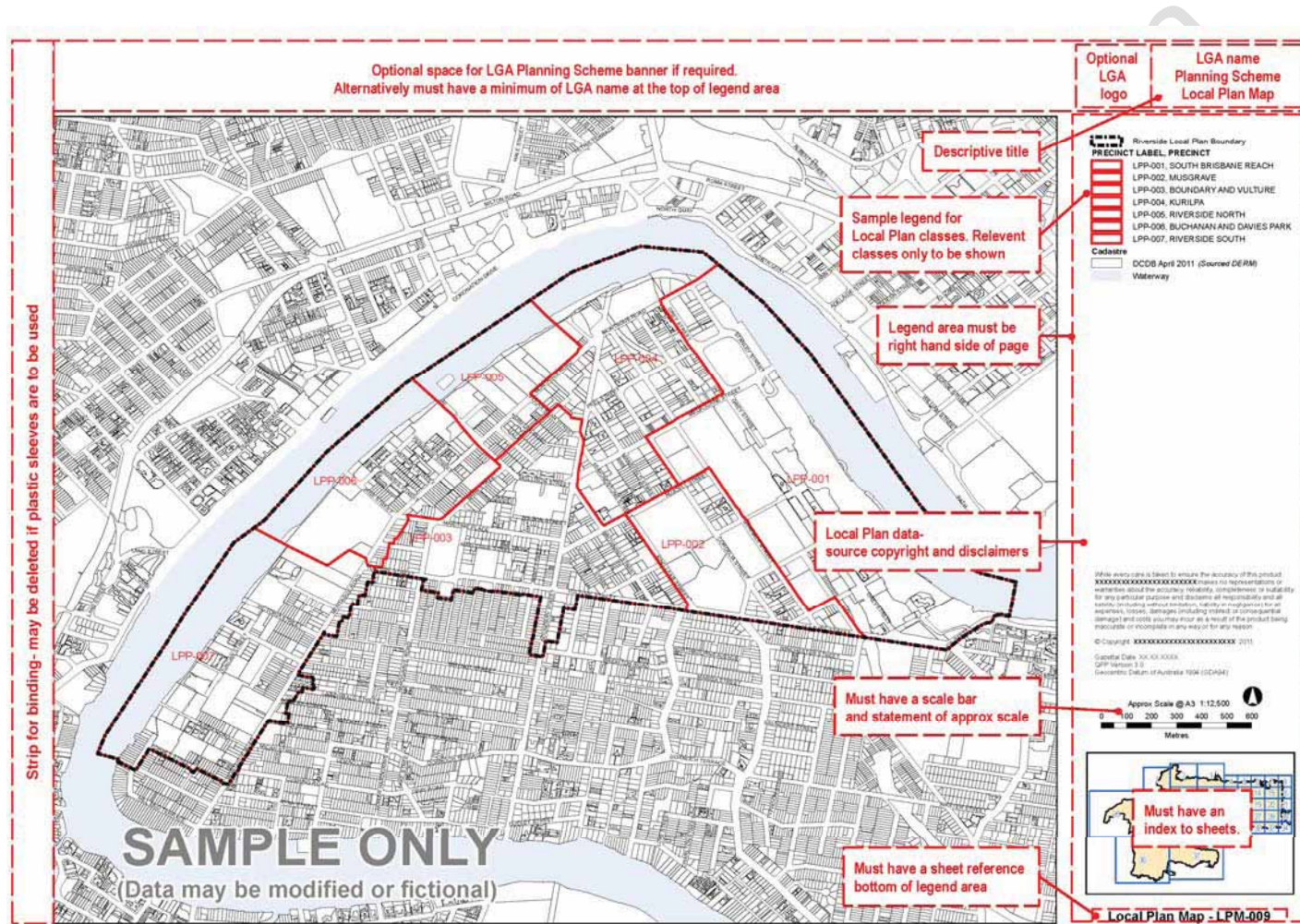


Figure 4—An example of amendment data





Figure 5— An example of a local plan map





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 8, and an example map is provided at Figure 6.

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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 DERM)
- 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)
- OVL2_DESC (describe the new identified theme)
- OVL2_CAT (specify a new seven character unique code for the theme).

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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 <u>7</u> | Specify the unique code identified for each theme |

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Table 7—Example overlay attribute table

| <u>LGA_CODE</u> | <u>CAT_DESC</u> | <u>OVL_CAT</u> | <u>OVL2_DESC</u> | <u>OVL2_CAT</u> |
|-----------------|---|----------------|---|-----------------|
| <u>6910</u> | <u>Aviation constraints – Public safety</u> | <u>AIR</u> | <u>Airport runway</u> | <u>PS_RWY</u> |
| <u>6910</u> | <u>Aviation constraints – Public safety</u> | <u>AIR</u> | <u>Public safety area</u> | <u>PS_PSA</u> |
| <u>6910</u> | <u>Development constraints</u> | <u>DEV</u> | <u>Bushfire hazard (high risk)</u> | <u>BHR_HRZ</u> |
| <u>6910</u> | <u>Natural resources</u> | <u>NR</u> | <u>Good quality agricultural land Class A</u> | <u>AGL_GQA</u> |



Table 8—Overlay data symbology.

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| Standard suite of overlays | | | | | | | | | | | | | | |
|--|----------|---------------------|-----|-----|-----|-------------|-----|-----|---------|-------|------|----------|---|---------|
| Elements | Code | Line/outline colour | | | | Fill colour | | | Dash | | | Line Wgt | Description | Example |
| | | 0 | 15 | 30 | 45 | 0 | 15 | 30 | Single | Other | Dot | | | |
| Aviation constraints category | | | | | | | | | | | | | | |
| APR | | | | | | | | | | | | | | |
| Airport environs | | | | | | | | | | | | | | |
| (Minimum Limitation Surface (MLS)) | | | | | | | | | | | | | | |
| Horizontal limitation surface boundary | OLS_HLS | 0 | 0 | 300 | | | | | | | | 1.15 | Solid line | |
| Contour of limitation surface contours | OLS_CLS | 0 | 0 | 0 | | | | | | | | 1.15 | Solid line | |
| Approach and departure limitation surface boundary & contours | OLS_ADS | 255 | 0 | 0 | | | | | | | | 1.15 | Solid line | |
| Flareway centreline | OLS_FCL | 125 | 0 | 125 | | | | | | | | 1.15 | Green line (long dash, short dash) | |
| Public safety | | | | | | | | | | | | | | |
| Public safety area | PS_PSA | 255 | 0 | 0 | 255 | 255 | 100 | 135 | To suit | 3.5 | 0.5 | 0.50 | Solid fill with hatch in outline colour | |
| Airport runway | PS_RWY | 0 | 0 | 0 | 225 | 225 | 225 | | | | | 0.00 | Solid fill with outline | |
| 500 and 1000 ft zone | | | | | | | | | | | | | | |
| Distance from airport - 2km | 502_002 | 255 | 0 | 0 | | | | | | | | 1.15 | Solid line | |
| Distance from airport - 5km | 502_005 | 255 | 125 | 0 | | | | | | | | 1.15 | Solid line | |
| Distance from airport - 12 km | 502_012 | 255 | 255 | 0 | | | | | | | | 1.15 | Solid line | |
| Light intensity | | | | | | | | | | | | | | |
| Zone A - 0 Candela - 600m wide 1000m from runway stop | LI_L2A | 255 | 0 | 0 | 255 | 130 | 130 | | | | | 1.00 | Solid fill with outline | |
| Zone B - 60 Candela - 900m wide 3000m from runway stop | LI_L2B | 255 | 0 | 0 | 255 | 255 | 115 | | | | | 1.00 | Solid fill with outline | |
| Zone C - 150 Candela - 1700m wide 3000m from runway stop | LI_L2C | 255 | 0 | 0 | 210 | 255 | 190 | | | | | 1.00 | Solid fill with outline | |
| Zone D - 400 Candela - 1500m wide 4000m from runway stop | LI_L2D | 255 | 0 | 0 | 190 | 210 | 255 | | | | | 1.00 | Solid fill with outline | |
| Within 5km - Max intensity of light sources 30kg above horizon | LI_L2S | 255 | 0 | 0 | | | | | | | | 1.15 | Solid line with outline | |
| Aviation Noise Exposure Forecast Contours (ANEF) | | | | | | | | | | | | | | |
| Highest ANEF contour value | ANF_HH | 0 | 0 | 0 | 255 | 130 | 130 | | | | | 1.00 | Solid fill with outline | |
| Intermediate ANEF contour values as required | ANF_HM | 0 | 0 | 0 | 255 | 211 | 127 | | | | | 1.00 | Solid fill with outline | |
| | ANF_HL | 0 | 0 | 0 | 255 | 255 | 115 | | | | | 1.00 | Solid fill with outline | |
| | ANF_HL | 0 | 0 | 0 | 210 | 255 | 190 | | | | | 1.00 | Solid fill with outline | |
| Lowest ANEF contour value | ANF_LL | 0 | 0 | 0 | 190 | 210 | 255 | | | | | 1.00 | Solid fill with outline | |
| Procedures for Air Navigation Surfaces (PANS) | PANS_PNS | 0 | 0 | 300 | | | | | | | | 1.00 | Solid Line | |
| Air Navigation features - point (NAVDOTS) | NAV_PNT | 0 | 0 | 0 | 115 | 140 | 230 | | | | | 1.00 | Symbol with point - EPR Default marker 60 | |
| Airport infrastructure - point | INF_PNT | | | | 70 | 130 | 45 | | | | | | Square no outline - EPR Default marker 34 | |
| Development constraints category | | | | | | | | | | | | | | |
| DPV | | | | | | | | | | | | | | |
| Dustfree Hazard | | | | | | | | | | | | | | |
| Dustfree Hazard (High risk area) | DHF_HRZ | | | | 225 | 110 | 100 | | | | | | Solid fill | |
| Dustfree Hazard (Medium risk area) | DHF_MRZ | | | | 225 | 190 | 90 | | | | | | Solid fill | |
| Flood management | FDM_DMZ | 0 | 00 | 230 | | | | 45 | To suit | 2.50 | 0.50 | 1.15 | Match in outline colour | |
| Flood hazard | | | | | | | | | | | | | | |
| Flooding and inundation | FH_FU | 0 | 0 | 255 | | | | 0 | To suit | 5.00 | 1.00 | 1.15 | Match in outline colour | |
| Overland flow paths | FH_OFP | 0 | 0 | 255 | | | | 90 | To suit | 0.00 | 1.00 | 1.15 | Match in outline colour | |
| Landslide hazard | LH_LSZ | 115 | 70 | 0 | | | | 90 | To suit | 7.00 | 0.50 | 1.15 | Match in outline colour | |
| Potential and actual acid sulphate soils | PAS_ACS | | | | 150 | 130 | 90 | | | | | 1.15 | Solid fill | |
| 30 metre AHD contour | AHD_30 | 255 | 0 | 0 | | | | | | | | 1.15 | Solid line | |
| 5 metre AHD contour | AHD_05 | 255 | 0 | 0 | | | | | | | | 0.00 | Dashed Line 4:100 Dashed 5:5 | |
| Transport noise contours | | | | | | | | | | | | | | |
| Category 4 noise contour zone | TRA_NC4 | 0 | 0 | 0 | 130 | 0 | 170 | 45 | To suit | 0.00 | 0.00 | 1.15 | Match with narrow internal lines | |
| Category 3 noise contour zone | TRA_NC3 | 0 | 0 | 0 | 230 | 0 | 170 | 45 | To suit | 0.00 | 0.00 | 1.15 | Match with narrow internal lines | |
| Category 2 noise contour zone | TRA_NC2 | 0 | 0 | 0 | 290 | 0 | 250 | 40 | To suit | 0.00 | 0.00 | 1.15 | Match with narrow internal lines | |
| Category 1 noise contour zone | TRA_NC1 | 0 | 0 | 0 | 250 | 180 | 230 | 40 | To suit | 0.00 | 0.00 | 1.15 | Match with narrow internal lines | |
| Development opportunities category | | | | | | | | | | | | | | |
| DOT | | | | | | | | | | | | | | |
| Development opportunities | | | | | | | | | | | | | | |
| Transport orientated development (Port) | TOO_POT | | | | 255 | 0 | 0 | | | | | To suit | Square - EPR Default marker 34 | |
| Transport orientated development (Port port) | TOO_POT | 255 | 0 | 0 | 255 | 255 | 100 | 40 | To suit | 2.5 | 0.5 | 0.00 | Solid fill with hatch in outline colour | |



| Standard suite of overlays | | | | | | | | | | | | | |
|---|---------|------------------|-----|-----|-------------|-----|-----|--------|---------|-------|----------|--|---------|
| Elements | Code | Lineation colour | | | Fill colour | | | Hatch | | | Line wgt | Description | Example |
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | | | |
| Character category | | | | | | | | | | | | | |
| CHA | | | | | | | | | | | | | |
| Heritage character | | | | | | | | | | | | | |
| Heritage character - Local | HCL_CHA | 05 | 00 | 155 | | | | 0 | To suit | 5 | 1 | 1.15 Hatch with narrow internal lines | |
| Heritage character - Local (Point features) | HCL_CHF | | | | 05 | 00 | 155 | | | | | To suit Square - ESR Default marker 34 | |
| Heritage character - State | HCS_CHA | 05 | 00 | 155 | | | | 45 | To suit | 7.5 | 1.15 | 1.15 Hatch in outline colour | |
| Heritage character - State (Point features) | HCS_CHF | | | | 05 | 00 | 155 | | | | | To suit Circle - ESR Default marker 33 | |
| Heritage character - Areas adjoining State | HCS_ADS | 05 | 00 | 155 | 0 | 0 | 0 | | | | | 1.15 Outline with 10% Style 88 | |
| Landscape Character | | | | | | | | | | | | | |
| Landscape heritage - Local (Point features) | LPL_LPH | | | | 100 | 200 | 120 | | | | | To suit Square - ESR Default marker 35 | |
| Landscape heritage | LPL_LPA | 100 | 200 | 120 | | | | 40 | To suit | 5 | 1 | 1.15 Hatch with narrow internal lines | |
| Scenic Amenity | | | | | | | | | | | | | |
| Scenic amenity - Locally important | SLH_LSL | | | | 250 | 200 | 0 | | | | | Solid fill to outline colour | |
| Scenic amenity - Regionally Significant | SLH_RSL | | | | 255 | 120 | 255 | | | | | Solid fill with no outline | |
| Neighbourhood character | NHC_CHA | 120 | 0 | 120 | | | | 090 | To suit | 7 | 1 | 1.15 Hatch with narrow internal lines | |
| Infrastructure category | | | | | | | | | | | | | |
| INF | | | | | | | | | | | | | |
| Regional infrastructure corridors and subroads | RIF_RIS | 0 | 0 | 0 | | | | 45 | To suit | 2.5 | 0.5 | 0.50 Hatch in outline colour (50 suit) | |
| Road Hierarchy | | | | | | | | | | | | | |
| State controlled road | RHF_SCR | 0 | 0 | 0 | | | | | | | | 2.00 | |
| Sub-arterial road | RHF_SAR | 0 | 0 | 240 | | | | | | | | 0.60 | |
| Collector road | RHF_CR | 150 | 0 | 150 | | | | | | | | 1.50 | |
| Access road | RHF_AR | 250 | 250 | 0 | | | | | | | | 1.50 | |
| Major rural road | RHF_MRA | 255 | 0 | 0 | | | | | | | | 2.00 | |
| Minor rural road | RHF_MRF | 0 | 150 | 0 | | | | | | | | 0.50 | |
| Unimproved road | RHF_UNC | 120 | 120 | 120 | | | | | | | | 1.60 | |
| Environment category | | | | | | | | | | | | | |
| ENV | | | | | | | | | | | | | |
| Biodiversity areas | | | | | | | | | | | | | |
| High ecological significance (HES) | ENV_HES | | | | 51 | 180 | 41 | | | | | Solid fill | |
| General ecological significance (GES) | ENV_GES | | | | 170 | 220 | 120 | | | | | Solid fill | |
| Strategic rehabilitation areas | ENV_SRA | 200 | 200 | 100 | | | | 120 | To suit | 0.50 | 0.50 | Hatch in outline colour | |
| Coastal protection | | | | | | | | | | | | | |
| Coastal prime areas | CPA_CPA | 150 | 150 | 215 | 150 | 150 | 215 | 45 | To suit | 5.00 | 0.50 | 1.15 Hatch in outline colour | |
| Biodiversity foundation areas | CPA_BFA | 0 | 0 | 230 | 0 | 0 | 230 | 120 | To suit | 10.00 | 0.50 | 1.15 Hatch in outline colour | |
| Coastal zone | CPA_CZA | 200 | 200 | 130 | | | | | | | | 1.25 Outline with raster colour | |
| Coastal management districts | CPA_CMD | 200 | 180 | 0 | | | | | | | | 1.15 Outline with raster colour | |
| Priority species - Koala | | | | | | | | | | | | | |
| Priority koala assessable development areas (PKADA) | KOA_PKA | 40 | 110 | 0 | | | | | | | | 2.00 Dashed Line-ESR Dashed 0.5 | |
| Koala assessable development areas (KADA) | KOA_KAD | 120 | 0 | 170 | | | | | | | | 2.00 Dashed Line-ESR Dashed 0.5 | |
| High value bushland habitat (Koala habitat value) | KOA_HBV | | | | 75 | 115 | 0 | | | | | Solid fill | |
| Nutrient hazardous areas | ENV_NHA | | | | 225 | 0 | 140 | | | | | Solid fill | |
| Wetlands | | | | | | | | | | | | | |
| Wetlands | ENV_WLA | 0 | 0 | 250 | 0 | 0 | 250 | 0 | To suit | 0.50 | 0.50 | 1.15 Dashed line hatch in outline colour | |
| Waterway corridors | ENV_WWC | 0 | 0 | 240 | 0 | 0 | 240 | 0 | To suit | 0.50 | 0.50 | 1.15 Hatch in outline colour | |
| Natural Resources category | | | | | | | | | | | | | |
| NR | | | | | | | | | | | | | |
| Production resources | | | | | | | | | | | | | |
| Resource area / Processing area | NRA_RPA | 145 | 115 | 160 | | | | 45/135 | To suit | 2.50 | 0.50 | Inner hatch with no boundary | |
| Separation area | NRA_SPA | 145 | 115 | 160 | | | | | | | | 1.15 Outline with 10% slope fill (black) | |
| Transport route | NRA_TCL | 145 | 115 | 160 | | | | | | | | 1.75 Dashed Line-ESR Dashed 2.2 | |
| Mining tenement | MRN_MTA | 210 | 105 | 200 | | | | | | | | 1.50 Solid outline with no inner fill | |
| Declared fish habitat areas | RFL_DFA | 0 | 130 | 190 | | | | 120 | To suit | 5.00 | 0.50 | Inner hatch with no boundary | |
| Good quality agricultural land | | | | | | | | | | | | | |
| Good quality agricultural land - Class A | AGL_GQA | | | | 230 | 185 | 45 | | | | | Solid fill | |
| Good quality agricultural land - Class B | AGL_GSB | | | | 245 | 175 | 140 | | | | | Solid fill | |
| Good quality agricultural land - Class C | AGL_GCC | | | | 245 | 240 | 170 | | | | | Solid fill | |
| Good quality agricultural land - Class D / Unknown | AGL_GUD | | | | 0 | 0 | 140 | | | | | Solid fill | |
| Water resource catchment areas | WAT_WCA | 0 | 0 | 230 | 0 | 0 | 230 | 45 | To suit | 10.00 | 0.50 | 1.15 Hatch in outline colour | |

| Standard suite of overlays | |
|---|--|
| Elements | |
| Character category | |
| Heritage character - Local | |
| Heritage character - Local (Point features) | |
| Heritage character - State | |
| Heritage character - State (Point features) | |
| Heritage character - Areas adjoining State | |
| Landscape heritage - Local (Point features) | |
| Landscape heritage | |
| Scenic amenity - Locally important | |
| Scenic amenity - Regionally Significant | |
| Neighbourhood character | |
| Infrastructure category | |
| Regional infrastructure corridors and subroads | |
| Road hierarchy | |
| - State controlled road | |
| - Sub-arterial road | |
| - Collector road | |
| - Access road | |
| - Major rural road | |
| - Minor rural road | |
| - Unimproved road | |
| Environment category | |
| Biodiversity areas | |
| High Ecological significance (HES) | |
| General ecological significance (GES) | |
| Strategic rehabilitation areas | |
| Coastal protection | |
| Priority species - Koala | |
| Priority koala assessable development areas (PKADA) | |
| Koala assessable development areas (KADA) | |
| High value bushland habitat (Koala habitat value) | |
| Nutrient hazardous areas | |
| Wetlands | |
| Waterway corridors | |
| Natural Resources category | |
| Extractive resource | |
| Resource area / Processing area | |
| Separation area | |
| Transport route | |
| Declared fish habitat areas | |
| Good quality agricultural land | |
| Good Quality agricultural land - Class A | |
| Good Quality agricultural land - Class B | |
| Good Quality agricultural land - Class C | |
| Good Quality agricultural land - Class D | |
| Water resource catchment areas | |

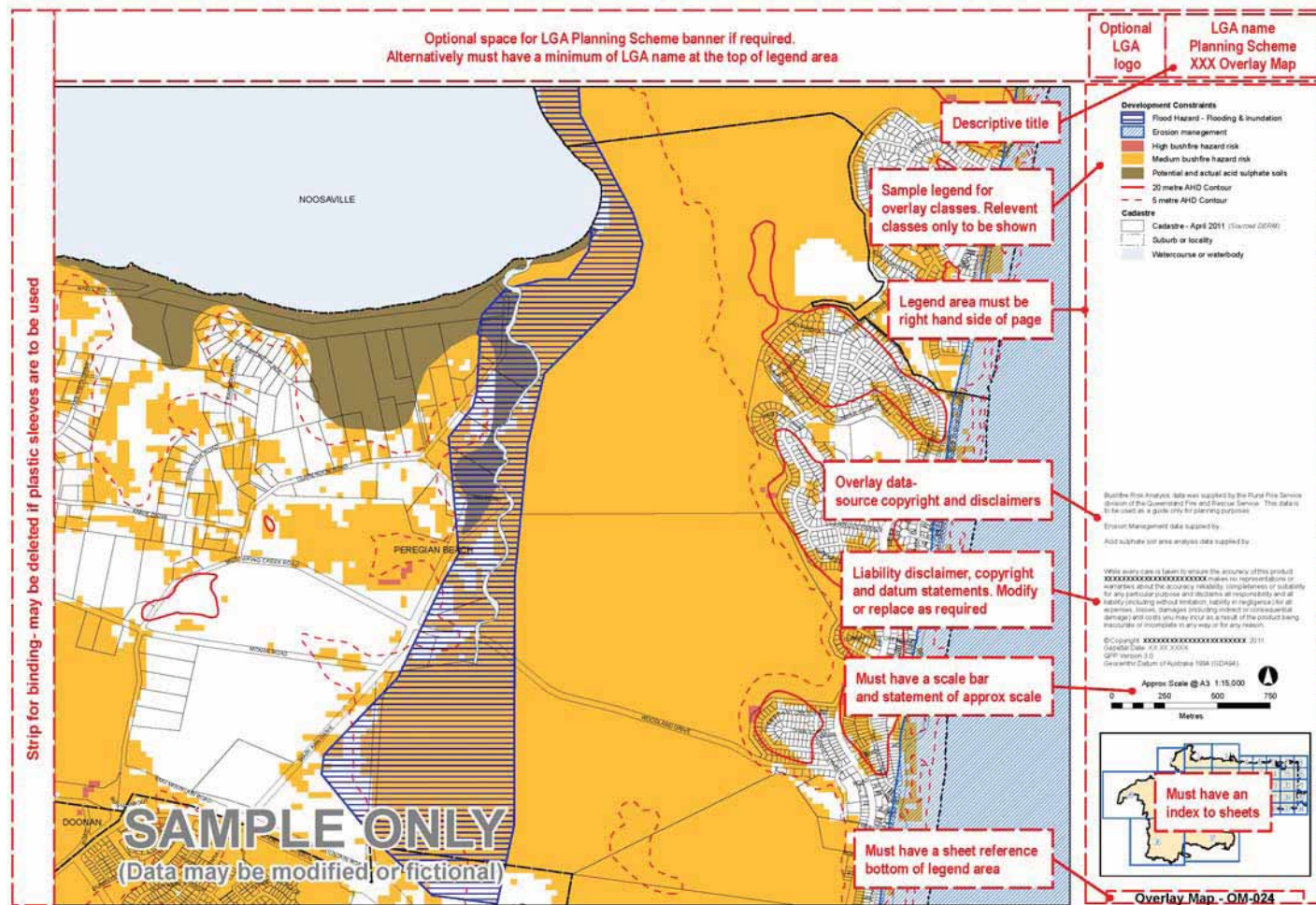
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Figure 6—An example of an overlay map



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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)
- ESRI shapefile (SHP)
- 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 Priority infrastructure plan mapping and plans

(Mandatory component)

A local government is required to prepare a priority infrastructure plan (PIP) and include it within Part 4 of the planning scheme. The local government may choose to locate the part of the PIP that includes maps and schedules of works in this schedule.

This schedule is to be included even if the local government does choose to locate parts of the PIP in a schedule. In this instance a note should be inserted as follows:

<The PIP is completely contained within Part 4 of the planning scheme.>



Schedule 4 Notations required under the Sustainable Planning Act 2009

(Mandatory component)

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SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act

(Mandatory component)

A local government is required to identify the relevant details of decisions 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
- decisions to agree or taken to have agreed to a request for application of a superseded planning scheme

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Deleted: ies

Deleted: current approvals

These decisions are to be listed in the table and should provide the following information:

- real property description of the land
- type of decision (e.g. preliminary approval under section 242 of the Act for reconfiguration of a lot and material change of use)
- date of decision by the local government
- local government file reference.

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Deleted: is

Deleted: decided to

Deleted: to apply for a particular development

Deleted: ¶

Deleted: approvals

Deleted: ing

Deleted: approval

Deleted: or

Deleted: approval

SC4.2 Notation of resolution(s) under section 648D of the Act

(Mandatory component)

A local government is required to attach to their planning scheme a copy of the details of the current resolution(s) regarding matters about charges for infrastructure under the state planning regulatory provision, in accordance with section 648D of the Act. A note of the details of this resolution is to be provided in this section of the planning scheme, however the full resolution is not required to be included. It is intended that a link would be provided to the local government's website to provide the full details.

The details regarding the resolution are to include:

- the date of the original resolution regarding the state planning regulatory provision;

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- the date the resolution took effect;
- the details of the resolution (i.e. confirm whether the local government adopts value(s) equal to or less than the maximum adopted charge);
- the contact information to obtain a copy of the adopted infrastructure charges (e.g. local government website details).

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Schedule 5 Land designated for community infrastructure

(Mandatory component)

A local government is required to include the details of land designated under a community infrastructure designation in accordance with section 206 of the Act.

This schedule is to be included even if the local government does not have any land designated for community infrastructure within the local government area. In this instance a note should be inserted as follows:

<There is no land designated for community infrastructure in the local government area.>

Alternatively the table is to be inserted with all fields of the table populated. If there are no matters associated with the designation state “not applicable” in this column. Designations should appear in chronological order.



Schedule 6 Planning scheme policies

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(Mandatory component)

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This schedule is to be included even if the local government does not have any planning scheme policies. In this instance a note should be inserted as follows:

<There are no planning scheme policies in the planning scheme.>

Planning scheme policies are to be listed in alphabetical order.

A 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 may apply to all or part of the planning scheme area and can only address local planning matters in accordance with section 114(1) of the Act, as follows:

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- may state information a local government may request for a development application; or
- may state the consultation the local government may carry out under section 256 of the Act, relating to the assessment manager seeking advice or comment about a development application; or
- may state actions a local government may take to support the process for making or amending its planning scheme; or
- may contain standards identified in a code; or
- may include guidelines or advice about satisfying assessment criteria in the planning scheme.

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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; or
- require land, infrastructure or monetary contributions; or
- apply, adopt or incorporate another document made by local government.

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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.

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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.

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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 | <insert local government | <insert local government land- |

| | | |
|--|-------------------------------------|--|
| government elements of the strategic outcomes> | specific outcomes for the elements> | 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> |

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| 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. | |
| ... | ... |

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| 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> |

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| 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. | |

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| 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> <p>Development provides for specific mix or type of centre activities that can not be accommodated in other centre zones.</p> <p>Development provides a high level of amenity and is reflective of the surrounding character of the area.</p> <p>Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.</p> <p>Development encourages public transport accessibility and use, walking and cycling.</p> <p>Development does not compromise the viability of the network of centres.</p> <p>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> <p><or insert local government outcomes for the zone></p> |

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| 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> <p>(2) The local government purpose is <mandatory input—local government context>.</p> |
| Suggested overall | <p>The overall outcomes sought for the zone are:</p> <p>Areas identified as having significant values for biological diversity, water</p> |

| | |
|--------------------------------|--|
| outcomes (optional) | <p>catchment, ecological functioning, beach protection or coastal management, and historical or cultural values are protected from development.</p> <p>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.</p> <p>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.</p> <p>Adverse impacts from on-site and adjoining sites are minimised through the location, design and management of development and activities.</p> <p>Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use.</p> <p>Development is reflective of and responsive to the environmental values of the area.</p> <p>Adverse impacts on ecological features and processes are avoided.</p> <p>Natural features such as creeks, gullies, waterways, wetlands and native vegetation are protected and appropriate buffers are established.</p> <p>Adverse impacts on natural systems, both on-site and adjoining land are minimised, through the location, design and management of development.</p> <p>Low-impact, small-scale rural living opportunities and rural activities are facilitated where compatible with environmental values.</p> <p>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> <p><or insert local government outcomes for the zone></p> |
|--------------------------------|--|

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| 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> <p>Development does not compromise the functions of movement, access and provision of public utilities.</p> <p>Development is subordinate to the functions of movement, access and provision of public utilities.</p> <p>Development does not impede the flow of people or goods.</p> <p>Development does not create a hazard for traffic or people.</p> <p><or insert local government outcomes for the zone></p> |

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| | |
|-----------------------|---|
| Vegetation management | The vegetation management overlay deals with land identified as locally significant vegetation. |
|-----------------------|---|

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| | |
|----------------------------|-------------|
| Natural resources category | Application |
|----------------------------|-------------|

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p1. 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:
<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:
<insert outcomes>

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

The purpose of the <code name> is <insert purpose statement>.

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

| |
|-----------------------------|
| Acceptable outcomes |
| <subheading 1> |
| |
| |

4. Elements to be used for codes for compliance assessment

The purpose of the <code name> is <insert purpose statement>.

<name code> table x—for compliance assessment

| |
|-----------------------------|
| Compliance outcomes |
| <subheading 1> |
| |
| |

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:

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.

The purpose of the code will be achieved through the following overall outcomes:
<insert outcomes>.

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

| Performance outcomes | Acceptable outcomes |
|----------------------|---------------------|
| <subheading 1> | |
| | |
| <subheading 1> | |
| | |

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.

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| | | | |
|--------------------|--|-----------------------|--|
| 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 | |
|--------------------|--|-----------------------|--|

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| | | | |
|------------------|--|--|--|
| outdoor lighting | Any form of permanent lighting system not ancillary to another use which emits light that has impacts beyond the site. | | |
|------------------|--|--|--|

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| | | | |
|---------------|---|-----------------|--------------|
| 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 |
|---------------|---|-----------------|--------------|

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| | | | |
|--------------------------------|---|-----------------------------|---|
| Waterfront and marine industry | <p>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.</p> <p>The use includes the provision of fuel and disposal of waste.</p> | Boat building, boat storage | M |
|--------------------------------|---|-----------------------------|---|

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| | | | |
|-----------|---|--|---|
| 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 |
|-----------|---|--|---|

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| | |
|--------------------------|---|
| rural activities | 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 | caretaker's accommodation community residence dual occupancy dwelling house dwelling unit hostel multiple dwelling relocatable home park retirement facility short-term accommodation tourist park |

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| | |
|----------------------|--|
| building work | As defined in the <i>Sustainable Planning Act 2009</i> . |
|----------------------|--|

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| | |
|------------------------------|---|
| industrial activities | Premises used for trade or business that involves the following: the manufacture, production, processing, repair, alteration, recycling, storage or transfer of any article, material product whether solid, liquid or gas; scientific or technological research, investigation or testing; the disposal of waste. |
|------------------------------|---|

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| | |
|-------------------|--|
| 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. |
|-------------------|--|

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| | |
|----------------------------------|--|
| Secondary street frontage | Means the frontage of a lot which abuts a second street. |
|----------------------------------|--|

| 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 |