

Planning Scheme for Miriam Vale Shire

Adoption

The Local Government for Gladstone Regional Council adopted this Planning Scheme on 24 February 2009.

Commencement

This Planning Scheme took effect on 27 February 2009.

Incorporated State Planning Policies

Pursuant to Schedule 1, Part 2, section 18, subsection (5A) of the *Integrated Planning Act 1997*, the Minister for Infrastructure and Planning has identified the following State Planning Policies as having been appropriately reflected in the Planning Scheme—

1. State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide;
2. State Planning Policy 1/92: Development and Conservation of Agricultural Land; and
3. State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulphate Soil; and

Approval to adopt this Planning Scheme is conditional upon the continued operation and effect of the *Integrated Development Assessment System (IDAS)* triggers for Department of Main Roads' matters.

This is to certify that this is a true and correct copy of the Miriam Vale Shire Planning Scheme adopted on 24 February 2009 and which commenced on 27 February 2009.

Signed



Graeme Kanofski
Chief Executive Officer
Gladstone Regional Council

Dated: 24 February 2009

Table of Contents

PART 1

Administration and Assessment Requirements



Table of Contents

Part 1 – Administration & Assessment Requirements

DIVISION 1 - INTRODUCTION	14
1.1.1 PURPOSE OF THE PLANNING SCHEME	14
1.1.2 PLANNING SCHEME FUNCTIONS AS PART OF IDAS	14
DIVISION 2 - PLANNING SCHEME STRUCTURAL ELEMENTS	15
1.2.1 STRUCTURE OF THE PLANNING SCHEME	15
1.2.2 ADMINISTRATION AND ASSESSMENT REQUIREMENTS – PART 1	15
1.2.3 STRATEGIC FRAMEWORK AND DESIRED ENVIRONMENTAL OUTCOMES – PART 2	15
1.2.4 ASSESSMENT REQUIREMENTS – PART 3	15
1.2.4.1 LOCAL GOVERNMENT AREA DIVIDED INTO LOCALITIES	15
1.2.4.2 LOCALITIES DIVIDED INTO ZONES	16
1.2.4.3 PLANNING SCHEME OVERLAYS	16
1.2.5 PLANNING SCHEME CODES – PART 4	16
1.2.5.1 LOCALITY CODES	16
1.2.5.2 ZONE CODES	16
1.2.5.3 LAND USE CODES	17
1.2.5.4 GENERAL DEVELOPMENT CODES	17
1.2.5.5 OVERLAY CODES	17
1.2.6 COMMUNITY INFRASTRUCTURE	16
DIVISION 3 - PLANNING SCHEME APPROACH	18
1.3.1 DETERMINING IF DEVELOPMENT IS ASSESSABLE OR SELF-ASSESSABLE	18
1.3.2 CODES APPLICABLE TO ONGOING USE	18
1.3.3 ACHIEVING OUTCOMES	19
1.3.4 LAND NOT WITHIN A ZONE	19
1.3.5 PROBABLE SOLUTIONS FOR CODE-ASSESSABLE DEVELOPMENT	19
1.3.6 GUIDANCE	19
DIVISION 4 - INTERPRETATION	24
1.4.1 ADMINISTRATIVE TERMS	24
1.4.2 DEFINED USE CLASSES AND USE CATEGORIES	31
1.4.3 DEFINED USES	37
1.4.3.1 DEFINED USES	38

Part 2 – Strategic Framework & Desired Environmental Outcomes

DIVISION 1 – STRATEGIC FRAMEWORK	50
2.1.1 BROAD STRATEGIES FOR MIRIAM VALE SHIRE	50
2.1.1.1 LOCAL STRATEGIES FOR AGNES WATER	51
2.1.1.2 LOCAL STRATEGIES FOR MIRIAM VALE	52
2.1.1.3 LOCAL STRATEGIES FOR COASTAL VILLAGES	53
2.1.1.4 LOCAL STRATEGIES FOR RURAL VILLAGES	53
2.1.1.5 LOCAL STRATEGIES FOR THE RURAL LOCALITY	55
DIVISION 2 - DESIRED ENVIRONMENTAL OUTCOMES	57

2.2.1	PRELIMINARY.....	57
2.2.2	DESIRED ENVIRONMENTAL OUTCOMES.....	57
2.2.2.1	ECONOMIC DEVELOPMENT.....	57
2.2.2.2	RESIDENTIAL DEVELOPMENT.....	58
2.2.2.3	DEVELOPMENT GENERALLY.....	58
2.2.2.4	TRANSPORT AND ACCESS.....	58
2.2.2.5	OPEN SPACE, NATURAL ENVIRONMENT AND CULTURAL HERITAGE.....	59
2.2.2.6	COMMUNITY WELLBEING.....	59
2.2.2.7	INFRASTRUCTURE PROVISION.....	59

Part 3 Assessment Requirements

DIVISION 1 – PRELIMINARY.....	63	
3.1.1	STRUCTURE OF ASSESSMENT PROVISIONS.....	63
3.1.2	RELATIONSHIP TO OTHER ASSESSMENT PROVISIONS.....	63
3.1.3	INTERPRETATION OF ASSESSMENT TABLES.....	63
DIVISION 2 - TABLES OF ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ZONES.....	64	
3.2.1	LOW DENSITY RESIDENTIAL ZONE.....	64
3.2.1.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	64
3.2.1.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	67
3.2.2	RURAL CHARACTER ZONE.....	68
3.2.2.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	68
3.2.2.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	71
3.2.3	MEDIUM DENSITY RESIDENTIAL ZONE.....	72
3.2.3.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	72
3.2.3.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	76
3.2.4	SPECIAL RESIDENTIAL ZONE.....	77
3.2.4.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	77
3.2.4.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	80
3.2.5	TOURIST COMMERCIAL ZONE.....	81
3.2.5.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	81
3.2.5.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	86
3.2.6	LOCAL BUSINESS ZONE.....	87
3.2.6.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	87
3.2.6.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	92
3.2.7	DISTRICT BUSINESS ZONE.....	93
3.2.7.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	93
3.2.7.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	99
3.2.8	COMMERCIAL SERVICES ZONE.....	100
3.2.8.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	100
3.2.8.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	104
3.2.9	RETAIL SHOWROOM ZONE.....	105
3.2.9.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	105
3.2.9.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	108
3.2.10	LIGHT INDUSTRY ZONE.....	109
3.2.10.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	109
3.2.10.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	112
3.2.11	GENERAL INDUSTRY ZONE.....	113
3.2.11.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	113
3.2.11.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	116
3.2.12	RURAL ZONE.....	117
3.2.12.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	117
3.2.12.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT.....	122

3.2.13	SPECIAL USES ZONE	123
3.2.13.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	123
3.2.13.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT	127
3.2.14	CONSERVATION ZONE.....	128
3.2.14.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	128
3.2.14.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT	130
3.2.15	PARKLAND AND OPEN SPACE ZONE.....	131
3.2.15.1	ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE.....	131
3.2.15.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT	133
DIVISION 3 - CONSISTENT DEVELOPMENT TABLE		134
3.3.1	CONSISTENT DEVELOPMENT TABLE	134
3.3.1.1	INTERPRETATION OF THE CONSISTENT DEVELOPMENT TABLE	134
3.3.1.2	CONSISTENT DEVELOPMENT TABLE	134
DIVISION 4 - TABLES OF ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR OVERLAYS		139
3.4.1	ASSESSMENT TABLE FOR THE ACID SULFATE SOILS OVERLAY	141
3.4.1.1	ASSESSMENT TABLE FOR THE ACID SULPHATE SOILS OVERLAY.....	139
3.4.1.2	ASSESSMENT TABLE FOR THE ACID SULPHATE SOILS OVERLAY.....	140
3.4.2	ASSESSMENT TABLE FOR THE COASTAL MANAGEMENT OVERLAY	141
3.4.2.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE COASTAL MANAGEMENT OVERLAY..	141
3.4.2.2	ASSESSMENT TABLE FOR THE COASTAL MANAGEMENT OVERLAY	141
3.4.3	ASSESSMENT TABLE FOR THE ENVIRONMENTAL MANAGEMENT OVERLAY	142
3.4.3.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE ENVIRONMENTAL MANAGEMENT OVERLAY	142
3.4.3.2	ASSESSMENT TABLE FOR THE ENVIRONMENTAL MANAGEMENT OVERLAY	143
3.4.4	ASSESSMENT TABLE FOR THE EXTRACTIVE RESOURCES OVERLAY	146
3.4.4.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE EXTRACTIVE RESOURCES OVERLAY	146
3.4.4.2	ASSESSMENT TABLE FOR THE EXTRACTIVE RESOURCES OVERLAY	147
3.4.5	ASSESSMENT TABLE FOR THE HILLSLOPES PROTECTION OVERLAY	148
3.4.5.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE HILLSLOPES PROTECTION OVERLAY	148
3.4.5.2	ASSESSMENT TABLE FOR THE HILLSLOPES PROTECTION OVERLAY	148
3.4.6	ASSESSMENT TABLE FOR THE BUSHFIRE HAZARD OVERLAY	150
3.4.6.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE BUSHFIRE HAZARD OVERLAY.....	150
3.4.6.2	ASSESSMENT TABLE FOR THE BUSHFIRE HAZARD OVERLAY	150
3.4.7	ASSESSMENT TABLE FOR THE GOOD QUALITY AGRICULTURAL LAND (GQAL) OVERLAY.....	152
3.4.7.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE GQAL OVERLAY	152
3.4.7.2	ASSESSMENT TABLE FOR THE GQAL OVERLAY.....	152

Part 4 – Planning Scheme Codes Locality Codes

DIVISION 1 - AGNES WATER LOCALITY CODE		161
4.1.1	COMPLIANCE WITH THE AGNES WATER LOCALITY CODE	161
4.1.2	PURPOSE OF THE AGNES WATER LOCALITY CODE	161
4.1.2.1	OVERALL OUTCOMES FOR THE AGNES WATER LOCALITY.....	161
4.1.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE AGNES WATER LOCALITY.....	162
DIVISION 2 - SEVENTEEN SEVENTY LOCALITY CODE		165
4.2.1	COMPLIANCE WITH THE SEVENTEEN SEVENTY LOCALITY CODE.....	165
4.2.2	PURPOSE OF THE SEVENTEEN SEVENTY LOCALITY CODE	165
4.2.2.1	OVERALL OUTCOMES FOR THE SEVENTEEN SEVENTY LOCALITY	165

4.2.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE SEVENTEEN SEVENTY LOCALITY ..	166
DIVISION 3 - MIRIAM VALE LOCALITY CODE		169
4.3.1	COMPLIANCE WITH THE MIRIAM VALE LOCALITY CODE.....	169
4.3.2	PURPOSE OF THE MIRIAM VALE LOCALITY CODE	169
4.3.2.1	OVERALL OUTCOMES FOR THE MIRIAM VALE LOCALITY	169
4.3.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE MIRIAM VALE LOCALITY	169
DIVISION 4 - TURKEY BEACH (COASTAL VILLAGE) LOCALITY CODE		173
4.4.1	COMPLIANCE WITH THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY CODE	173
4.4.2	PURPOSE OF THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY CODE	173
4.4.2.1	OVERALL OUTCOMES FOR THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY	173
4.4.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY	174
DIVISION 5 - BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY CODE		176
4.5.1	COMPLIANCE WITH THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY CODE	176
4.5.2	PURPOSE OF THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY CODE.....	176
4.5.2.1	OVERALL OUTCOMES FOR THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY	176
4.5.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY	177
DIVISION 6 – OFFSHORE ISLANDS LOCALITY CODE		180
4.6.1	COMPLIANCE WITH THE OFFSHORE ISLANDS LOCALITY CODE	180
4.6.2	PURPOSE OF THE OFFSHORE ISLANDS LOCALITY CODE	180
4.6.2.1	OVERALL OUTCOMES FOR THE OFFSHORE ISLANDS LOCALITY	180
4.6.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE OFFSHORE ISLANDS LOCALITY.....	180
DIVISION 7 - RURAL LOCALITY CODE.....		183
4.7.1	COMPLIANCE WITH THE RURAL LOCALITY CODE	183
4.7.2	PURPOSE OF THE RURAL LOCALITY CODE.....	183
4.7.2.1	OVERALL OUTCOMES FOR THE RURAL LOCALITY	184
4.7.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RURAL LOCALITY.....	184

Zone Codes

DIVISION 8 - LOW DENSITY RESIDENTIAL ZONE CODE		189
4.8.1	COMPLIANCE WITH THE LOW DENSITY RESIDENTIAL ZONE CODE	189
4.8.2	PURPOSE OF THE LOW DENSITY RESIDENTIAL ZONE CODE.....	189
4.8.2.1	OVERALL OUTCOMES FOR THE LOW DENSITY RESIDENTIAL ZONE.....	189
4.8.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE LOW DENSITY RESIDENTIAL ZONE	189
DIVISION 9 - RURAL CHARACTER ZONE CODE.....		193
4.9.1	COMPLIANCE WITH THE RURAL CHARACTER ZONE CODE	193
4.9.2	PURPOSE OF THE RURAL CHARACTER ZONE CODE	193
4.9.2.1	OVERALL OUTCOMES FOR THE RURAL CHARACTER ZONE	193
4.9.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RURAL CHARACTER ZONE	193
DIVISION 10 - MEDIUM DENSITY RESIDENTIAL ZONE CODE.....		197

4.10.1	COMPLIANCE WITH THE MEDIUM DENSITY RESIDENTIAL ZONE CODE	197
4.10.2	PURPOSE OF THE MEDIUM DENSITY RESIDENTIAL ZONE	197
4.10.2.1	OVERALL OUTCOMES FOR THE MEDIUM DENSITY RESIDENTIAL ZONE	197
4.10.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE MEDIUM DENSITY RESIDENTIAL ZONE	197
DIVISION 11 - SPECIAL RESIDENTIAL ZONE CODE		201
4.11.1	COMPLIANCE WITH THE SPECIAL RESIDENTIAL ZONE	201
4.11.2	PURPOSE OF THE SPECIAL RESIDENTIAL ZONE	201
4.11.2.1	OVERALL OUTCOMES FOR THE SPECIAL RESIDENTIAL ZONE	201
4.11.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE SPECIAL RESIDENTIAL ZONE ..	201
DIVISION 12 – TOURIST COMMERCIAL ZONE CODE.....		204
4.12.1	COMPLIANCE WITH THE TOURIST COMMERCIAL ZONE CODE	204
4.12.2	PURPOSE OF THE TOURIST COMMERCIAL ZONE	204
4.12.2.1	OVERALL OUTCOMES FOR THE TOURIST COMMERCIAL ZONE	204
4.12.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE TOURIST COMMERCIAL ZONE ..	204
DIVISION 13 - LOCAL BUSINESS ZONE CODE		207
4.13.1	COMPLIANCE WITH THE LOCAL BUSINESS ZONE CODE.....	207
4.13.2	PURPOSE OF THE LOCAL BUSINESS ZONE.....	207
4.13.2.1	OVERALL OUTCOMES FOR THE LOCAL BUSINESS ZONE	207
4.13.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE LOCAL BUSINESS ZONE	207
DIVISION 14 - DISTRICT BUSINESS ZONE CODE		211
4.14.1	COMPLIANCE WITH THE DISTRICT BUSINESS ZONE CODE.....	211
4.14.2	PURPOSE OF THE DISTRICT BUSINESS ZONE CODE	211
4.14.2.1	OVERALL OUTCOMES FOR THE DISTRICT BUSINESS ZONE	211
4.14.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE DISTRICT BUSINESS ZONE	211
DIVISION 15 - COMMERCIAL SERVICES ZONE CODE		214
4.15.1	COMPLIANCE WITH THE COMMERCIAL SERVICES ZONE CODE DISTRICT DISTRICT	214
4.15.2	PURPOSE OF THE COMMERCIAL SERVICES ZONE CODE.....	214
4.15.2.1	OVERALL OUTCOMES FOR THE COMMERCIAL SERVICES ZONE	214
4.15.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE COMMERCIAL SERVICES ZONE.....	214
DIVISION 16 - RETAIL SHOWROOM ZONE CODE.....		217
4.16.1	COMPLIANCE WITH THE RETAIL SHOWROOM ZONE CODE	217
4.16.2	PURPOSE OF THE RETAIL SHOWROOM ZONE CODE	217
4.16.2.1	OVERALL OUTCOMES FOR THE RETAIL SHOWROOM ZONE	217
4.16.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RETAIL SHOWROOM ZONE	217
DIVISION 17 - LIGHT INDUSTRY ZONE CODE		220
4.17.1	COMPLIANCE WITH THE LIGHT INDUSTRY ZONE CODE.....	220
4.17.2	PURPOSE OF THE LIGHT INDUSTRY ZONE CODE	220
4.17.2.1	OVERALL OUTCOMES FOR THE LIGHT INDUSTRY ZONE	220
4.17.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE LIGHT INDUSTRY ZONE	220
DIVISION 18 - GENERAL INDUSTRY ZONE CODE		223
4.18.1	COMPLIANCE WITH THE GENERAL INDUSTRY ZONE CODE	223
4.18.2	PURPOSE OF THE GENERAL INDUSTRY ZONE CODE.....	223
4.18.2.1	OVERALL OUTCOMES FOR THE GENERAL INDUSTRY ZONE	223
4.18.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE GENERAL INDUSTRY ZONE	223
DIVISION 19 - RURAL ZONE CODE.....		226
4.19.1	COMPLIANCE WITH THE RURAL ZONE CODE	226

4.19.2	PURPOSE OF THE RURAL ZONE CODE	226
4.19.2.1	OVERALL OUTCOMES FOR THE RURAL ZONE.....	226
4.19.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RURAL ZONE.....	226
DIVISION 20 - SPECIAL USES ZONE CODE.....		229
4.20.1	COMPLIANCE WITH THE SPECIAL USES ZONE CODE	229
4.20.2	PURPOSE OF THE SPECIAL USES ZONE CODE.....	229
4.20.2.1	OVERALL OUTCOMES FOR THE SPECIAL USES ZONE	229
4.20.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE SPECIAL USES ZONE	229
DIVISION 21 - CONSERVATION ZONE CODE		231
4.21.1	COMPLIANCE WITH THE CONSERVATION ZONE CODE.....	231
4.21.2	PURPOSE OF THE CONSERVATION ZONE CODE	231
4.21.2.1	OVERALL OUTCOMES FOR THE CONSERVATION ZONE	231
4.21.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE CONSERVATION ZONE	231
DIVISION 22 - PARKLAND AND OPEN SPACE ZONE CODE		233
4.22.1	COMPLIANCE WITH THE PARKLAND AND OPEN SPACE ZONE CODE.....	233
4.22.2	PURPOSE OF THE PARKLAND AND OPEN SPACE ZONE CODE	233
4.22.2.1	OVERALL OUTCOMES FOR THE PARKLAND AND OPEN SPACE ZONE	233
4.22.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE PARKLAND AND OPEN SPACE ZONE	233
<h2>Land Use Codes</h2>		
DIVISION 23 - BED AND BREAKFAST CODE.....		237
4.23.1	COMPLIANCE WITH THE BED AND BREAKFAST CODE.....	237
4.23.2	PURPOSE OF THE BED AND BREAKFAST CODE	237
4.23.2.1	OVERALL OUTCOMES FOR A BED AND BREAKFAST	237
4.23.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A BED AND BREAKFAST	237
DIVISION 24 - CARAVAN PARK CODE		239
4.24.1	COMPLIANCE WITH THE CARAVAN PARK CODE	239
4.24.2	PURPOSE OF THE CARAVAN PARK CODE	239
4.24.2.1	OVERALL OUTCOMES FOR A CARAVAN PARK.....	239
4.24.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A CARAVAN PARK	239
Division 25 – CARETAKER’S RESIDENCE CODE		242
4.25.1	COMPLIANCE WITH THE CARETAKERS RESIDENCE CODE	242
4.25.2	PURPOSE OF THE CARETAKERS RESIDENCE CODE	242
4.25.2.1	OVERALL OUTCOMES FOR A CARETAKERS RESIDENCE.....	242
4.25.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A CARETAKERS RESIDENCE.....	242
Division 26 – COMMERCIAL USE CODE		244
4.26.1	COMPLIANCE WITH THE COMMERCIAL USE CODE	244
4.26.2	PURPOSE OF THE COMMERCIAL USE CODE.....	244
4.26.2.1	OVERALL OUTCOMES FOR A COMMERCIAL USE.....	244
4.26.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A COMMERCIAL USE.....	244
DIVISION 27 – COMMUNITY USE CODE.....		250
4.27.1	COMPLIANCE WITH THE COMMUNITY USE CODE	250
4.27.2	PURPOSE OF THE COMMUNITY USE CODE	250
4.27.2.1	OVERALL OUTCOMES FOR A COMMUNITY USE.....	250
4.27.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A COMMUNITY USE.....	250

DIVISION 28 – DWELLING HOUSE CODE	253
4.28.1 COMPLIANCE WITH THE DWELLING HOUSE CODE	253
4.28.2 PURPOSE OF THE DWELLING HOUSE CODE	253
4.28.2.1 OVERALL OUTCOMES FOR A DWELLING HOUSE	253
4.28.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A DWELLING HOUSE	253
Division 29 – FORESTRY CODE.....	257
4.29.1 COMPLIANCE WITH THE FORESTRY CODE	257
4.29.2 PURPOSE OF THE FORESTRY CODE	257
4.29.2.1 OVERALL OUTCOMES FOR FORESTRY.....	257
4.29.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR FORESTRY.....	257
DIVISION 30 – HOME OCCUPATION CODE	260
4.30.1 COMPLIANCE WITH THE HOME OCCUPATION CODE.....	260
4.30.2 PURPOSE OF THE HOME OCCUPATION CODE	260
4.30.2.1 OVERALL OUTCOMES FOR A HOME OCCUPATION	260
4.30.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A HOME OCCUPATION	260
DIVISION 31 – INDUSTRIAL USES CODE.....	262
4.31.1 COMPLIANCE WITH THE INDUSTRIAL USES CODE	262
4.31.2 PURPOSE OF THE INDUSTRIAL USES CODE	262
4.31.2.1 OVERALL OUTCOMES FOR INDUSTRIAL USES	262
4.31.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR INDUSTRIAL USES	262
DIVISION 32 – INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE CODE	267
4.32.1 COMPLIANCE WITH THE INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE CODE	267
4.32.2 PURPOSE OF THE INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE CODE	267
4.32.2.1 OVERALL OUTCOMES FOR INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE.....	267
4.32.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE	267
DIVISION 33 – MULTIPLE RESIDENTIAL DEVELOPMENT CODE.....	271
4.33.1 COMPLIANCE WITH THE MULTIPLE RESIDENTIAL DEVELOPMENT CODE.....	271
4.33.2 PURPOSE OF THE MULTIPLE RESIDENTIAL DEVELOPMENT CODE	271
4.33.2.1 OVERALL OUTCOMES FOR MULTIPLE RESIDENTIAL DEVELOPMENT.....	271
4.33.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR MULTIPLE RESIDENTIAL DEVELOPMENT	271
DIVISION 34 – ROADSIDE STALL CODE.....	276
4.34.1 COMPLIANCE WITH THE ROADSIDE STALL CODE	276
4.34.2 PURPOSE OF THE ROADSIDE STALL CODE	276
4.34.2.1 OVERALL OUTCOMES FOR A ROADSIDE STALL	276
4.34.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A ROADSIDE STALL	276
DIVISION 35 –TELECOMMUNICATION FACILITIES CODE	277
4.35.1 COMPLIANCE WITH THE TELECOMMUNICATION FACILITIES CODE	277
4.35.2 PURPOSE OF THE TELECOMMUNICATION FACILITIES CODE.....	277
4.35.2.1 OVERALL OUTCOMES FOR TELECOMMUNICATION FACILITIES	277
4.35.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR TELECOMMUNICATION FACILITIES	277
DIVISION 36 – TOURIST CABIN(S) CODE	279
4.36.1 COMPLIANCE WITH THE TOURIST CABIN(S) CODE	279
4.36.2 PURPOSE OF THE TOURIST CABIN(S) CODE	279
4.31.2.1 OVERALL OUTCOMES FOR A TOURIST CABIN(S).....	279
4.36.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A TOURIST CABIN(S)	279

General Codes

DIVISION 37 - ADVERTISING DEVICES CODE.....	283
4.37.1 COMPLIANCE WITH THE ADVERTISING DEVICES CODE.....	283
4.37.2 PURPOSE OF THE ADVERTISING DEVICES CODE	283
4.37.2.1 OVERALL OUTCOMES FOR THE ADVERTISING DEVICES CODE	283
4.37.2.2 DEFINITIONS USED IN THIS CODE.....	283
4.37.2.3 SIGN AND ADVERTISING DEVICE TYPES	285
4.37.2.4 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ADVERTISING DEVICES (ALL SIGNS)....	294
4.37.2.5 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ADVERTISING DEVICES – SPECIFIC SIGNS	296
DIVISION 38 - LANDSCAPING CODE.....	308
4.38.1 COMPLIANCE WITH THE LANDSCAPING CODE:.....	308
4.38.2 PURPOSE OF THE LANDSCAPING CODE	308
4.38.2.1 UTCOMES FOR THE LANDSCAPING CODE	308
4.38.2.2 OUTCOMES AND PRESCRIBED SOLUTIONS FOR LANDSCAPING CODE	308
4.38.3 SCHEDULE 1 TO DIVISION 38 – NATIVE SPECIES	312
DIVISION 39 - PARKING & ACCESS CODE.....	314
4.39.1 COMPLIANCE WITH THE PARKING AND ACCESS CODE:	314
4.39.2 PURPOSE OF THE PARKING AND ACCESS CODE	314
4.39.2.1 OVERALL OUTCOMES FOR THE PARKING AND ACCESS CODE	314
4.39.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR PARKING AND ACCESS CODE.....	314
4.39.3 SCHEDULE 1 TO DIVISION 39– CAR PARKING REQUIREMENTS	318
DIVISION 40 - RECONFIGURING A LOT CODE.....	322
4.40.1 COMPLIANCE WITH THE RECONFIGURING A LOT CODE:	322
4.40.2 PURPOSE OF THE RECONFIGURING A LOT CODE	322
4.40.2.1 OVERALL OUTCOMES FOR RECONFIGURING A LOT	322
4.40.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR RECONFIGURING A LOT	322
DIVISION 41 - WORKS, SERVICES & INFRASTRUCTURE CODE	328
4.41.1 COMPLIANCE WITH THE WORKS, SERVICES AND INFRASTRUCTURE CODE.....	328
4.41.2 PURPOSE OF THE WORKS, SERVICES AND INFRASTRUCTURE CODE	328
4.41.2.1 OVERALL OUTCOMES FOR THE WORKS, SERVICES AND INFRASTRUCTURE CODE.....	328
4.41.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR WORKS, SERVICES AND INFRASTRUCTURE CODE	329

Overlay Codes

DIVISION 42 - ACID SULFATE SOILS OVERLAY CODE	333
4.42.1 COMPLIANCE WITH THE ACID SULFATE SOILS OVERLAY CODE	333
4.42.2 PURPOSE OF THE ACID SULFATE SOILS OVERLAY CODE	333
4.42.2.1 OVERALL OUTCOMES FOR ACID SULFATE SOILS	333
4.42.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ACID SULFATE SOILS	333
DIVISION 43 - COASTAL MANAGEMENT OVERLAY CODE.....	335
4.43.1 COMPLIANCE WITH THE COASTAL MANAGEMENT OVERLAY CODE	335
4.43.2 PURPOSE OF THE COASTAL MANAGEMENT OVERLAY CODE	335
4.43.2.1 OVERALL OUTCOMES FOR COASTAL MANAGEMENT.....	335

4.43.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR COASTAL MANAGEMENT.....	335
DIVISION 44 - ENVIRONMENTAL MANAGEMENT OVERLAY CODE		340
4.44.1	COMPLIANCE WITH THE ENVIRONMENTAL MANAGEMENT OVERLAY CODE	340
4.44.2	PURPOSE OF THE ENVIRONMENTAL MANAGEMENT OVERLAY CODE	340
4.44.2.1	OVERALL OUTCOMES FOR ENVIRONMENTAL MANAGEMENT	340
4.44.2.2	DEFINITIONS	340
4.44.2.3	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ENVIRONMENTAL MANAGEMENT ...	340
DIVISION 45 - EXTRACTIVE RESOURCES OVERLAY CODE		343
4.45.1	COMPLIANCE WITH THE EXTRACTIVE RESOURCES OVERLAY CODE	343
4.45.2	PURPOSE OF THE EXTRACTIVE RESOURCES OVERLAY CODE.....	343
4.45.2.1	OVERALL OUTCOMES FOR EXTRACTIVE RESOURCES.....	343
4.45.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR EXTRACTIVE RESOURCES.....	343
DIVISION 46 - HILLSLOPES PROTECTION OVERLAY CODE		346
4.46.1	COMPLIANCE WITH THE HILLSLOPES PROTECTION OVERLAY CODE	346
4.46.2	PURPOSE OF THE HILLSLOPES PROTECTION OVERLAY CODE.....	346
4.46.2.1	OVERALL OUTCOMES FOR HILLSLOPES PROTECTION	346
4.46.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR HILLSLOPES PROTECTION	346
DIVISION 47 – BUSHFIRE HAZARD OVERLAY CODE		351
4.47.1	COMPLIANCE WITH THE BUSHFIRE HAZARD OVERLAY CODE	351
4.47.2	PURPOSE OF THE BUSHFIRE HAZARD OVERLAY CODE.....	351
4.47.2.1	OVERALL OUTCOMES FOR BUSHFIRE HAZARD.....	351
4.47.2.2	DEFINITIONS FOR USE IN THIS CODE	351
4.47.2.3	DESIGNATED ‘BUSHFIRE PRONE’ AREAS FOR THE BUILDING CODE OF AUSTRALIA.....	351
4.47.2.4	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR BUSHFIRE HAZARD.....	352

Part 5 – Maps

Part 6 – Planning Scheme Policies

6.1	PLANNING SCHEME POLICY NO 1 - ENGINEERING STANDARDS FOR DEVELOPMENT WORKS
6.2	PLANNING SCHEME POLICY NO 2 – ENGINEERING STANDARDS FOR SELF ASSESSABLE DEVELOPMENT
6.3	PLANNING SCHEME POLICY NO 3 – WATER SUPPLY, SEWERAGE, TRANSPORT, STORMWATER & PUBLIC PARKS AND COMMUNITY LAND INFRASTRUCTURE CONTRIBUTIONS POLICY

DIVISION 1 - INTRODUCTION

1.1.1 Purpose of the Planning Scheme

The Miriam Vale Shire Planning Scheme has been prepared in accordance with the provisions of the *Integrated Planning Act 1997* (IPA). The Planning Scheme applies to the whole of the Shire and sets out the Council's planning and development intentions.

The Planning Scheme establishes the framework for managing development in a way that advances the purpose of the IPA¹ by:

- (a) Identifying Assessable and Self-assessable development; and
- (b) Identifying Outcomes sought to be achieved in the Local Government area as the context for assessing development.

1.1.2 Planning Scheme Functions as Part of IDAS

The Planning Scheme functions as part of the Integrated Development Assessment System². It must be read together with the IPA and the Integrated Planning Regulation.

¹ *The purpose of the IPA (section 1.2.1) is to seek to achieve ecological sustainability by (a) coordinating and integrating planning at the Local, Regional and State levels; and (b) managing the process by which the development occurs; and (c) managing the effects of development on the environment (including managing the use of premises)*

² *The integrated Development Assessment System (IDAS) is the system, detailed in Chapter 3 of the IPA for integrating State and Local Government assessment processes for development.*

DIVISION 2 - PLANNING SCHEME STRUCTURAL ELEMENTS

1.2.1 Structure of the Planning Scheme

The Planning Scheme consists of four principal parts, being:

- Part 1 – Administration and Assessment Requirements;
- Part 2 – Strategic Framework and Desired Environmental Outcomes;
- Part 3 – Assessment Requirements;
- Part 4 – Planning Scheme Codes:
 - (a) Locality Codes;
 - (b) Zone Codes;
 - (c) Land Use Codes;
 - (d) General Development Codes;
 - (e) Overlay Codes; and
- Planning Scheme Schedules; and
- Maps – Zone Maps and Overlay Maps.

1.2.2 Administration and Assessment Requirements – Part 1

Part 1 of the Planning Scheme (this part), details the overall structure of the document itself. It outlines the administrative and assessment requirements of the Scheme, describes how the Scheme has divided the Shire into Localities and Zones, describes how development is to be assessed and measured in these areas and provides an explanation (Dictionary) of the various terms used throughout the Planning Scheme. These include definitions for both land use/development and administrative terms.

1.2.3 Strategic Framework and Desired Environmental Outcomes – Part 2

Part 2 of the Planning Scheme contains the Strategic Framework which outlines the broad Outcomes and development intent for Miriam Vale Shire. It also specifies the Shire-wide Desired Environmental Outcomes (DEOs).

1.2.4 Assessment Requirements – Part 3

Part 3 of the Planning Scheme incorporates the assessment provisions relating to development throughout the Shire as a whole.

1.2.4.1 Local Government Area Divided into Localities

The Planning Scheme has divided the Shire into seven geographic areas each termed a 'Locality'. Each Locality has a particular character or characteristics that require particular development outcomes. The seven localities, covering the entire Local Government area, are identified on Locality Maps 4.2.1 through 4.8.1 and include:

- (a) Agnes Water;
- (b) Seventeen Seventy;
- (c) Miriam Vale;
- (d) Turkey Beach (Coastal Village);
- (e) Bororen, Lowmead and Rosedale (Rural Villages);
- (f) Offshore Islands; and
- (g) Rural.

1.2.4.2 Localities Divided into Zones

The Planning Scheme subsequently divides each Locality into a series of Zones that cover the entire Locality as follows –

- (a) Low Density Residential Zone;
- (b) Rural Character Zone;
- (c) Medium Density Residential Zone;
- (d) Special Residential Zone;
- (e) Tourist Commercial Zone;
- (f) Local Business Zone;
- (g) District Business Zone;
- (h) Commercial Services Zone;
- (i) Retail Showroom Zone;
- (j) Light Industry Zone;
- (k) General Industry Zone;
- (l) Rural Zone;
- (m) Special Uses Zone;
- (n) Conservation Zone; and
- (o) Parkland and Open Space Zone.

The applicable Zone for land in the Shire is identified in a series of maps included within Part 4 of the Planning Scheme.

1.2.4.3 Planning Scheme Overlays

The Planning Scheme has seven types of ‘Overlays’ that apply to:

- (a) Potential Acid Sulphate Soils;
- (b) Coastal Management;
- (c) Environmental Management;
- (d) Extractive Resources;
- (e) Hillslopes Protection;
- (f) Bushfire Hazard; and
- (g) Good Quality Agricultural Land.

The Planning Scheme identifies parts of the Shire as being affected by the Overlays, which are depicted on Planning Scheme Maps 4.37.1 - 4.43.3.

1.2.5 Planning Scheme Codes – Part 4

Part 4 of the Planning Scheme includes the Planning Scheme Codes against which various forms of development throughout the Shire will be assessed.

The Codes applicable to development are identified in the Tables of Assessment in Part 3 of the Scheme. The Codes in the Planning Scheme include-

1.2.5.1 Locality Codes

- (1) Agnes Water Locality Code;
- (2) Seventeen Seventy Locality Code;
- (3) Miriam Vale Locality Code;
- (4) Turkey Beach (Coastal Village) Locality Code;
- (5) Bororen, Lowmead and Rosedale (Rural Villages) Locality Code;
- (6) Offshore Islands Locality Code; and
- (7) Rural Locality Code.

1.2.5.2 Zone Codes

- (1) Low Density Residential Zone Code;
- (2) Rural Character Zone Code;
- (3) Medium Density Residential Zone Code;
- (4) Special Residential Zone Code;

- (5) Tourist Residential Zone Code;
- (6) Local Business Zone Code;
- (7) District Business Zone Code;
- (8) Commercial Services Zone Code;
- (9) Retail Showroom Zone Code;
- (10) Light Industry Zone Code;
- (11) General Industry Zone Code;
- (12) Rural Zone Code;
- (13) Special Uses Zone Code;
- (14) Conservation Zone Code; and
- (15) Parkland and Open Space Zone Code.

1.2.5.3 Land Use Codes

- (1) Bed and Breakfast Code;
- (2) Caravan Park Code;
- (3) Caretaker's Residence Code;
- (4) Commercial Use Code;
- (5) Community Use Code;
- (6) Dwelling House Code;
- (7) Forestry Code;
- (8) Home Occupation Code;
- (9) Industrial Uses Code;
- (10) Intensive Animal Husbandry and Aquaculture Code;
- (11) Multiple Residential Development Code;
- (12) Roadside Stall Code;
- (13) Telecommunication Facilities Code; and
- (14) Tourist Cabin Code.

1.2.5.4 General Development Codes

- (1) Advertising Devices Code;
- (2) Landscaping Code;
- (3) Parking and Access Code;
- (4) Reconfiguration of a Lot Code; and
- (5) Works, Services and Infrastructure Code.

1.2.5.5 Overlay Codes

- (1) Acid Sulphate Soils Overlay Code;
- (2) Coastal Management Overlay Code;
- (3) Environmental Management Overlay Code
- (4) Extractive Resources Overlay Code;
- (5) Hillslopes Protection Overlay Code; and
- (6) Bushfire Hazard Overlay Code;

1.2.6 Community Infrastructure

Land that is currently used for community infrastructure, or is to be used for future community infrastructure, has been designated for that purpose in the Planning Scheme by Council. The effect of such designation is that the development of land for the purpose for which it is designated is exempt development as a consequence of Schedule 8 of IPA.

Schedule 1 of this planning scheme specifies land that has been designated within the scheme for Community Infrastructure.

DIVISION 3 - PLANNING SCHEME APPROACH

1.3.1 Determining if Development is Assessable or Self-assessable

- (a) The following Assessment Tables for each Zone and Overlay identify development that is either Assessable, Self-assessable or Exempt under the Planning Scheme:
- (i) Tables 3.2.1.1 and 3.2.1.2 – Low Density Residential Zone;
 - (ii) Tables 3.2.2.1 and 3.2.2.2 – Rural Character Zone;
 - (iii) Tables 3.2.3.1 and 3.2.3.2 – Medium Density Residential Zone;
 - (iv) Tables 3.2.4.1 and 3.2.4.2 – Special Residential Zone;
 - (v) Tables 3.2.5.1 and 3.2.5.2 – Tourist Residential Zone;
 - (vi) Tables 3.2.6.1 and 3.2.6.2 – Local Business Zone;
 - (vii) Tables 3.2.7.1 and 3.2.7.2 – District Business Zone;
 - (viii) Tables 3.2.8.1 and 3.2.8.2 – Commercial Services Zone;
 - (ix) Tables 3.2.9.1 and 3.2.9.2 – Retail Showroom Zone;
 - (x) Tables 3.2.10.1 and 3.2.10.2 - Light Industry Zone;
 - (xi) Tables 3.2.11.1 and 3.2.11.2 – General Industry Zone;
 - (xii) Tables 3.2.12.1 and 3.2.12.2 – Rural Zone;
 - (xiii) Tables 3.2.13.1 and 3.2.13.2 – Special Uses Zone;
 - (xiv) Tables 3.2.14.1 and 3.2.14.2 – Conservation Zone;
 - (xv) Tables 3.2.15.1 and 3.2.15.2 – Parkland and Open Space Zone;
 - (xvi) Table 3.4.1.2. – Acid Sulphate Soils Overlay;
 - (xvii) Table 3.4.2.2 – Coastal Management Overlay;
 - (xviii) Table 3.4.3.2 – Environmental Management Overlay;
 - (xix) Table 3.4.4.2 – Extractive Resources Overlay;
 - (xx) Table 3.4.5.2 – Hillslopes Protection Overlay;
 - (xxi) Table 3.4.6.2 – Bushfire Hazard Overlay;
 - (xxii) Table 3.4.7.2 – Good Quality Agriculture Land.
- (b) The Assessment Tables also identify Assessable development under the Planning Scheme that requires Code-assessment or Impact-assessment.
- (c) If development is identified as having a different Assessment Category under a Zone than under an Overlay, or under different Overlays (where more than one Overlay is applicable), the higher Assessment Category applies as follows:
- (i) Self-assessable prevails over Exempt;
 - (ii) Code-assessable prevails over Self-assessable or Exempt; and
 - (iii) Impact-assessable prevails over Self-assessable, Code-assessable or exempt.

1.3.2 Codes Applicable to Ongoing Use

A Code that is applicable to a Material Change of Use is also applicable to the ongoing use that results from that change¹.

¹ Refer IPA (Sections 2.1.23(3) and 4.3.4)

1.3.3 Achieving Outcomes

The Planning Scheme seeks to achieve Outcomes that are identified according to the following levels:

- (a) Desired Environmental Outcomes (DEOs);
- (b) Overall Outcomes for and the purpose of a Code;
- (c) Specific Outcomes for a Code; and
- (d) Probable Solutions or Acceptable Solutions for a Code.

1.3.4 Land Not Within a Zone

The following applies if a road, watercourse, reclaimed land, former railway land or other land not previously included in a Zone (for whatever reason) is not shown as being included in a Zone on the Planning Scheme maps:

- (a) If the road, watercourse, reclaimed land, former railway land or other land not previously included in a Zone (for whatever reason) is adjoined on both sides by land in the same Zone – the road, watercourse, reclaimed land, former railway land or that other land, has the same Zone designation as the adjoining land;
- (b) If the road, watercourse, reclaimed land, former railway land or other land not previously included in a Zone (for whatever reason) is adjoined on one side by land in a Zone and adjoined on the other side by land in another Zone – the road, watercourse, reclaimed land, former railway land or that other land, has the same Zone designation as the adjoining land and the centre line of the road or watercourse is the boundary between the two Zones;
- (c) If the road, watercourse, reclaimed land, former railway land or other land not previously included in a Zone (for whatever reason) is adjoined on one side only by land in a Zone – the entire road, watercourse, reclaimed land, former railway land or that other land, has the same Zone designation as the adjoining Zone.

To remove any doubt, it is declared that the above requirements also apply to a closed road if the road is closed after the commencement of the Planning Scheme.

1.3.5 Probable Solutions for Code-assessable Development

For Code-assessable development, a Probable Solution for a Specific Outcome provides a 'guide' for achieving that Outcome in whole or in part, but does not limit the assessment manager's discretion under the IPA to impose conditions on a development approval.

1.3.6 Guidance

The following, 'Boxed' material is provided to further clarify how the Planning Scheme will operate in practice. The material contained in the shaded boxes is declared to be 'extrinsic material' and does not form part of the Planning Scheme for development assessment (DA) purposes.

GUIDANCE – LEVELS OF ASSESSMENT

Under the *Statutory Instruments Act 1992*, section 15, this boxed information is declared to be extrinsic material.

Under the IPA all development is Exempt unless it is Assessable or Self-assessable.¹ Schedule 8 and 9 of the IPA identify development that, for the purposes of the Act is:

- Exempt;
- Self-assessable; or
- Assessable.

In addition to the Act, this Planning Scheme also identifies development that is:

- Self-assessable; or
- Assessable (subject to either Code or Impact assessment).

The level of assessment required by this Planning Scheme is specified in the Table of Assessment for each Zone and the Table of Assessment for each applicable overlay.

To determine whether an application is required prior to carrying out development, both Schedules 8 and 9 of the IPA and the Planning Scheme must be considered.

EXEMPT DEVELOPMENT

An application is not required where development is identified as being Exempt. Such development does not need to comply with the Codes or other requirements of this Planning Scheme.

SELF ASSESSMENT

For Self-assessable development no application is required, although the proposal must comply with all applicable Acceptable Solutions in all relevant Codes. Where development does not comply with these Acceptable Solutions it becomes Code-assessable.

¹ Refer IPA (Section 3.1.2(1))

CODE ASSESSMENT

For Code-assessable development an application and development permit is required before development can be carried out.¹ Code-assessable development is assessed against the applicable Codes in Part 4 of the Planning Scheme.

The Codes contain Specific Outcomes and Probable Solutions. The Probable Solutions listed in the relevant Codes represent one way of meeting the Specific Outcomes.

Given the performance-based approach used in the Codes, there may also be other ways of complying with the Specific Outcomes while still meeting the Code's purpose (i.e. the Overall Outcomes). A proposal that does not comply with Probable Solutions must demonstrate that an alternative solution meets the relevant Specific and Overall Outcomes of the Code.

IMPACT ASSESSMENT

Impact-assessable development requires an application and development permit before development can be carried out.² Impact-assessable development will be assessed against the whole Planning Scheme³ including the DEOs for the Shire and the Overall and Specific Outcomes of all relevant Codes.

Where Codes are applicable for Impact-assessment, the Probable Solutions provide one solution for achieving the Specific Outcomes. While there may be other ways of complying with the Specific Outcomes and still meeting the Code's purpose, it is up to the applicant to demonstrate that any alternative solution is appropriate.

Guidance – Using the Planning Scheme to Determine the Level of Assessment for Development

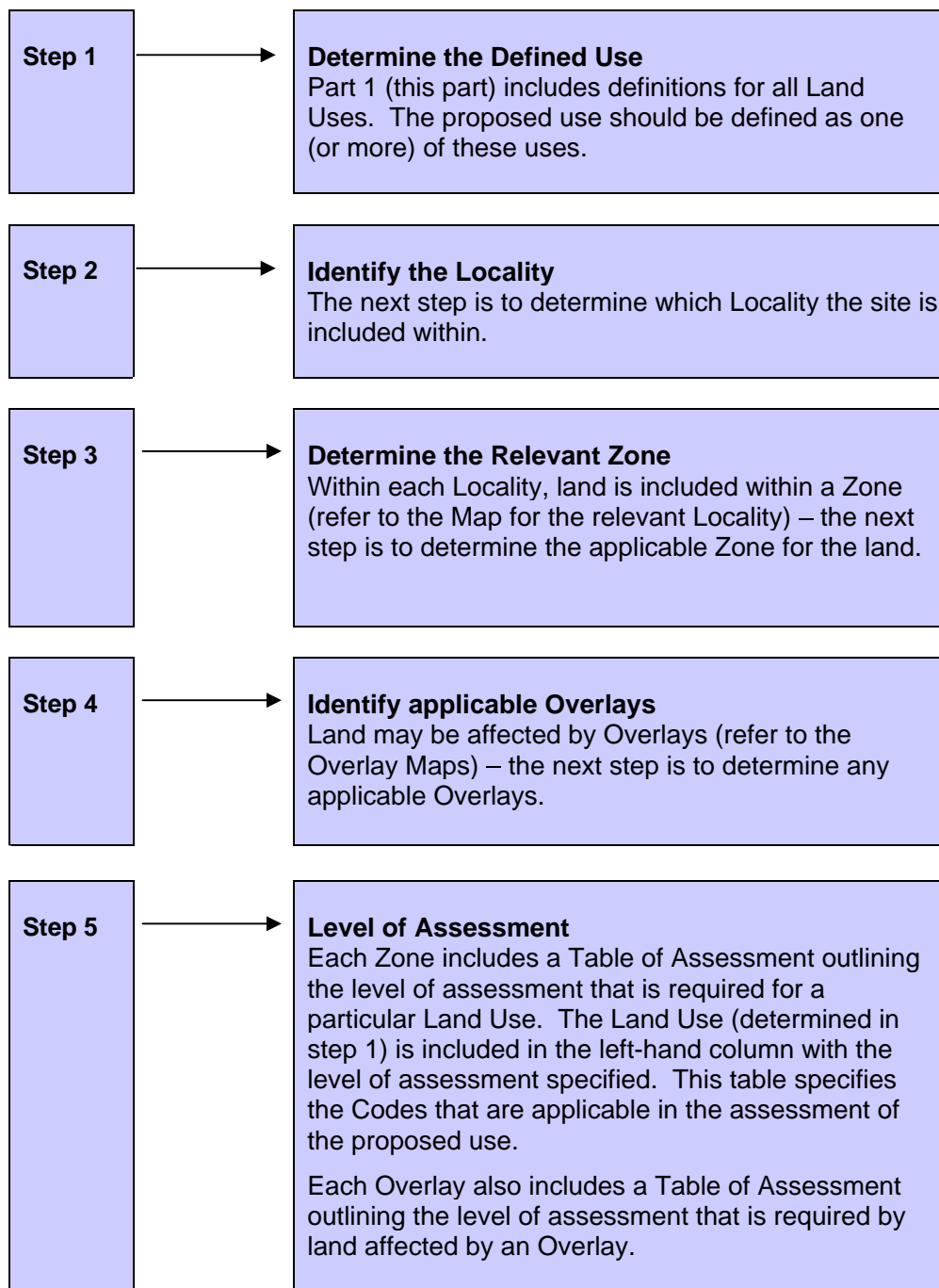
The Shire is divided into Localities and all land contained in the localities is included in a Zone. Tables of Assessment for each Zone are included in Part 3 – Assessment Requirements. The Tables of Assessment identify the level of assessment required for a Material Change of Use and all other aspects of development.

The steps required to determine the level of assessment for a particular development are listed in the tables below-

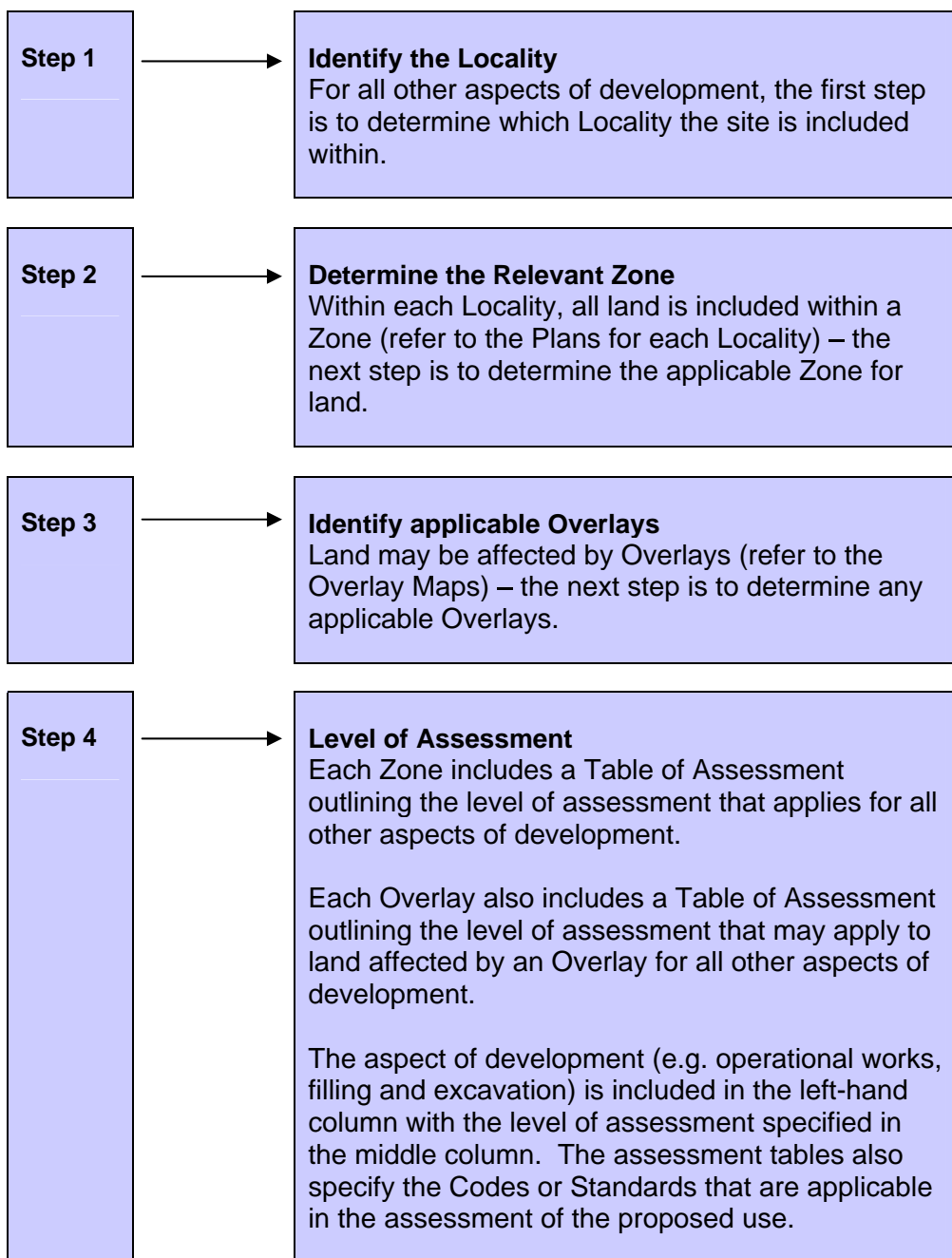
¹ Refer IPA (Section 3.1.4 (1) & 4.3.1)

² Refer IPA (Section 3.1.4 (1) & 4.3.1)

³ Refer IPA (Section 3.5.5)

Material Change of Use

Other Aspects of Development



DIVISION 4 - INTERPRETATION

This section outlines key terms used throughout the Scheme and the meaning associated with the terms. This section includes both Administrative Terms in Section 4.1 and Use Definitions in Section 4.3.

Where any term is not defined in this Planning Scheme, but is defined by the IPA or other Act, the term has the meaning given by that Act. Where terms are defined in both this Planning Scheme and IPA, the IPA meaning will prevail.

1.4.1 Administrative Terms

The following is a list of the terms that are separately defined by this section.

- **Acceptable Solution**
- **Access**
- **Acid Sulphate Soils**
- **Act**
- **Advertising Device**
- **Aquaculture**
- **Areas Subject to Storm Tide**
- **Assessment Category**
- **Boundary Realignment**
- **Building**
- **Building Height**
- **Building Setback**
- **Building Work**
- **Cabin**
- **Council**
- **Development**
- **Dwelling Unit**
- **Ecological Sustainability**
- **Environmental Management Plan**
- **Erosion Prone Area**
- **Extractive Resource**
- **Floor Space Ratio**
- **Frontage**
- **Gross Floor Area**
- **Integrated Development Assessment System**
- **Key Resource Area**
- **Landscaped Area**
- **Locality**
- **Lot**
- **Material Change of Use**
- **Minor Building Work**
- **Natural Ground Level**
- **Noise Sensitive Place**
- **Operational Work**
- **Overall Outcome**
- **Premises**
- **Prescribed Solutions**
- **Probable Solution**
- **Reconfiguring a Lot**
- **Relevant Locality Code**
- **Road**
- **Self Contained**
- **Short-term Accommodation**
- **Significant Vegetation**
- **Site**
- **Site Cover**
- **Specific Outcome**
- **Storey**
- **Structure**
- **Structure Plan**
- **Use**
- **Zone**

Acceptable Solution - in the Planning Scheme Codes, comprise the criteria Self-assessable development must comply with.

Access – means the practicable means of entry of persons or vehicles onto a lot or premises, either existing or proposed.

Acid Sulphate Soils – has the same meaning as in Section 9 of State Planning Policy 2/02 – Planning and Managing Development Involving Acid Sulphate Soils

Act – means the Integrated Planning Act 1997 (IPA).

Advertising Device– means an advertisement or signs that:

- (a) Is intended to draw public attention or to identify one or more of the following: a building, a business, a product, a service or an event;
- (b) Is placed on land, or is painted, affixed or attached in some way to a building or other structure;
- (c) Is visible from a public road or other public place;
- (d) Includes a structure that forms part of the advertisement or sign, or to which it is attached, or on which it is exhibited.

Aquaculture – means the cultivation of live fisheries resources, including fish and marine plants, for sale other than in circumstances prescribed in a regulation.

Areas Subject to Storm Tide – means the areas of the coast inundated by a Storm Tide Event with a 1 percent Annual Exceedence Probability (AEP), or the area seaward of a line located at 1.5metres above the limit of Highest Astronomical Tide.

Assessment Category – means the type of assessment identified for development in accordance with the Act, including one or other of the following:

- (a) Exempt;
- (b) Self-assessable;
- (c) Assessable requiring Code assessment, referred to as Code Assessable; or
- (d) Assessable requiring impact assessment, referred to as Impact-Assessable.

Boundary Realignment – means an adjustment to the boundary between lots without creating any additional lots.

Building – has the same meaning as in the Building Act 1975.

Building Height – in relation to:

- A building – means the distance (measured vertically in metres) from the highest point of the building to natural ground level at any point, including projections such as architectural features and advertising signs. On those sites where fill is required to avoid inundation, building height will be measured vertically from the highest point of the building to the approved fill level.
- Any structure other than a building – means the distance measured vertically in metres from the highest point of the structure (including projections) to the natural ground level at any location within the site.

Building Setback – refers to the line or lines parallel to any boundary of a lot and a building or other structure on the lot. This line is measured from the outermost part of the building or other structure to the lot boundary.

Building Work – has the same meaning as in the Act.¹

Cabin – means a stand-alone BCA Class 3 building forming part of a Tourist Cabin(s) Use, which is used for the temporary and short-term residential accommodation of guests and tourists.

¹ Refer IPA Section 1.3.5

Council – means the Gladstone Regional Council.

Development – has the same meaning as in the Act.¹

Dwelling Unit – means a building, or part of a building comprising habitable rooms and spaces used, or capable of being used as a separate (self-contained) living unit whether or not it includes a laundry or garage. *Where dual key apartments are proposed, these will be counted as two (2) dwelling units.*

Ecological Sustainability – has the same meaning as in the Act.²

Environmental Management Plan – (EMP) – means a plan or report prepared by an applicant that details the Outcomes for management of a site or process to minimise impacts of the use and/or development.

Erosion Prone Area – means the erosion prone area as declared under the *Coastal Protection and Management Act 1995*.

Extractive Resource – means any natural deposits of sand, gravel, quarry rock, clay and soil extracted from the earth's crust and processed for use in construction. The products processed from extractive resources are sometimes termed extractive materials or construction aggregates. Extractive resources do not include minerals under the *Mineral Resources Act 1989* such as metal ores, coal, clay for ceramic purposes, foundry sand, limestone and silica sand mined and used for their chemical properties, and rock mined in block or slab form for building or monumental purposes.

Floor Space Ratio - means the ratio between the total gross floor area or areas of a building or buildings, and the site area of the land upon which such building or buildings are or are intended to be erected.

Frontage – means any property boundary, or part of a property boundary, of a lot which coincides with the alignment of a road.

Gross Floor Area – means the sum of all floor areas (including all walls, columns and balconies whether roofed or not) of all storeys of every building located on a site, but excluding the areas used for:

- Building services (any lift plant, motor room or air-conditioning or other mechanical and electrical plant and equipment room, or stairwells);
- A ground floor public lobby;
- A public mall in a shopping centre; and
- Areas associated with the parking, loading and manoeuvring of motor vehicles.

Integrated Development Assessment System (IDAS) – has the same meaning as in the Act.³

Key Resource Area – has the same meaning as in the State Planning Policy 2/07.

Landscaped Area – means the part of the site which is designed, developed and capable of being used for recreation purposes (e.g. landscaped areas, swimming

¹ Refer IPA Section 1.3.2

² Refer IPA Section 1.3.5

³ IDAS is the system for integrating State and Local Government assessment and approval process for development

pools) but excludes clothes drying areas, vehicle parking, access and manoeuvring areas and bin storage areas.

Locality – means the identified geographical area within the Planning Scheme area made up of a number of Zones.

Lot – has the same meaning as in the Act.¹

Material Change of Use – has the same meaning as in the Act.²

Minor Building Work – in relation to an existing building means:

- Internal building works (including fit-outs);
- Roofed structures over ground level outdoor landscape and recreation areas (e.g. pergolas and patios);
- The construction of a roof over an existing deck or balcony;
- An alteration, addition or extension to an existing building where the floor area (including balconies) is less than 5% of the building or 25m² – whichever is the lesser;
- Car port or car shade structures up to 25m² in area; and
- Amenity blocks or outbuildings up to 25m² in area where in the Commercial or Industrial Zones, but excluding buildings in any Residential Zone.

Natural Ground Level – means, for any location on the site, the ground level that exists at the time of creation of the allotment and shown on the plan of survey. Where such evidence of the original allotment is not available, the ground level is the level shown on the current plan of survey.

Noise Sensitive Place – means uses likely to be affected by noise and includes:

- Accommodation Building;
- Bed and Breakfast;
- Caravan Park;
- Child Care Centre;
- Dual Occupancy;
- Dwelling House;
- Educational Establishment;
- Hospital;
- Hotel;
- Multiple Dwelling;
- Multiple Rural Occupancy;
- Place of Worship;
- Retirement Village; and
- Rural Workers Accommodation.

Operational Work – has the same meaning as in the Act³.

Overall Outcomes – means:

- (a) Statements of desired outcomes that apply to the whole of the Locality, Zone and

¹ Refer IPA (Section 1.3.5)

² Refer IPA (Section 1.3.5)

³ Refer IPA (Section 1.3.5)

- (b) Require the exercise of discretion to assess whether the proposed development is consistent.

Premises – has the same meaning as in the Act.¹

Prescribed Solutions – means either:

- (a) An Acceptable Solution (if development is Self-assessable) and is therefore precise criteria or a standard which must be met or satisfied for the development to be considered Self-assessable; or
- (b) A Probable Solution (if the development is either Code-assessable or Impact-assessable).

Probable Solution – means:

- (c) For Code-assessable development, a guide for achieving a Specific Outcome in whole or in part; but
- (d) Does not limit an Assessment manager's discretion under the IPA to impose conditions on a development approval.

Reconfiguring a Lot – has the same meaning as in the Act.²

Relevant Locality Code - means the requirements or standards which development is required to meet in a particular locality, which are:

- (a) For self-assessment – the Acceptable Solutions for the Locality in which the proposed development is located;
- (b) For Code assessment – the Overall and Specific Outcomes for the Locality in which the proposed development is located; and
- (c) For Impact-assessment, all provisions for the Locality Code in which the proposed development is located.

Road – has the same meaning as in the Act.³

Self Contained – means a habitable Dwelling Unit containing a kitchen, bathroom and living area.

Short-term Accommodation – means the use of premises for a period not exceeding three (3) months in any twelve (12) month period.

Significant Vegetation - means that the vegetation is –

- (1) An endangered, vulnerable or rare plant listed in the *Nature Conservation (Wildlife) Regulation 2006* ; or
- (2) Of cultural significance because of its significance in Aboriginal rituals, religious observance or legend;
- (3) Vegetation situated on a ridge line, on land with a slope of more than 15% or on land within 50m of a natural drainage line, a watercourse, a body of water or a foreshore; or
- (4) Part of a fauna corridor or linkage between 2 separated areas of remnant vegetation; or

¹ Refer IPA (Section 1.3.5)

² Refer IPA (Section 1.3.5)

³ Refer Schedule 10

- (5) Remnant vegetation as defined in the Vegetation Management Act 1999; or
- (6) Native vegetation on State land

Site – means the land on which development is carried out or is proposed to be carried out whether such land comprises:

- The whole of any one lot, or parcel of land; or
- Part of one lot; or
- More than one lot where each lot is contiguous to the other or another lot; or
- Co-jointly used lands that are not adjoining lands.

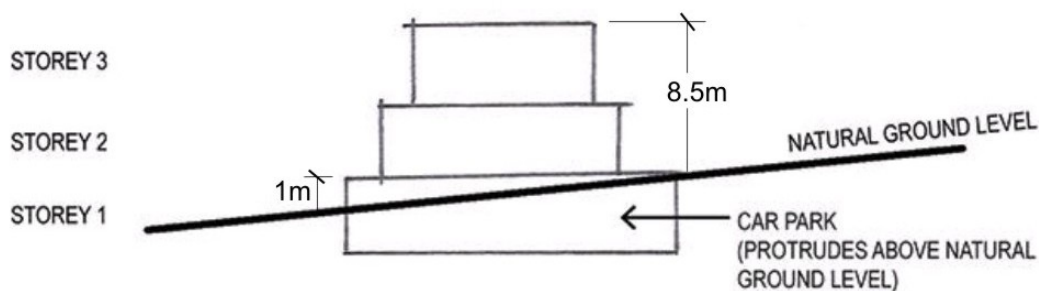
Site Cover – means the proportion (expressed as a percentage) of a site covered by a building, fixed structure, or outdoor storage area, but does not include unroofed parking areas.

Specific Outcome – means:

- (a) Statement of desired outcomes that contribute to the achievement of overall outcomes and may relate to the use of land, the provision of infrastructure, or specific effects of use or development on aspects of the environment;
- (b) Development that achieves the specific outcomes of a code complies with that code; or
- (c) Requires the exercise of discretion to assess whether development complies with a code.

Storey – means that space within a building between one floor level and the next floor level above, or if there is no floor above, the ceiling or roof above. A basement car park located 1 metre or more above **natural ground level** and an accessible roof terrace or garden with or without roof/shade structure (whether wholly or in part) will be counted as a storey. Note: for the purposes of this definition, storey does not include a mezzanine floor.

A storey is as indicated on the following illustration.



IN THIS EXAMPLE, THE BASEMENT CAR PARK PROTRUDING ABOVE NATURAL GROUND LEVEL IS COUNTED AS A STOREY

Structure – means any building, wall, fence, or any part thereof, or anything affixed to or projecting from any building, wall, fence or any part thereof.

Structure Plan – means a plan showing generally the form, type and density of future development and which may be provided in support of an application for Preliminary Approval for Material Change of Use.

Use – has the same meaning as in the Act.

Zone – means the primary layer for organising the provisions of the Planning Scheme based on land use allocations. Each parcel of land in the Shire is included in one Zone designation only. Assessment categories are identified for development according to the Zone in which it is to occur.

1.4.2 Defined Use Classes and Use Categories

- (1) The Planning Scheme categorises Defined Uses into Use Classes and Use Categories which are detailed in –
 - (a) Figure 1 4.2A (Rural Uses); and
 - (b) Figure 1.4.2B (Residential Uses); and
 - (c) Figure 1.4.2C (Industrial Uses); and
 - (d) Figure 1.4.2D (Commercial Uses); and
 - (e) Figure 1.4.2E (Recreational Uses); and
 - (f) Figure 1.4.2F (Community Uses).
- (2) For the purposes of the Planning Scheme -
 - (a) A Use Class includes the Use Categories; and
 - (b) The Use Category includes the Defined Uses; and
 - (c) A Defined Use (as listed on pages 37 to 45) includes the identified examples if the activity complies with all the relevant qualifications specified in respect of that activity in the definition of the Defined Use.

Note: To remove any doubt, where a proposed use does not fit within one of the following 'Use Definitions' it will be considered as an 'Undefined Use'. Within all Zones, an Undefined Use will require Impact Assessment.

Figure 1.4.2A Rural Uses

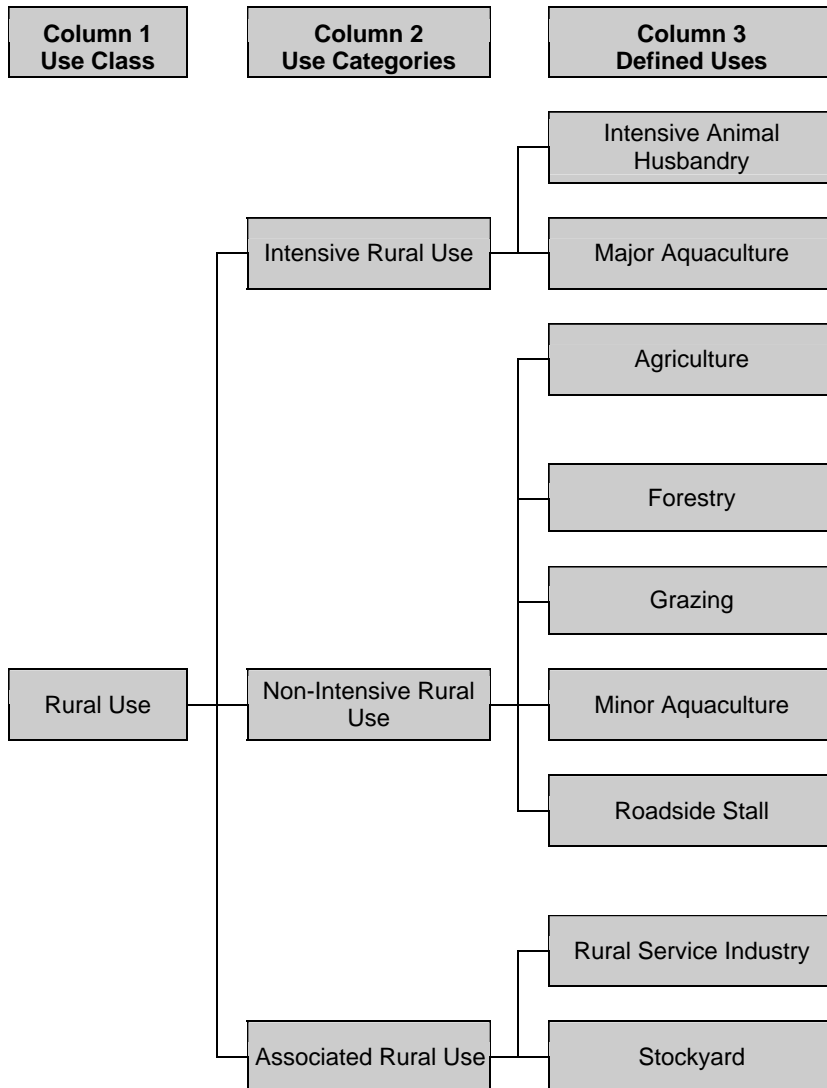


Figure 1.4.2B Residential Uses

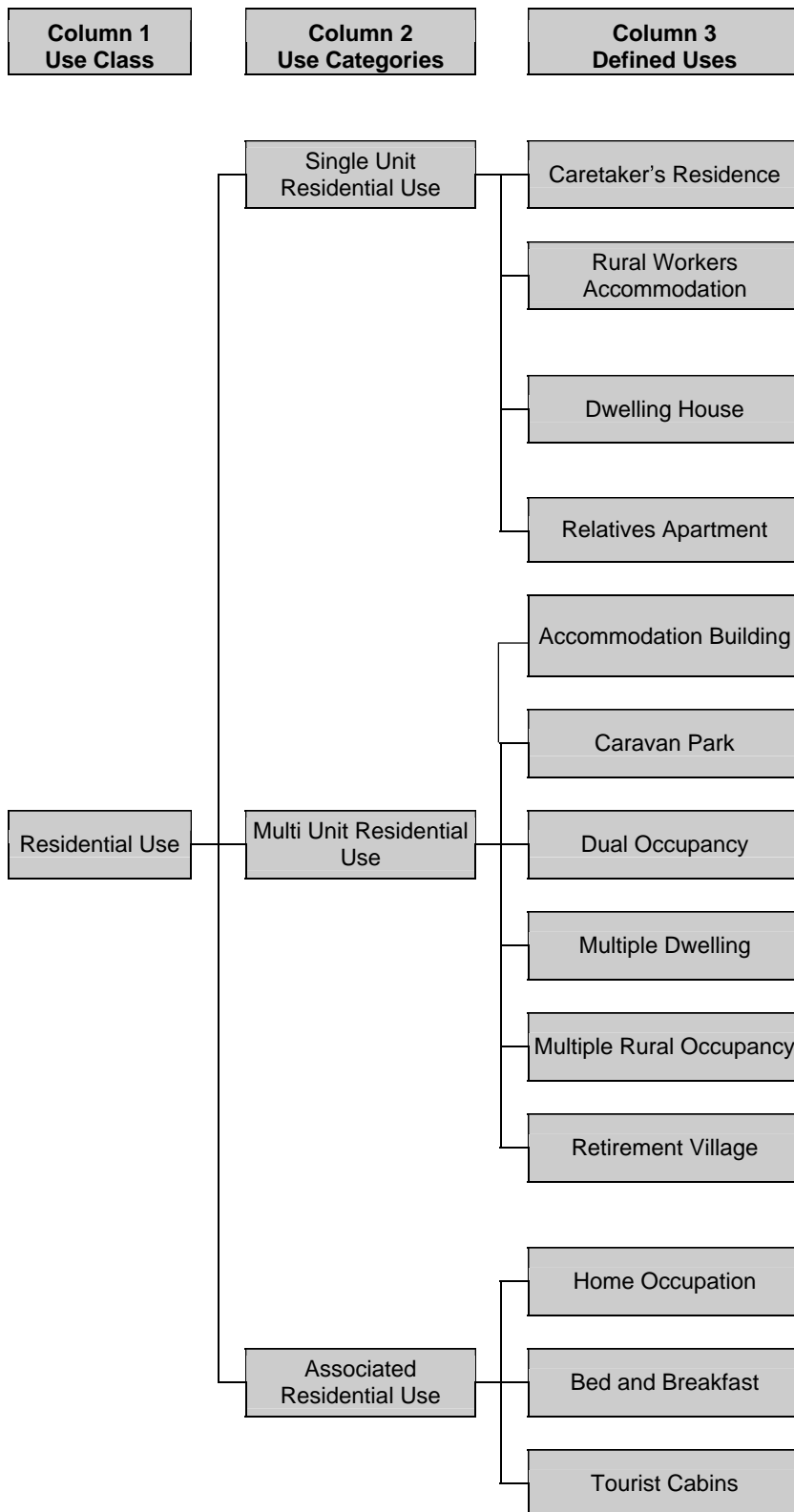


Figure 1.4.2C Industrial Uses

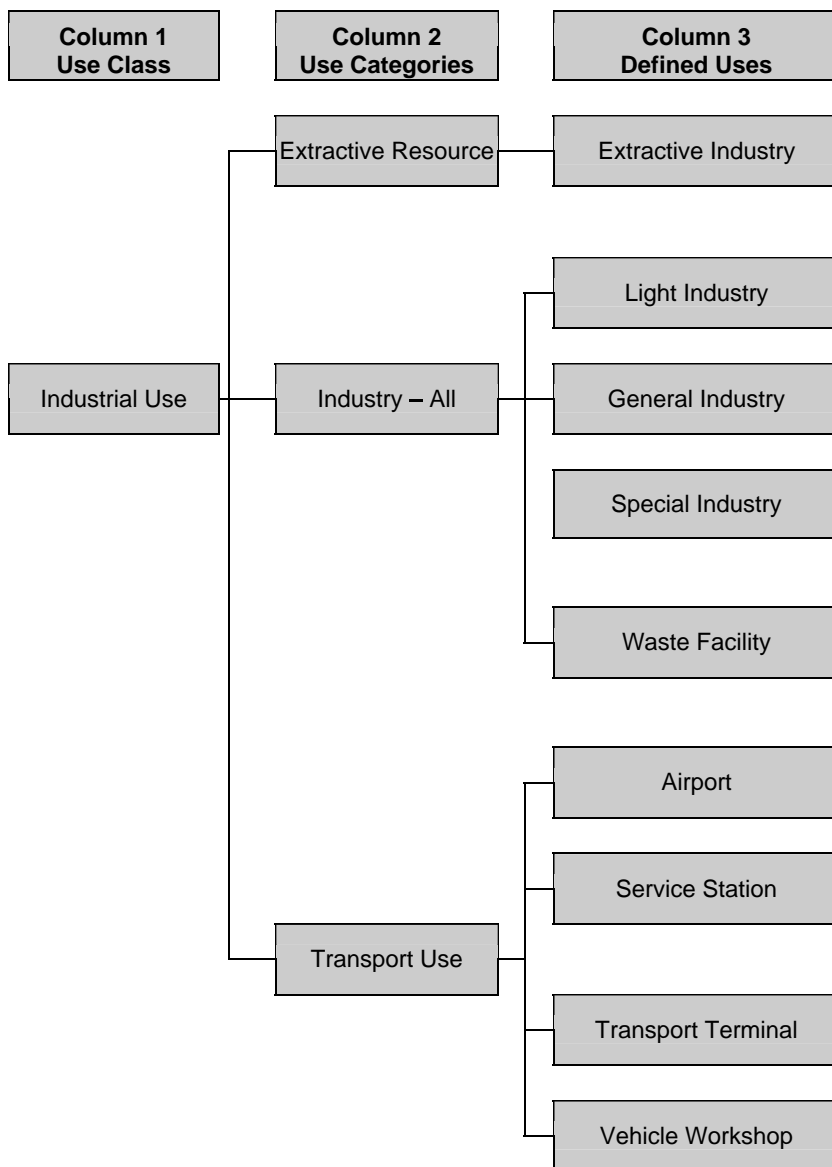


Figure 1.4.2D Commercial Uses

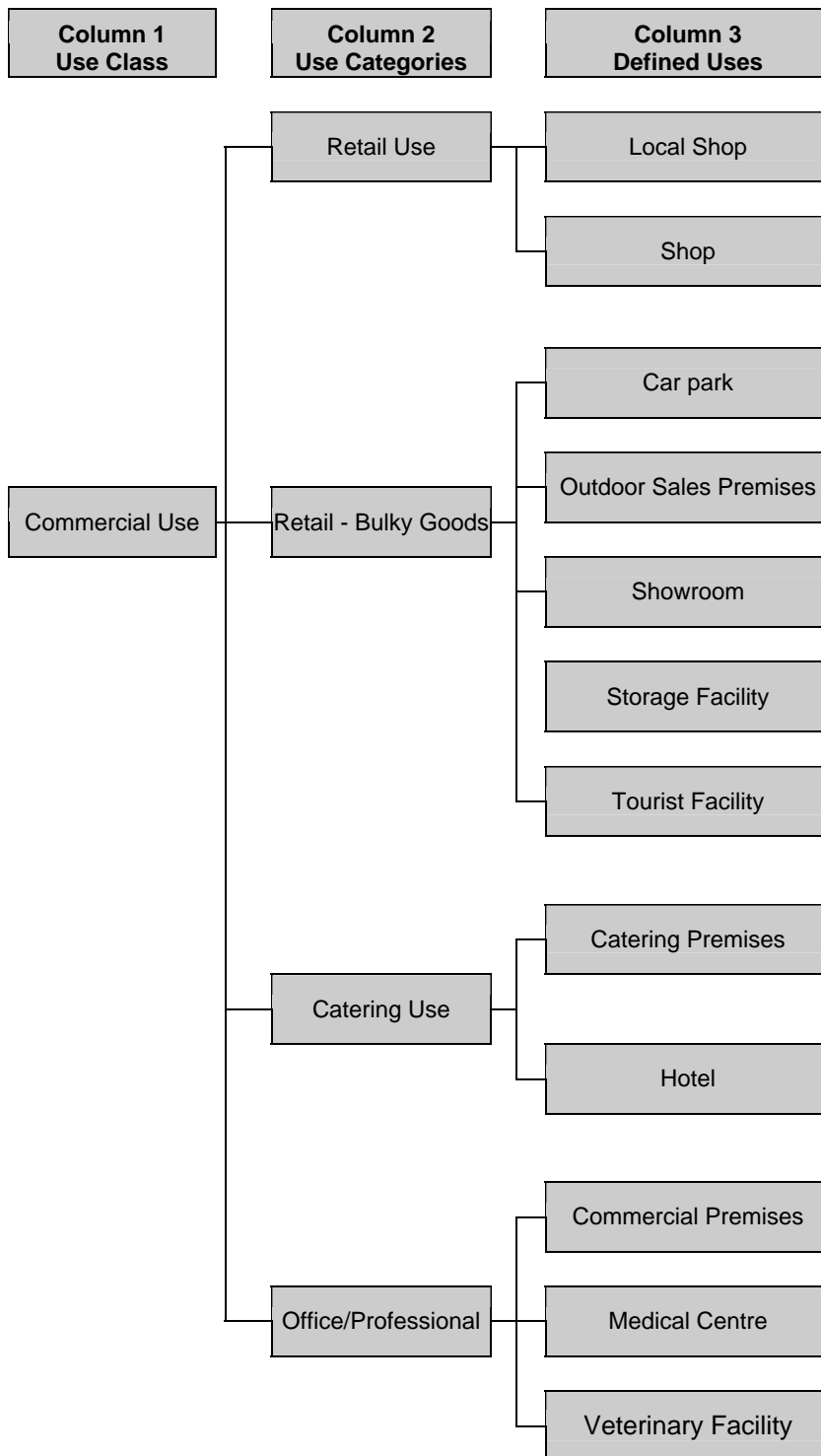


Figure 1.4.2E Recreational Uses

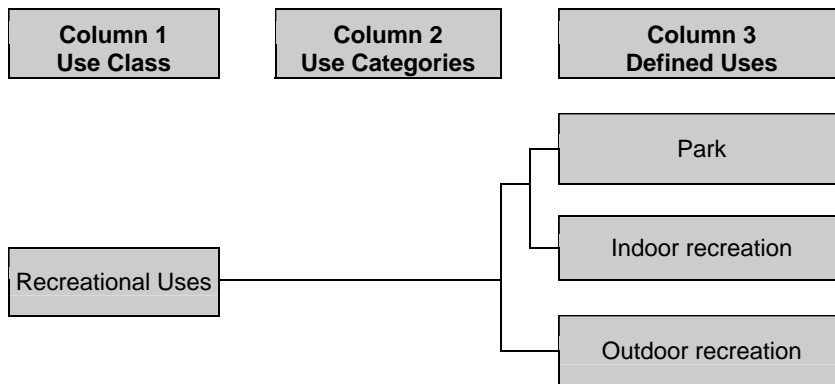
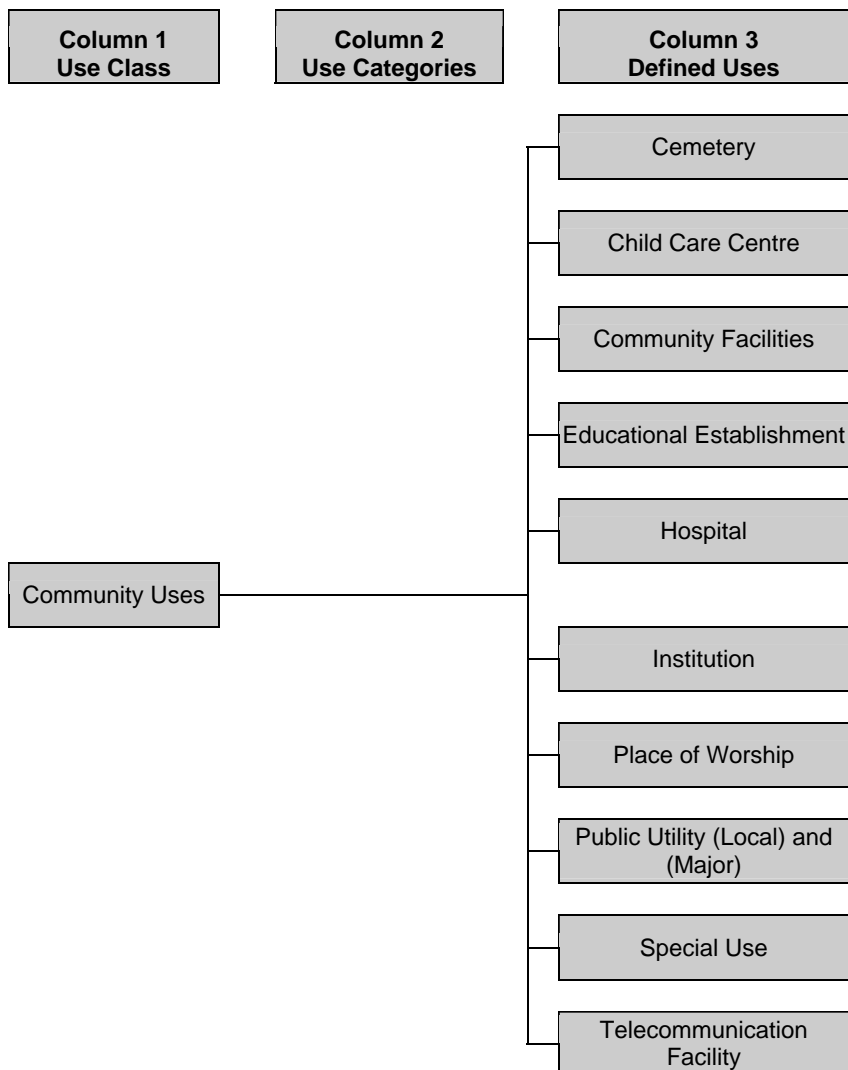


Figure 1.4.2F Community Uses



1.4.3 Defined Uses

- **Accommodation Building** (residential use)
- **Airport** (industrial use)
- **Agriculture** (rural use)
- **Bed and Breakfast** (residential use)
- **Caravan Park** (residential use)
- **Caretaker's Residence** (residential use)
- **Car park** (commercial use)
- **Catering Premises** (commercial use)
- **Cemetery** (community use)
- **Child Care Centre** (community use)
- **Commercial Premises** (commercial use)
- **Community Facilities** (community use)
- **Dual Occupancy** (residential use)
- **Dwelling House** (residential use)
- **Educational Establishment** (community use)
- **Extractive Industry** (industrial use)
- **Forestry** (rural use)
- **General Industry** (industrial use)
- **Grazing** (rural use)
- **Home Occupation** (residential use)
- **Hospital** (community use)
- **Hotel** (commercial use)
- **Indoor Recreation** (recreational use)
- **Institution** (community use)
- **Intensive Animal Husbandry** (rural use)
- **Light Industry** (industrial use)
- **Local Shop** (commercial use)
- **Major Aquaculture** (rural use)
- **Medical Centre** (Commercial Use)
- **Minor Aquaculture** (rural use)
- **Multiple Dwelling** (residential use)
- **Multiple Rural Occupancy** (residential use)
- **Outdoor Recreation** (recreational use)
- **Outdoor Sales Premises** (commercial use)
- **Park** (recreational use)
- **Place of Worship** (community use)
- **Public Utility (Local) & (Major)** (community use)
- **Relative's Apartment** (residential use)
- **Retirement Village** (residential use)
- **Roadside Stall** (rural use)
- **Rural Service Industry** (rural use)
- **Rural Workers' Accommodation** (residential use)
- **Service Station** (industrial use)
- **Shop** (commercial use)
- **Showroom** (commercial use)
- **Special Industry** (industrial use)
- **Special Use** (community use)
- **Stockyard** (rural use)
- **Storage Facility** (commercial use)
- **Telecommunication Facility** (community use)
- **Tourist Cabin(s)** (residential use)
- **Tourist Facility** (commercial use)
- **Transport Terminal** (industrial use)
- **Veterinary Facility** (commercial use)
- **Vehicle Workshop** (industrial use)
- **Waste Facility** (industrial use)

1.4.3.1 Defined Uses

Accommodation Building – means the use of premises comprising more than one rooming unit for the purposes of the accommodation of unrelated persons. The use includes uses commonly known as-

- Motels; or
- Boarding-houses; or
- Guest houses; or
- Back packer hostels; or
- Unlicensed hotels; or
- Homes for disabled persons; or
- Homes for disadvantaged persons; or
- Serviced rooms; or
- Residential clubs and attached accommodation for the family of the owner, or the manager.

But excluding **Bed and Breakfast, Caretaker's Residence, Dual Occupancy, Dwelling House, Hotel, Multiple Dwelling** and **Retirement Village**.

Airport – means a licensed airport for the arrival and departure of aircraft, the processing of air freight and passengers travelling by air, the use of the airport facilities by the general public and the development of direct and indirect aviation facilities and infrastructure.

Agriculture – means the use of land for the growing of crops, fruits, plants, vegetables and other flora for commercial gain but does not include **Intensive Animal Husbandry, Grazing** or **Forestry** that are separately defined.

Bed and Breakfast – means a permanent resident occupied detached house in which short term accommodation and meals are provided to tourists and guests and providing accommodation or up to six (6) persons. The term includes any bedrooms and/or bathroom facilities provided in a separate building or buildings (which may, in rural areas, include cabins/farm stay) on the site.

Caravan Park – means the use of premises for the parking and/or sitting of two or more campervans, caravans, cabins, relocatable homes or tents for the purpose of providing short-term accommodation. This use may include any manager's office/residence, amenity buildings, recreational and entertainment facilities and shop with a GFA less than 50m² which cater exclusively for the occupants of the caravan park.

Caretaker's Residence – means the use of a dwelling unit for accommodating a person having the care of premises used for business, commercial, industrial, charitable or sporting purposes or other non-residential uses on the same allotment.

Car Park – means the use of premises for the temporary parking of motor vehicles (whether or not for a fee), where such parking is not ancillary to some other use on the same site.

Catering Premises – means the use of premises for the sale of food and refreshments such as restaurants, take-away food shops, cafes, kiosks and reception lounges but does not include hotel or indoor recreation.

Cemetery – means the use of premises for the interment of or the cremation of the deceased. The use includes facilities commonly described as a graveyard, burial ground, columbarium, crematorium and pet cemetery.

Child Care Centre – means the use of premises for the care, protection or supervision of children for a fee, and includes a crèche, kindergarten and pre-school.

Commercial Premises – means the use of premises for business offices or for other business or commercial purposes including a real estate office, but not for **Shop**.

Community Facilities – means the use of premises for community and cultural facilities, including:

- A community hall, neighbourhood centre, senior citizens or youth centre;
- A library, a public art gallery or museum;
- Emergency services such as an ambulance, police or fire station;
- A tourist information or cultural centre; and
- A scout or guide hut.

This term also includes accommodation provided in association with a Community Facility.

Dual Occupancy – means the use of premises for two self-contained dwelling units (whether attached or detached) such as a duplex, on a single lot.

Dwelling House - means the use of premises as a self contained, single dwelling unit. This term also includes a home occupation where conducted by a resident of the house and not involving any employees or customers/patients to the house. The term does not include a **Relative's Apartment**.

Educational Establishment – means the use of premises for a school, college, university, technical institute, academy, educational centre and lecture hall.

Extractive Industry – means the use of premises for an industrial activity involving:

- (a) The extraction of sand, gravel, clay, soil, rock, stone or any similar substance from land, whether or not any overburden is also extracted, and
- (b) The treatment including crushing or screening of that substance.

The term does not include the winning and processing of minerals authorised under the Mineral Resources Act 1989.

Forestry – means the use of premises for the growing and harvesting of trees as a commercial venture. The term includes the management, harvesting and primary processing of trees grown upon a property to produce products such as pulp, piles, poles, posts, sawlogs, seed, leaf or bark and includes the ancillary storage of milled or processed timber. The term also includes limited impact secondary processing such as portable sawmilling and kiln drying.

General Industry – means the use of premises for means the use of premises for the purpose of any industrial activity such as fabricating, handling, manufacturing, processing, treating and the ancillary storage, of heavy materials, products or machinery and including the packaging, repair, storage or maintenance of any item, machine or product, which activity involves one or more of the following:

- (a) The emission of intense noise, light, heat, waste material or by-products of any kind;
- (b) The generation of high traffic flows in the context of the locality or the road network;
- (c) An elevated demand for services such as treated water, sewerage and solid waste disposal, electricity, roads, stormwater drainage and the like.
- (d) The activity requires the provision of additional infrastructure or the augmentation of existing infrastructure; or
- (e) The activity has the potential to impose impacts on the environment, such that a license issued pursuant to the Environment Protection Act 1994 is required for it to operate.

The term does not include a **Light Industry**, **Extractive Industry** or **Special Industry** as defined herein.

Grazing – means the use of premises for the breeding, keeping or depicting of livestock.

The term includes-

- (a) The clearing of non-significant vegetation, the installation and use of any dam, bore, pump, tank, channel, pipe or other measure for the supply and use of water, and any extractive industry carried out in conjunction with Grazing, where no material is sold or removed from the site; and
- (b) The on-site storage of hay, stock fodder, farm machinery including vehicles, tools, harness-ware or other materials and the keeping of farm work dogs where incidental to or associated with Grazing.

The term excludes the keeping of animals that are normally contained in pens or enclosures and are primarily sustained on prepared food and also excludes **Agriculture**, **Intensive Animal Husbandry** and **Stockyards**.

Home Occupation – means the use of a Dwelling House by a person or persons living in the Dwelling House and employing not more than one non-resident person, for an occupation, trade or profession and is a secondary use in association with the residential use. The term does not include uses such as **Industry** or **Shop**.

Hospital – means any premises used or intended to be used to provide health services, including preventative care, diagnosis, medical and surgical treatment, and rehabilitative care including accommodation and counselling, to persons admitted as in-patients. This term may include the care and treatment of outpatients. This term may also include, when carried out on the same site, the residential use of the premises by persons employed at the hospital or ancillary facilities and services for the convenience of patients or visitors.

Hotel – means the use of premises for the sale of liquor for consumption either on or off the premises. The term includes dining and entertainment activities that may be associated with the premises, yet does not include **Accommodation Building**.

Indoor Recreation – means the use of premises for sport, physical exercise, recreation or public entertainment predominantly within a building. This term includes sports centres, gymnasium, amusement and leisure centre, cinema, theatre, nightclub, function centre and a licensed or unlicensed club.

Institution – means the use of premises for a penal or reformatory institution. The use includes residential accommodation for persons employed at the facility.

Intensive Animal Husbandry – means the use of premises for commercial or non-domestic operations involving the raising or keeping of animals at a density which requires supplementary feed and containment of animals in feed lots, sheds or pens. The term includes:

- A public or commercially operated kennel, dog pound or cattery; or
- A dairy; or
- Lot feeding of stock in stalls or compounds as distinct from range feeding that is on a temporary basis; or
- The keeping, pasturing, feeding, watering or breeding of pigs; or
- Keeping of poultry where the number of birds kept exceeds 20 (poultry includes fowl, duck, goose, turkey and their young); or
- Commercial stabling, breeding, boarding or training of horses; or
- A saleyard.

Light Industry – means the use of premises for the purpose of handling, manufacturing, processing, treating, servicing and ancillary storage of light materials and products where:

- (a) The total floor area engaged in the use is less than 2,000m² GFA; and
- (b) The activity does not impose additional demands on the local infrastructure network or the local environment because of its scale, intensity, nature, quantity or type of wastes produced or traffic flow generated; and
- (c) The activity serves the needs of the local community or supplies materials and services in small quantities.

Local Shop – means the use of premises with a maximum gross floor area of 100m² for the display and retail sale of goods for the day to day needs of the surrounding neighbourhood. This term does not include a **Shop**.

Major Aquaculture – means aquaculture which –

- (a) Uses a total pond surface area of more than 50 000m²; or
- (b) Uses a total pond surface area of less than 50 000m² but discharges waste water to natural waterways.

Medical Centre – means the use of premises for the medical or para-medical care or treatment of persons (by suitably qualified practitioners such as an acupuncturist, naturopath, therapeutic masseur, chiropractor, dentist, general or specialist medical practitioner or pathologist). This term includes ancillary services such as a pharmacy. It does not include the accommodation of either patients or practitioners.

Minor Aquaculture – means aquaculture which –

- (a) Uses a total pond surface area of 50m² where exotic freshwater or native marine species are farmed for aquarium display; or
- (b) Uses a total freshwater pond surface area of less than 50 000m² for farming native freshwater species listed in the Fisheries (Freshwater) Management Plan 1999.

Multiple Dwelling – means the use of premises which comprise or are intended to comprise three or more self contained dwelling units on any one allotment such as flats, home units, townhouses and ancillary facilities, but does not include **Accommodation Building, Caretaker’s Residence, Dual Occupancy, Dwelling House or Hotel.**

Multiple Rural Occupancy – means the use of premises for accommodation in the form of two (2) Dwelling Houses located on an allotment having an area greater than in the Rural Locality which is held in common ownership by the residents of the dwellings, and where associated with a bonafide use of land for a **Rural Use** (as listed in the Rural Uses category).

Outdoor Recreation – means the use of premises for sport, physical exercise, recreation or public entertainment predominantly outdoors. The use includes licensed or unlicensed facilities, a race track (for cars, motor cycles, horses, dogs, etc), showground, theme park, swimming pools, golf courses and driving ranges, pony club, sporting facilities and the like.

Outdoor Sales Premises – means the use of premises whether partly enclosed or covered for the sale, hire or display of goods such as:

- New or used motor vehicles, caravans, boats, motor cycles, trailers or other vehicles;
- Agricultural equipment;
- Construction equipment and plant;
- Landscape supplies; or
- Plant nursery.

Park – means the use of an area of land and associated buildings or structures for passive recreational purposes and informal active recreational activities, such as picnic areas, gardens, fields and bicycle riding tracks, which are open without charge to the public. The term includes facilities for the enjoyment and convenience of users of the park such as kiosks, picnic places, car parking, public toilets and the like. The term does not include formal sports fields normally associated with Outdoor Recreation, or facilities normally associated with Indoor Recreation uses as defined herein.

Place of Worship – means the use of premises for the public religious and associated social and recreational activities of a religious organisation whether or not those premises are also used for religious instruction, but does not include a **Child Care Centre or Educational Establishment.**

Public Utility (Local) – means premises, reserves and easements used, other than for a **Public Utility (Major)**, for any of the public utility undertakings of the government entity or other agency or organisation providing community infrastructure.

The term includes—

- (a) The conveyance of water, sewerage and stormwater drainage; and
- (b) The reticulation of electricity or gas; and
- (c) The collection of garbage; and
- (d) The provision and maintenance of roads, directional signs and traffic control devices and activities ancillary to and associated with the provision of transport infrastructure; and
- (e) Public transport facilities (including railways and associated stations, minor works depots and signalling equipment) other than Truck Depots, Offices or Transport Terminals; and
- (f) The provision and maintenance of premises and facilities for public spaces and for conservation purposes.

Public Utility (Major) – means premises used for any public utility installation or undertaking of a government entity or other agency or organisation providing community infrastructure.

The term includes the following—

- (a) The bulk distribution or bulk storage of electricity or gas; and
- (b) The storage or treatment of water, sewage or municipal waste including stormwater detention and retention basins and artificial wetlands; and
- (c) State or Commonwealth purposes not within any other separately Defined Term.

Relative's Apartment – means the use of premises for a second dwelling unit on a single allotment for occupation by a relative of the occupier of the Dwelling House. The relative's apartment must not have a separate title to that of the dwelling house, must not have a gross floor area greater than 60 square metres, and the total site cover of all buildings on the site does not exceed 50%. The term does not include a **Caretaker's Residence** or **Dual Occupancy**.

Retirement Village – means the use of premises for residential accommodation by elderly or retired persons where the premises:

- Include dwelling units, and/or rooming units and/or nursing home facilities which provide for independent living, serviced accommodation, residential aged care, and/or high-care facilities;
- Provide on-site opportunities for social and recreational pursuits, including communal facilities; and
- Are of an integrated design and layout and are managed.

Roadside Stall – means the use of premises for the display and sale of any rural produce grown or produced on the premises.

Rural Service Industry – means the use of premises for handling, treating, processing or packing locally grown primary products other than as an ancillary activity associated with another rural use on the site. This term also includes the ancillary servicing and repair of plant or equipment used or intended for use for rural purposes, other than where carried out as an ancillary activity associated with another rural use on the same site.

Rural Workers' Accommodation – means the use of premises for the accommodation of workers (and their dependents) employed to assist with rural activities, mining, quarrying, forestry, construction and the like, being located near the premises where the workers are employed. The term includes all forms of temporary accommodation (whether or not they are self-contained) and all ablution facilities and associated plant and equipment.

Service Station – means use of premises for:

- (a) The fuelling of motor vehicles involving the sale of fuel; and
- (b) The following activities when carried out in connection with the fuelling of motor vehicles:
 - (i) The sale of petroleum products, automotive parts and accessories and goods for the comfort and convenience of travellers; and
 - (ii) The servicing and minor repairs of motor vehicles.

The term does not include **Shop** or **Industry**.

Shop – means the use of premises for the display and retail sale or hire of goods and personal services.

The term includes an integrated shopping centre or a bank offering services to the public, but does not include a **Local Shop**, **Hotel** or **Showroom**.

Showroom – means the use of premises for the display and/or sale by retail or wholesale of goods of a bulky nature. The term includes premises with a floor area greater than 250m² per individual premises and used for the sale of floor coverings, electrical appliances, furniture, hardware, decorator supplies, trader supplier displays, camping equipment, automotive spare parts, but does not include a **Shop**, **Local Shop** or **Hotel**.

Special Industry – means an industry (defined above) which is of a nature or scale that:

- (a) Has the potential to cause significant off-site environmental effects because of the process involved, or the method of manufacture, or the nature of the materials of goods which are used, processed or stored, or the nature of any by-products or emissions which cause fumes, vapour, gases or discharges dust, foul liquid, blood or other impurities; or
- (b) Is a danger to a person or premises because of the nature of the materials used or produced or anything arising from a process included in a method of manufacture; or
- (c) Incorporates the storage of flammable or combustible liquids as defined in the "The Storage and Handling of Flammable and Combustible Liquids 1993" as a major storage facility and the storage of that liquid is not in connection with the operation of a service station as separately defined.

The following are types of uses that may constitute a Special Industry:

- Abattoirs, animal product processing, boiling down works or tanneries;
- Acid, flammable liquid or gas manufacturing;
- Air propelled sand blasting;
- Asphalt or bitumen works;
- Battery smelter and works;
- Cement or concrete manufacture;
- Explosives manufacturing or storage;
- Any use involving radioactive substances or materials;
- Food processing (other than dairy products) including flour mills, canneries and distilleries;
- Foundries (ferrous and non-ferrous), smelting works, steel fabrication works and heavy engineering works;
- Glass, glue, soap and paint manufacture;
- Sand, gravel and stone crushers and screening plants; and
- Manufacturing chemists.

Special Use – means the use by Government or a statutory authority of premises for:

- (a) Commonwealth Government purposes;
- (b) State or Local Government purposes;
- (c) Semi-government or public purposes;

And by Government or a statutory authority for any of the following purposes not otherwise defined:

- (a) Cultural, religious or medical purposes;
- (b) Commercial communications systems including radio and television broadcasting; and
- (c) Any other public purposes not specifically included in any other land use definition.

Stockyard – means the use of premises for the temporary holding of livestock pending the transportation or marketing of that livestock, other than in association with **Grazing**.

Storage Facility – means the use of premises for:

- (a) Storage activities such as:
 - (i) A builder's yard or construction contractor's yard;
 - (ii) A truck, vehicle or plant parking depot; and
 - (iii) The storage of goods of whatever description, whether or not those goods are sold by wholesale; and
- (b) The following activities when carried out in connection with a storage activity:
 - (i) The work of administration or accounting; and
 - (ii) The garaging and routine servicing of vehicles associated with the conduct of the storage activity.

Telecommunication Facility – means the use of premises for:

- Freestanding poles, towers and associated antennae;
- Telecommunication equipment cabinets in excess of 5m² base area, or in excess of 2.5m in height; and
- The full range of telecommunications infrastructure.

Tourist Cabin(s) – means any premises in the Rural Zone used, or intended to be used principally, for accommodating persons away from their normal place of residence in self-contained cabins. The term may include the provision of limited leisure ‘facilities’, meals and services for guests and ancillary activities but does not include an **Accommodation Building** or a **Tourist Facility** as separately defined herein

Tourist Facility – means the development of premises (excluding accommodation) for the purpose of providing entertainment, recreation or similar facilities for use principally by the general tourist or holidaying public, but does not include **Accommodation Building**, **Indoor Recreation** or **Outdoor Recreation**.

Transport Terminal – means the development of premises for the loading, unloading and temporary storage of goods or people and the garaging and basic maintenance of vehicles used for the transport of goods and people.

Veterinary Facility – means the use of premises for veterinary care, surgery and treatment of animals, including the accommodation of animals on the site.

Vehicle Workshop – means the use of premises for the repair and servicing or maintenance of motor vehicles, boats, caravans and agricultural or other machinery. The term includes panel beating and spray painting.

Waste Facility – means the use of premises for any of the following:

- The disposal of waste material on-site by land fill, incineration or other means;
- The collection, dismantling, storage or recycling of scrap materials or goods, whether for sale or not; or
- The processing and storage of waste material for disposal elsewhere.

The term includes junk, scrap, salvage and wrecker’s yards and waste transfer stations.

Interpretation

PART 2

Strategic Framework and Desired Environmental Outcomes



PART 2 - STRATEGIC FRAMEWORK & DESIRED ENVIRONMENTAL OUTCOMES

Table of Contents

DIVISION 1 – STRATEGIC FRAMEWORK.....	50
2.1.1 BROAD STRATEGIES FOR MIRIAM VALE SHIRE.....	50
2.1.1.1 LOCAL STRATEGIES FOR AGNES WATER.....	51
2.1.1.2 LOCAL STRATEGIES FOR MIRIAM VALE.....	52
2.1.1.3 LOCAL STRATEGIES FOR COASTAL VILLAGES.....	53
2.1.1.4 LOCAL STRATEGIES FOR RURAL VILLAGES.....	53
2.1.1.5 LOCAL STRATEGIES FOR THE RURAL LOCALITY.....	55
DIVISION 2 - DESIRED ENVIRONMENTAL OUTCOMES	57
2.2.1 PRELIMINARY.....	57
2.2.2 DESIRED ENVIRONMENTAL OUTCOMES.....	57
2.2.2.1 ECONOMIC DEVELOPMENT.....	57
2.2.2.2 RESIDENTIAL DEVELOPMENT.....	58
2.2.2.3 DEVELOPMENT GENERALLY.....	58
2.2.2.4 TRANSPORT AND ACCESS.....	58
2.2.2.5 OPEN SPACE, NATURAL ENVIRONMENT AND CULTURAL HERITAGE.....	59
2.2.2.6 COMMUNITY WELLBEING.....	59
2.2.2.7 INFRASTRUCTURE PROVISION.....	59

DIVISION 1 – STRATEGIC FRAMEWORK

This section of the Planning Scheme reflects the broad planning outcomes for the Shire and summarises the approach taken by the Planning Scheme to achieve these outcomes.

This section (Division 1 – Strategic Framework) does not have a role in development assessment under the Planning Scheme.

2.1.1 Broad Strategies for Miriam Vale Shire

The local economy and employment base relies predominantly on retail trades, construction, agriculture, manufacturing, and to a lesser, yet increasing extent, on the property and business services industry, and health and community services.

Agnes Water provides the majority of local commercial, retail and health services, while Gladstone and Bundaberg are readily accessible for higher-order shopping, and specialist health care, education and entertainment facilities.

The pattern of development within the Shire focuses predominantly on the developed areas at Agnes Water and Miriam Vale. Agnes Water is the major centre of higher-order commercial, industrial and community facilities, fulfilling a role as the 'District Centre' for the benefit of visitors and residents of the Shire.

The existing shopping centre at Agnes Water retains a significant niche role as the 'Local Visitor Centre', providing commercial and recreational services (such as tour outlets and operators) to support the immediately adjoining residents and the strong tourism and back-packer markets.

New urban development in the rural villages and 'rural service centres' of Bororen, Rosedale and Lowmead consolidate the existing developed areas rather than establishing in new areas beyond each village. The balance of new permanent residential development is accommodated within the 'coastal villages' at Seventeen Seventy and Turkey Beach.

The extensive areas of existing rural residential development within 'Ranches Estate' at the western entry to Agnes Water, 'The Cove' estate to the south of Agnes Water, and Deepwater in the south of the Shire are to be consolidated. No further rural residential development or subdivision is intended beyond these immediate areas. Any future rural residential lots or subdivision of existing lots is to be consolidated within the existing areas included in the Rural Character Zone, and located within one (1) kilometre of existing townships.

Outside of the defined urban and rural residential areas, the balance of the Shire is zoned rural, supporting a mixture of agricultural uses, reserves, conservation areas and vacant land. The Planning Scheme Overlay maps indicate the location of a number of valuable features, environmental corridors and areas of significance, good quality agricultural land, extractive resources and bushfire prone areas, and these are to be addressed in planning for development in these constrained areas.

Good Quality Agricultural Land (GQAL) is protected by ensuring that adjacent uses do not compromise agricultural operations or appropriate farm practices, residential encroachment is avoided and buffers are included between adjacent land uses.

Areas being at risk for land slide, flood events, or storm surge events, are to be carefully used and managed according to the nature of the risk, and through compliance with the Planning Scheme Codes.

Water supply sources to the south of Agnes Water are protected from incompatible development, particularly as this area is protected from development as part of the Deepwater National Park and the Scheme's limitations on development in the Conservation Zone.

The Shire contains numerous National Parks and coastal reserves adjacent to the Great Barrier Reef World Heritage Area, having outstanding conservation values. The values of core conservation areas, including Eurimbula, Deepwater, and Mount Colosseum National Parks, and the Joseph Banks Conservation Park, are protected by their inclusion in the Conservation Zone, and limitations imposed on land uses in these areas.

Items of local heritage significance are retained in their current form, and are not compromised by incompatible forms of development, such as residential or related development within a site identified as having local heritage significance. Items of local heritage significance may overlap with sites having State or Commonwealth significance, which are also protected under separate legislation.

Key development areas within the Shire have distinctive views to the coastline, tidal inlets and rural plains. However, it is not the role of the Planning Scheme to protect the view corridors of individual property owners, and development proposals will be assessed against the relevant Zones and planning Scheme Codes.

Major public facilities and infrastructure (being schools, road corridors, and the railway line and electricity transmission corridors) are protected from encroaching, incompatible development, by their inclusion in suitable Zones and Overlay plans.

Telecommunications Facilities are to be located in the Industrial Zoned areas, and not located in any Residential Zoned areas to protect the amenity and visual quality of residential neighbourhoods, in accordance with the relevant Codes.

Appropriate buffer distances and landscape treatments are provided to protect residential and commercial uses from incompatible land uses and activities (such as industrial, extractive industries and agricultural activities), through compliance with the planning Scheme Codes.

2.1.1.1 Local Strategies for Agnes Water

Future demand for residential and commercial development will be accommodated in the areas included in the Low Density Residential, Medium Density Residential and the District Business and Retail Showroom Zones respectively, located in and adjacent to the existing developed areas at Agnes Water.

The predominant form of housing will be low density residential accommodation in the form of single detached houses and duplexes. There is an excess supply of rural residential land in and adjacent to Agnes Water. Proposals to subdivide this land on

an ad-hoc basis will not be supported during this planning period. Minimum lot sizes have therefore been established on this basis in the Rural Character Zone, requiring a minimum lot size of 4000m² where lots have a reticulated sewer system, or 2 hectares where lots rely on an on-site effluent treatment system.

Medium density residential accommodation in the form of three storey units and townhouses will be supported only in the area included in the Medium Density Residential Zone in the corridor of land to the north of the Local Business Zone.

The existing Agnes Water shopping centre in the Local Business Zone will continue to provide retailing suitable for the immediately adjoining permanent residents, and the tourist and backpacker stream. However, this centre is land-locked and not able to expand in its current location without adversely affecting the adjacent residential area.

New employment opportunities and tourism related development and activity in particular occurs in a manner that encourages the efficient use of infrastructure, protects the natural values and character of the local area and is of scale, form and intensity appropriate for the locality

To complement the continuing population growth resulting from both natural growth and the 'sea change effect' during this planning period, a new District Centre will be developed at the western entry to Agnes Water along Round Hill Road, containing professional offices, business premises and health care services, to meet the needs of the Shire's community. It is intended this centre will include a large anchor supermarket, a range of specialty stores, and medical and specialist facilities. Land included in the Retail Showroom Zone is intended to be developed for home wares and bulky goods Showrooms, having a maximum gross floor area of 3,000m² for all uses in this Zone, during the planning period.

Existing rural residential development at the 'Ranches Estate' and 'The Cove' is considered sufficient to cater for this form of lifestyle living during this planning period. Proposals for smaller lot subdivision in these areas will not be supported, given that continuing population growth beyond the life of this planning Scheme is likely to generate a need for these rural residential parcels near the centre of town to be amalgamated and redeveloped into low density residential parcels offering a more efficient use of land in the longer term.

Urban services are to be provided in an equitable and financially sound manner, based on the application of the Council's Infrastructure Policies. Urban development in the area known as the 'western Zone' on the periphery of the Agnes Water township, will need to meet the full cost of infrastructure provision, as outlined in the Council's Infrastructure Policies.

2.1.1.2 Local Strategies for Miriam Vale

Areas adjacent to the existing development areas at Miriam Vale, and in the areas able to be serviced with the existing reticulated water supply, will absorb any future demand for residential growth that arises.

To support the existing business centre and administrative services, new commercial development is to be located on land included in the Local Business Zone.

Any future proposals for rural residential development immediately in and around Miriam Vale will only be considered where this represents a consolidation of the existing residential areas, and where most of the available rural residential land has been fully occupied by permanent residents and dwellings.

2.1.1.3 Local Strategies for Coastal Villages

The coastal villages include Turkey Beach and Seventeen Seventy in the northern portion of the Shire.

Turkey Beach

The coastal village at Turkey Beach continues to focus on small-scale infill development that meets the needs of permanent residents, and the associated fishing community.

Any new residential development is to be fully serviced with water and sewerage systems capable of dealing with any adverse impacts within the site area, and not having impacts on adjoining waterways.

Further investigation of land in proximity to Turkey Beach is required to determine whether any new development is appropriate. Any further investigation would need to have regard for the surrounding sensitive coastal environment, road access to Bruce Highway and the limited physical and social services available in Turkey Beach.

Further rural residential development is not supported in this locality, given the excess of unoccupied rural residential land already available in this locality.

Seventeen Seventy

The coastal village of Seventeen Seventy will continue to accommodate localised commercial growth to cater predominantly for the needs of the permanent residential community, with a low level of development to cater for some tourist and visitor needs.

Residential development will be limited to infill development contained within the existing residential area as the existing village is 'land-locked' by the Joseph Banks Conservation Park.

Infill development will be a mixture of permanent and holiday accommodation, with low-rise unit development along the waterfront being limited to the area Zoned Medium Density Residential development. Unit development in other areas outside the Medium Density Residential Zone is not envisaged, and will not be supported.

The existing commercial centre adjacent to Captain Cook Drive and included in the land Zoned Medium Density Residential, serves a function as a local tourist and visitor centre. The potential exists for the expansion of existing tourism operations at the marina due to its strategic location adjacent to the waterfront, and this will be supported in the Local Business Zone, subject to relevant operational approvals.

2.1.1.4 Local Strategies for Rural Villages

Development in the Rural Villages reinforces the service role of the villages, by providing essential low-order commercial services and infrastructure for the

surrounding rural areas. The Rural Villages include Bororen, Rosedale and Lowmead, having the role of 'rural service centres'.

Bororen

Further urban development is not intended to occur in those areas outside the immediate township and in areas Zoned Rural, where an extension of infrastructure services is expected to be cost-prohibitive.

Development of land in the Local Business Zone immediately fronting the highway is to maintain the village character of the area, through the inclusion of tin and timber cantilevered awnings to provide shade for pedestrians and an attractive streetscape, as outlined in the Rural Villages Code relevant to Bororen.

Rosedale

New development in Rosedale will focus on infill development that consolidates the existing village, and offers business, administrative and emergency services to support the residential, commercial and local school precincts.

The township does not have access to a reticulated water supply, and it is expected this situation will limit the demand for new residential development during the life of this Planning Scheme.

Lowmead

Development that consolidates the land uses within the existing village will be supported within Lowmead. Proposals that seek to locate development outside the Low Density Residential or Local Business Zones will not be supported.

During this planning period, the demand for new residential development is expected to be limited by the lack of a reticulated water system.

2.1.1.5 Local Strategies for the Rural Locality

The Rural Locality includes the balance of the Shire.

In the Rural Locality, the priority is to protect the rural activities and resources from encroaching or incompatible development by restricting land uses in the Rural Zone to predominantly agricultural and low-scale residential uses.

Issues associated with rural production include fragmentation of good quality agricultural land, the risk of subdivision of marginal agricultural land into non-viable agricultural holdings, and the potential for environmental impacts associated with farm practices (such as the potential for vegetation loss, erosion, land slip, water quality impacts, the risk of sulphate soils and salinity issues). The planning Scheme seeks to manage the location and nature of land uses in the Rural Locality, so that these adverse impacts on land resources may be avoided.

To protect the integrity and viability of rural holdings, further subdivision below the specified minimum lot size of 200 hectares will not be supported in the Rural Zone.

There is a very generous supply of existing and unoccupied rural allotments in the Shire. Given this ready availability of rural land, further residential development other than single detached dwellings, or a multiple rural occupancy for the purposes of accommodating family members on a single rural holding, will not be supported in the Rural Locality.

The ecological values and natural character of Deepwater and Baffle Creek are to be retained, and tourism activities will be limited to low-scale sustainable ventures only.

Tourist accommodation at Rodds Bay, Foreshores, Seaview and Hummock Hill is to be limited, as these areas are intended to provide predominantly for Shire residents. Any tourism development occurring in these areas is to be of a low scale, and environmentally sensitive nature, that does not compromise the low density, residential character of these areas that cater for permanent residents.

Areas of good quality agricultural land, containing Classes A, B, C1 agricultural lands in the Rural Locality, will continue to be used for Rural Activities, and will not be alienated by other land uses, unless where authorised for extractive industries under the relevant mining legislation.

The impacts of more intensive rural activities, such as intensive animal husbandry, feedlots, and aquaculture, will be managed through the inclusion of buffers between intensive rural and rural and residential activities, in accordance with the Planning Scheme Codes.

Natural resources in the Shire include ilmenite, zircon and rutile deposits in the beach and dune sands along the coastline, and oil shale and lignite deposits in the Tertiary Lowmead sedimentary beds located between Miriam Vale and Lowmead. The emphasis will be on protecting these extractive resources from land uses that have a locational choice such as rural and residential development. These resources are protected through the Planning Scheme Overlays.

DIVISION 2 - DESIRED ENVIRONMENTAL OUTCOMES

2.2.1 Preliminary

The Desired Environmental Outcomes (DEOs) are based on the concept of *ecological sustainability* established by the IPA and form the basis for the measures contained within the Planning Scheme. The DEOs are also an expression of the overall planning outcomes (both broad and local strategies) expressed in the Strategic Framework (Division1).

Each DEO is to be achieved to the extent practical, having regard to each of the other DEOs.

2.2.2 Desired Environmental Outcomes

There are seven principal focus areas encompassing the DEOs for the Shire. These are outlined below.

2.2.2.1 Economic Development

The Shire continues to develop, enhancing its role and position in the region. This growth continues to foster additional opportunities for employment and provides ongoing economic support to the rural, resources and tourism sectors.

In achieving this, development will contribute to the maintenance and strengthening of a strong and productive economy such that-

- (a) the existing strengths and employment base in rural production and tourism are supported;
- (b) new and diverse opportunities associated with property and construction and associated professional service industries and home occupations are encouraged;
- (c) in preferred locations, growth in the range of products for tourists and visitors, including back-packer and tourism accommodation is supported;
- (d) local employment and skills development opportunities are identified and encouraged;
- (e) the existing settlement hierarchy is maintained and, where possible, consolidated; and
- (f) extractive and mineral resources, good quality agricultural land (GQAL), water supply sources and other natural resources are protected.

2.2.2.2 Residential Development

Residential development in the Shire seeks to achieve a balance between growth in existing, established areas and the maintenance of local character and amenity.

In achieving this, development will provide a diverse range of housing types and a variety of housing densities which–

- (a) cater for the community's lifecycle needs; and
- (b) are located in areas intended for such development; and
- (c) maintain and enhance existing local residential amenity; and
- (d) maintain and enhance the integrity and character of the individual neighbourhoods or localities in which the development is proposed; and
- (e) maximise opportunities for the efficient use of infrastructure and access to a range of services and local community facilities.

2.2.2.3 Development Generally

Development will maintain the health and safety of the Shire's residents and visitors, and the amenity and sense of community they enjoy by-

- (a) maintaining a scale, form and intensity appropriate for the locality; and
- (b) only developing at a greater scale, form or intensity where it can be demonstrated that there is both an overwhelming community need and an overwhelming economic need for the development; and
- (c) incorporating, and where possible, promoting best practice environmental management.

2.2.2.4 Transport and Access

An efficient, safe and well located transport network is an integral part of the Shire's land use pattern.

In achieving this development will-

- (a) ensure that the Shire's road hierarchy and transport system supports the economic and social needs of the community; and
- (b) ensure any proposed transport network is efficient and adequate to cater for all land uses and associated road users, as appropriate to each land use and its location; and
- (c) serve to maintain and consolidate the existing and planned structure of urban centres.

2.2.2.5 Open Space, Natural Environment and Cultural Heritage

Development ensures that the Shire's coastal, semi-rural and rural values and the natural environment and ecosystems are effectively managed such that-

- (a) areas of significant visual and ecological importance are conserved or rehabilitated;
- (b) biodiversity is protected and maintained;
- (c) the adverse impacts of development, including the loss or degradation of native vegetation, habitat or significant flora and fauna and other conservation values is avoided or otherwise mitigated;
- (d) open space networks are established and maintained with emphasis upon areas of high scenic quality, remnant vegetation, habitat areas, existing open space, riparian areas, coastal foreshores and where possible, linkages of these areas within the network; and
- (e) places of local cultural or important townscape significance are conserved, and local cultural heritage values are not compromised.

2.2.2.6 Community Wellbeing

Development ensures-

- (a) the promotion of a quality lifestyle, community identity and pride; and
- (b) the maximisation of opportunities for social interaction, recreation and rural diversification and tourism (in appropriate areas); and
- (c) the maintenance and enhancement of the health and safety of people and property (including the minimisation of opportunity for crime) by incorporating best practice crime prevention principles and processes.

2.2.2.7 Infrastructure Provision

The maintenance of existing, and the provision of future planned infrastructure is necessary to support continued sustainable growth and development within the Shire.

In order to achieve this, development ensures that-

- (a) the Shire's population is provided with engineering, transport and community infrastructure, being appropriate to each land use type;
- (b) existing infrastructure is utilised and operated in a safe and efficient manner, including roads, water and sewerage systems, and energy supplies, and protected from inappropriate development; and
- (c) new and future infrastructure is provided in a safe, efficient and equitable manner.

PART 3

Assessment Requirements



PART 3

Table of Contents

DIVISION 1 – PRELIMINARY	63
3.1.1 STRUCTURE OF ASSESSMENT PROVISIONS	63
3.1.2 RELATIONSHIP TO OTHER ASSESSMENT PROVISIONS	63
3.1.3 INTERPRETATION OF ASSESSMENT TABLES	63
DIVISION 2 - TABLES OF ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ZONES	64
3.2.1 LOW DENSITY RESIDENTIAL ZONE	64
3.2.1.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	64
3.2.1.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	67
3.2.2 RURAL CHARACTER ZONE	68
3.2.2.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	68
3.2.2.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	71
3.2.3 MEDIUM DENSITY RESIDENTIAL ZONE	72
3.2.3.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	72
3.2.3.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	76
3.2.4 SPECIAL RESIDENTIAL ZONE	77
3.2.4.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	77
3.2.4.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	80
3.2.5 TOURIST COMMERCIAL ZONE	81
3.2.5.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	81
3.2.5.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	86
3.2.6 LOCAL BUSINESS ZONE	87
3.2.6.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	87
3.2.6.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	92
3.2.7 DISTRICT BUSINESS ZONE	93
3.2.7.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	93
3.2.7.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	99
3.2.8 COMMERCIAL SERVICES ZONE	100
3.2.8.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	100
3.2.8.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	104
3.2.9 RETAIL SHOWROOM ZONE	105
3.2.9.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	105
3.2.9.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	108
3.2.10 LIGHT INDUSTRY ZONE	109
3.2.10.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	109
3.2.10.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	112
3.2.11 GENERAL INDUSTRY ZONE	113
3.2.11.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	113
3.2.11.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	116
3.2.12 RURAL ZONE	117
3.2.12.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	117
3.2.12.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	122
3.2.13 SPECIAL USES ZONE	123
3.2.13.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	123
3.2.13.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	127
3.2.14 CONSERVATION ZONE	128
3.2.14.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	128
3.2.14.2 ASSESSMENT TABLE FOR OTHER DEVELOPMENT	130
3.2.15 PARKLAND AND OPEN SPACE ZONE	131
3.2.15.1 ASSESSMENT TABLE FOR MAKING A MATERIAL CHANGE OF USE	131

3.2.15.2	ASSESSMENT TABLE FOR OTHER DEVELOPMENT	133
DIVISION 3 - CONSISTENT DEVELOPMENT TABLE		134
3.3.1	CONSISTENT DEVELOPMENT TABLE	134
3.3.1.1	INTERPRETATION OF THE CONSISTENT DEVELOPMENT TABLE	134
3.3.1.2	CONSISTENT DEVELOPMENT TABLE	134
DIVISION 4 - TABLES OF ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR OVERLAYS		139
3.4.1	ASSESSMENT TABLE FOR THE ACID SULPHATE SOILS OVERLAY	139
3.4.1.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE ACID SULFATE SOILS OVERLAY	141
3.4.1.2	ASSESSMENT TABLE FOR THE ACID SULPHATE SOILS OVERLAY	140
3.4.2	ASSESSMENT TABLE FOR THE COASTAL MANAGEMENT OVERLAY	141
3.4.2.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE COASTAL MANAGEMENT OVERLAY..	141
3.4.2.2	ASSESSMENT TABLE FOR THE COASTAL MANAGEMENT OVERLAY	141
3.4.3	ASSESSMENT TABLE FOR THE ENVIRONMENTAL MANAGEMENT OVERLAY	142
3.4.3.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE ENVIRONMENTAL MANAGEMENT OVERLAY	142
3.4.3.2	ASSESSMENT TABLE FOR THE ENVIRONMENTAL MANAGEMENT OVERLAY	143
3.4.4	ASSESSMENT TABLE FOR THE EXTRACTIVE RESOURCES OVERLAY	146
3.4.4.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE EXTRACTIVE RESOURCES OVERLAY	146
3.4.4.2	ASSESSMENT TABLE FOR THE EXTRACTIVE RESOURCES OVERLAY	147
3.4.5	ASSESSMENT TABLE FOR THE HILLSLOPES PROTECTION OVERLAY	148
3.4.5.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE HILLSLOPES PROTECTION OVERLAY	148
3.4.5.2	ASSESSMENT TABLE FOR THE HILLSLOPES PROTECTION OVERLAY	148
3.4.6	ASSESSMENT TABLE FOR THE BUSHFIRE HAZARD OVERLAY	150
3.4.6.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE BUSHFIRE HAZARD OVERLAY.....	150
3.4.6.2	ASSESSMENT TABLE FOR THE BUSHFIRE HAZARD OVERLAY	150
3.4.7	ASSESSMENT TABLE FOR THE GOOD QUALITY AGRICULTURAL LAND (GQAL) OVERLAY.....	152
3.4.7.1	INTERPRETATION OF THE ASSESSMENT TABLE FOR THE GQAL OVERLAY	152
3.4.7.2	ASSESSMENT TABLE FOR THE GQAL OVERLAY.....	152

DIVISION 1 – PRELIMINARY

3.1.1 Structure of Assessment Provisions

This part of the Planning Scheme (Part 3) is comprised of:

- (a) Tables of Assessment and Relevant Assessment Criteria for each of the Zones identified in Part 1, section 1.2.4.2 of the Scheme in respect of-
 - 1) a Material Change of Use; and
 - 2) other Development (Development not for a Material Change of Use); and
- (b) A Consistent Development Table which identifies Consistent Development in each Zone; and
- (c) Tables of Assessment and Relevant Assessment Criteria for each of the Planning Scheme Overlays identified in Part 1, section 1.2.4.3.

3.1.2 Relationship to other Assessment Provisions

The Assessment Provisions in respect of each Zone and Overlay are to be read in conjunction with the Codes for Development of a Stated Purpose or a Stated Type in Part 4 of the Planning Scheme and as further detailed in section 1.3.2 of the Scheme.

3.1.3 Interpretation of Assessment Tables

The planning scheme identifies whether development is Self-assessable, Code-assessable or Impact-assessable development through Assessment Tables. In Divisions 2 – 4, the planning scheme incorporates Assessment Tables for zones and overlays and also includes a consistent development table.

For the purposes of the Tables of Assessment in Divisions 2 – 4 —

- (a) The applicable codes for assessment of development are identified in column 3. For Self-assessable development, the whole of the code or only a part of the code comprising the Acceptable Solutions may be identified as applicable;
- (b) The Acceptable Solutions in codes identified as applicable to Self-assessable development are mandatory for that development. A development specified in column 1 of an Assessment Table that is identified as Self-assessable in column 2 of an Assessment Table, is Code-assessable if the development does not comply with applicable Acceptable Solutions of the applicable Code, unless otherwise provided in the assessment tables;
- (c) A reference in column 3 of an Assessment Table to a Code includes all the provisions of that Code (unless otherwise specified) notwithstanding that the section referred to in column 3 of an Assessment Table only refers to the first provision of the Code;
- (d) Assessment levels may be affected by the Assessment Tables for Overlays. The higher level of assessment prevails, to the extent of any inconsistency; and
- (e) The Assessment Tables must be read in conjunction with the provisions of the Act.

DIVISION 2 - TABLES OF ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR ZONES

3.2.1 Low Density Residential Zone

3.2.1.1 Assessment Table for Making a Material Change of Use

Table 3.2.1.1 (Assessment Table for Making a Material Change of Use in the Low Density Residential Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.1.1 Low Density Residential Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Code-assessable	Relevant Locality Code Low Density Residential Zone Code Caretaker's Residence Code Parking and Access Code Works, Services and Infrastructure Code
Dual Occupancy	Code-assessable	Relevant Locality Code Low Density Residential Zone Code Multiple Residential Dwelling Development Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Table 3.2.1.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Impact-assessable	
Light Industry	Impact-assessable	
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Low Density Residential Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Code-assessable	Relevant Locality Code Low Density Residential Zone Code Community Use Code Parking and Access Code Works, Services and Infrastructure Code
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

3.2.1.2 Assessment Table for Other Development

Table 3.2.1.2 (Assessment Table for Other Development in the Low Density Residential Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.1.2 Low Density Residential Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> , - if Minor Building Work and not located within an Erosion Prone Area , as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> - if not Exempt	None applicable If Code-assessable – Relevant Locality Code Low Density Residential Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable, Acceptable Solutions for -</u> Advertising Devices Code <u>If Code-assessable –</u> Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable, Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 <u>If Code-assessable –</u> Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Low Density Residential Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Low Density Residential Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.

² Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in Column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.

Rural Character Zone

3.2.2 Rural Character Zone

3.2.2.1 Assessment Table for Making a Material Change of Use

Table 3.2.2.1 (Assessment Table for Making a Material Change of Use in the Rural Character Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.2.1 Rural Character Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Code-assessable	Relevant Locality Code Rural Character Zone Code Bed and Breakfast Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	<u>Self-assessable</u> <u>Code-assessable</u> - if the Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with.	<u>If Self-assessable- Acceptable Solutions for:</u> Agnes Water Locality Code 1.2, 1.3, 3.1, 7.1 Miriam Vale Locality Code 2.1, 2.2, 3.1, 5.1, 5.2, 6.1, 7.1 and <u>Acceptable Solutions for -</u> Rural Character Zone Code Dwelling House Code Works, Services and Infrastructure Code; <u>Acceptable Solutions:</u> 1.1,2.1,4.2,7.1,8.1,10.1 <u>If Code-assessable –</u> Relevant Locality Code Rural Character Zone Code Dwelling House Code Works, Services & Infrastructure Code

Table 3.2.2.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Home Occupation	Code-assessable	Relevant Locality Code Rural Character Zone Code Home Occupation Code Advertising Devices Code Works, Services & Infrastructure Code
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Code-assessable	Relevant Locality Code Rural Character Zone Code Dwelling House Code Works, Services and Infrastructure Code
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Code-assessable	Relevant Locality Code Rural Character Zone Code Dwelling House Code Works, Services and Infrastructure Code
Tourist Cabin(s)	Code-assessable	Relevant Locality Code Rural Character Zone Code Tourist Cabins Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Commercial Uses		
Car Park	Impact-assessable	
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Impact-assessable	
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Impact-assessable	
Light Industry	Impact-assessable	
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	

Tables of Assessment Categories and
Relevant Assessment Criteria

Table 3.2.2.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Rural Character Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Exempt	None applicable
Forestry	Impact-assessable	
Grazing	Exempt	None applicable
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Code-assessable	Relevant Locality Code Rural Character Zone Code Roadside Stall Code Advertising Devices Code
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

3.2.2.2 Assessment Table for Other Development

Table 3.2.2.2 (Assessment Table for Other Development in the Rural Character Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.2.2 Rural Character Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> - if Minor Building Work and not located within an Erosion Prone Area , as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> - if not Exempt	None applicable if <u>Code-assessable</u> – Relevant Locality Code Rural Character Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	If <u>Self-assessable</u> , Acceptable Solutions for - Advertising Devices Code If <u>Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	If <u>Self-assessable</u> , Acceptable Solutions: Works, Services & Infrastructure Code 7.1, 7.4, 8.1 If <u>Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	<u>Code-assessable</u>	Relevant Locality Code Rural Character Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	<u>Code-assessable</u>	Relevant Locality Code Rural Character Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	<u>Exempt</u>	None applicable

¹ *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

² *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

3.2.3 Medium Density Residential Zone

3.2.3.1 Assessment Table for Making a Material Change of Use

Table 3.2.3.1 (Assessment Table for Making a Material Change of Use in the Medium Density Residential Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.3.1 Medium Density Residential Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Bed and Breakfast Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Caravan Park	Impact-assessable	
Caretaker's Residence	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Caretaker's Residence Code Parking and Access Code Works, Services and Infrastructure Code
Dual Occupancy	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Multiple Residential Development Code Parking and Access Code Landscaping Code Works, Services and Infrastructure Code

Table 3.2.3.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Dwelling House	<u>Self-assessable</u> <u>Code-assessable</u> - if the Acceptable Solutions of the applicable Codes for Self- assessable development are not complied with.	<u>If Self-assessable -</u> <u>Acceptable Solutions:</u> Agnes Water Locality Code 1.3, 2.1, 3.1, 5.1, 7.1 Seventeen Seventy Locality Code 1.1, 2.1, 2.2, 3.1; and <u>Acceptable Solutions for-</u> Medium Density Residential Zone Code Dwelling House Code, and Works, Services and Infrastructure Code; <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Medium Density Residential Zone Code Dwelling House Code Works, Services and Infrastructure Code
Home Occupation	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Home Occupation Code Advertising Devices Code Works, Services and Infrastructure Code
Multiple Dwelling	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Multiple Dwelling Development Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

**Tables of Assessment Categories and
Relevant Assessment Criteria**

Table 3.2.3.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Dwelling House Code Works, Services and Infrastructure Code
Retirement Village	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Multiple Residential Development Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Impact-assessable	
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Impact-assessable	
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Impact-assessable	
Light Industry	Impact-assessable	
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	

Table 3.2.3.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

3.2.3.2 Assessment Table for Other Development

Table 3.2.3.2 (Assessment Table for Other Development in the Medium Density Residential Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.3.2 Medium Density Residential Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> - if Minor Building Work and not located within an Erosion Prone Area , as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> - if not Exempt	None applicable If Code-assessable – Relevant Locality Code Medium Density Residential Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	<u>Self-assessable</u> <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	If Self-assessable, Acceptable Solutions for - Advertising Devices Code If Code-assessable – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	If Self-assessable, Acceptable Solutions: Works, Services & Infrastructure Code 7.1, 7.4, 8.1 If Code-assessable – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Medium Density Residential Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.

² Except where concurrence referral is required a development application for Building Work which is required to be assessed against Building Regulations 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.

3.2.4 Special Residential Zone

3.2.4.1 Assessment Table for Making a Material Change of Use

Table 3.2.4.1 (Assessment Table for Making a Material Change of Use in the Special Residential Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.4.1 Special Residential Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Code-assessable	Relevant Locality Code Special Residential Zone Code Caretaker's Residence Code Parking and Access Code Works, Services and Infrastructure Code
Dual Occupancy	Impact-assessable	
Dwelling House	Self-assessable Code-assessable – if the Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with.	If Self-assessable- <u>Acceptable Solutions:</u> Agnes Water Locality Code 1.2, 1.3, 3.1, 7.1; and <u>Acceptable Solutions for-</u> Special Residential Zone Code Dwelling House Code, and Works, Services and Infrastructure Code; <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 If Code-assessable – Relevant Locality Code Special Residential Zone Code Dwelling House Code Works, Services and Infrastructure Code

Table 3.2.4.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Home Occupation	Code-assessable	Relevant Locality Code Special Residential Zone Code Home Occupation Code Advertising Devices Code Works, Services and Infrastructure Code
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Code-assessable	Relevant Locality Code Special Residential Zone Code Dwelling House Code Works, Services and Infrastructure Code
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Impact-assessable	
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Impact-assessable	
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	Impact-assessable	
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Impact-assessable	
Light Industry	Impact-assessable	
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable

Table 3.2.4.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Public Utility (Major)	Code-assessable	Relevant Locality Code Special Residential Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Code-assessable	Relevant Locality Code Special Residential Zone Code Community Use Code Parking and Access Code
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and
Relevant Assessment Criteria

3.2.4.2 Assessment Table for Other Development

Table 3.2.4.2 (Assessment Table for Other Development in the Special Residential Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.4.2 Special Residential Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> , - if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> , if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code Special Residential Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable, Acceptable Solutions for Advertising Devices Code</u> <u>If Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable, Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Special Residential Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Special Residential Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

² *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

3.2.5 Tourist Commercial Zone

3.2.5.1 Assessment Table for Making a Material Change of Use

Table 3.2.5.1 (Assessment Table for Making a Material Change of Use in the Tourist Commercial Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.5.1 Tourist Commercial Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Code Assessable	Relevant Locality Code Tourist Commercial Zone Code Multiple Residential Development Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Bed and Breakfast	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Bed and Breakfast Code Parking and Access Code Works, Services and Infrastructure Code
Caravan Park	Impact-assessable	
Caretaker's Residence	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Caretakers Residence Code Parking and Access Code Works, Services and Infrastructure Code
Dual Occupancy	Impact-assessable	
Dwelling House	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Dwelling House Code
Home Occupation	Impact-assessable	
Multiple Dwelling	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Multiple Residential Development Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Dwelling House Code Works, Services and Infrastructure Code
Retirement Village	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria
Table 3.2.5.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Commercial Premises	<u>Self-assessable</u> - if involving existing building/s; or <u>Code-assessable</u> – if the Acceptable Solutions of the applicable Codes for Self- assessable development are not complied with.	<u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1; and <u>Acceptable Solutions for -</u> Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Hotel	Impact-assessable	

Table 3.2.5.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Local Shop	<p><u>Self-assessable</u> - if involving existing building/s; or</p> <p><u>Code-assessable</u> –</p> <ul style="list-style-type: none"> - if not involving an existing building; or - The Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with. 	<p><u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1; and <u>Acceptable Solutions for-</u> Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code</p>
Medical Centre	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Outdoor Sales Premises	Impact-assessable	
Shop	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Storage Facility	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

Table 3.2.5.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Tourist Facility	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Impact-assessable	
Light Industry	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Service Station	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Code-assessable – where a tourist information centre only; or Impact-assessable – All other circumstances	Relevant Locality Code Tourist Commercial Zone Code Community Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable

**Tables of Assessment Categories and
Relevant Assessment Criteria**

Table 3.2.5.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

3.2.5.2 Assessment Table for Other Development

Table 3.2.5.2 (Assessment Table for Other Development in the Tourist Commercial Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.5.2 Tourist Commercial Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> - if Minor Building Work and not located within an Erosion Prone Area , as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> - if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code Tourist Commercial Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable, Acceptable Solutions for Advertising Devices Code</u> <u>If Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable, Acceptable Solutions: Works, Services & Infrastructure Code 7.1, 7.4, 8.1</u> <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Tourist Commercial Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

² *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

3.2.6 Local Business Zone

3.2.6.1 Assessment Table for Making a Material Change of Use

Table 3.2.6.1 (Assessment Table for Making a Material Change of Use in the Local Business Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.6.1 Local Business Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code Local Business Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Table 3.2.6.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Catering Premises	Code-assessable <u>Code-assessable –</u> - if not involving an existing building; or - The Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with.	Relevant Locality Code Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>If Code-assessable –</u> Relevant Locality Code Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Commercial Premises	<u>Self-assessable –</u> if involving existing building/s; or <u>Code-assessable –</u> If not involving an existing building.	<u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1 Miriam Vale Locality Code 3.1,5.1 Turkey Beach (Coastal Village) Locality Code 1.1, 2.1, 4.1, 4.2 B,L&R (Rural Villages) Locality Code 1.3, 2.1, 2.2, 3.1, 7.1; and <u>Acceptable Solutions for-</u> Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>If Code-assessable –</u> Relevant Locality Code Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code; <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1
Hotel	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

Tables of Assessment Categories and Relevant Assessment Criteria

Table 3.2.6.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Local Shop	<p>Self-assessable - if involving existing building/s; or</p> <p>Code-assessable – If not involving an existing building.</p>	<p><u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1 Seventeen Seventy Locality Code 2.1, 2.2, 3.1 Miriam Vale Locality Code 3.1, 5.1 Turkey Beach (Coastal Village) Locality Code 2.1, 3.1 B,L&R (Rural Villages) Locality Code 1.3, 2.1, 2.2, 3.1, 7.1; and <u>Acceptable Solutions for -</u> Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code</p> <p><u>If Code-assessable –</u> Relevant Locality Code Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code</p> <p><u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1</p>
Medical Centre	Code-assessable	Relevant Locality Code Local Business Zone Code Commercial Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Outdoor Sales Premises	Impact-assessable	

Table 3.2.6.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Shop	<p><u>Self-assessable</u> - if involving existing building/s; or</p> <p>- <u>Code-assessable</u> – If not involving an existing building.</p>	<p><u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1 Seventeen Seventy Locality Code 2.1, 2.2, 3.1 Miriam Vale Locality Code 3.1, 5.1 Turkey Beach (Coastal Village) Locality Code 2.1, 3.1 B,L&R (Rural Villages) Locality Code 1.3, 2.1, 2.2, 3.1, 7.1; and <u>Acceptable Solutions for-</u> Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Local Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code</p>
Showroom	Impact-assessable	
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Impact-assessable	
Light Industry	Impact-assessable	
Special Industry	Impact-assessable	
Service Station	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	

**Tables of Assessment Categories and
 Relevant Assessment Criteria**

Table 3.2.6.1 Local Business Zone - Making a Material Change of Use Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Child Care Centre	Code-assessable	Relevant Locality Code Local Business Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Local Business Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

3.2.6.2 Assessment Table for Other Development

Table 3.2.6.2 (Assessment Table for Other Development in the Local Business Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.6.2 Local Business Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> , if not Exempt	None applicable If <u>Code-assessable</u> – Relevant Locality Code Local Business Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	If <u>Self-assessable</u> , Acceptable Solutions for Advertising Devices Code If <u>Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	If <u>Self-assessable</u> , Acceptable Solutions: Works, Services & Infrastructure Code 7.1, 7.4, 8.1 If <u>Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Local Business Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Local Business Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

² *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

3.2.7 District Business Zone

3.2.7.1 Assessment Table for Making a Material Change of Use

Table 3.2.7.1 (Assessment Table for Making a Material Change of Use in the District Business Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.7.1 District Business Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code District Business Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Code-assessable	Relevant Locality Code District Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Table 3.2.7.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Commercial Premises	<p><u>Self-assessable</u> – if involving existing building/s; or</p> <p><u>Code-assessable</u> –</p> <ul style="list-style-type: none"> - if not involving an existing building; or - The Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with. 	<p><u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1; and <u>Acceptable Solutions for-</u> District Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1</p> <p><u>If Code-assessable–</u> Relevant Locality Code District Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code</p>
Hotel	Impact-assessable	

**Tables of Assessment Categories and
 Relevant Assessment Criteria**

Table 3.2.7.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Local Shop	<p><u>Self-assessable</u> - if involving existing building/s; or</p> <p><u>Code-assessable</u> –</p> <ul style="list-style-type: none"> - if not involving an existing building; or - the Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with 	<p>If Self-assessable, <u>Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1; and <u>Acceptable Solutions for -</u> District Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1</p> <p><u>If Code-assessable–</u> Relevant Locality Code District Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code</p>
Medical Centre	Code-assessable	Relevant Locality Code District Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Outdoor Sales Premises	Impact-assessable	

Table 3.2.7.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Shop	<p><u>Self-assessable</u> - if involving existing building/s; or</p> <p><u>Code-assessable</u> –</p> <ul style="list-style-type: none"> - if not involving an existing building; or - The Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with. 	<p><u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1 and <u>Acceptable Solutions for -</u> District Business Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable–</u> Relevant Locality Code District Business Zone Code Home Occupation Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code</p>
Showroom	Code-assessable	Relevant Locality Code District Business Zone Code Commercial Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Code-assessable	Relevant Locality Code District Business Zone Code Commercial Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

**Tables of Assessment Categories and
Relevant Assessment Criteria**

Table 3.2.7.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Industrial Uses		
Extractive Industry	Impact-assessable	
Light Industry	Impact-assessable	
General Industry	Impact-assessable	
Service Station	<u>Code-assessable</u> - where on a corner site; or <u>Impact-assessable</u> - where not on a corner site	<u>If Code-assessable</u> - Relevant Locality Code District Business Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Code-assessable	Relevant Locality Code District Business Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Community Facilities	Code-assessable	Relevant Locality Code District Business Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code District Business Zone Code Community Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	

Table 3.2.7.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Recreational Uses		
Indoor Recreation	Code-assessable	Relevant Locality Code District Business Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and
Relevant Assessment Criteria

3.2.7.2 Assessment Table for Other Development

Table 3.2.7.2 (Assessment Table for Other Development in the District Business Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.7.2 District Business Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> if Minor Building Work and not located within an Erosion Prone Area , as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> , if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code District Business Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable, Acceptable Solutions for Advertising Devices Code</u> <u>If Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable, Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code District Business Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code District Business Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

² *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulations 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the building Work is not in accordance with the acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

3.2.8 Commercial Services Zone

3.2.8.1 Assessment Table for Making a Material Change of Use

Table 3.2.8.1 (Assessment Table for Making a Material Change of Use in the Commercial Services Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.8.1 Commercial Services Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Code-assessable	Relevant Locality Code Commercial Services Zone Code Caretaker's Residence Code Parking and Access Code Works, Services and Infrastructure Code
Dual Occupancy	Impact-assessable	
Dwelling House	Code-assessable	Relevant Locality Code Commercial Services Zone Code Dwelling House Code Works, Services and Infrastructure Code
Home Occupation	Code-assessable	Relevant Locality Code Commercial Services Zone Code Home Occupation Code Advertising Devices Code Works, Services and Infrastructure Code
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Code-assessable	Relevant Locality Code Commercial Services Zone Code Dwelling House Code Works, Services and Infrastructure Code
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	

Table 3.2.8.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code Commercial Services Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Impact-assessable	
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Code-assessable	Relevant Locality Code Commercial Services Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Shop	Impact-assessable	
Showroom	Code-assessable	Relevant Locality Code Commercial Services Zone Code Commercial Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Storage Facility	Code-assessable	Relevant Locality Code Commercial Services Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Tourist Facility	Impact-assessable	
Transport Terminal	Code-assessable	Relevant Locality Code Commercial Services Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Veterinary Facility	Code-assessable	Relevant Locality Code Commercial Services Zone Code Commercial Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Table 3.2.8.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
Light Industry	Impact-assessable	
General Industry	Impact-assessable	
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Code-assessable	Relevant Locality Code Commercial Services Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Code-assessable	Relevant Locality Code Commercial Services Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Commercial Services Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Code-assessable	Relevant Locality Code Commercial Services Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Tables of Assessment Categories and
Relevant Assessment Criteria

Table 3.2.8.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Outdoor Recreation	Code-assessable	Relevant Locality Code Commercial Services Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and
Relevant Assessment Criteria

3.2.8.2 Assessment Table for Other Development

Table 3.2.8.2 (Assessment Table for Other Development in the Commercial Services Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.8.2 Commercial Services Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> , if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> - if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code Commercial Services Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable, Acceptable Solutions for Advertising Devices Code</u> <u>If Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable, Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Commercial Services Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Commercial Services Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

² *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

3.2.9 Retail Showroom Zone

3.2.9.1 Assessment Table for Making a Material Change of Use

Table 3.2.9.1 (Assessment Table for Making a Material Change of Use in the Retail Showroom Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.9.1 Retail Showroom Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code Retail Showroom Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Impact-assessable	
Commercial Premises	Code-assessable	Relevant Locality Code Retail Showroom Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Hotel	Impact-assessable	

Table 3.2.9.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Local Shop	<u>Self-assessable</u> - if involving existing building/s [e.g. change in tenancy]; or <u>Impact-assessable</u> – all other situations.	<u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1; and <u>Acceptable Solutions for -</u> Retail Showroom Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	<u>Self-assessable</u> - if involving existing building/s [e.g. change in tenancy]; or <u>Impact-assessable</u> – all other situations.	<u>If Self-assessable, Acceptable Solutions:</u> Agnes Water Locality Code 1.4, 3.1, 4.1, 7.1; and <u>Acceptable Solutions for-</u> Retail Showroom Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1
Showroom	Code-assessable	Relevant Locality Code Retail Showroom Zone Code Commercial Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
Light Industry	Impact-assessable	
General Industry	Impact-assessable	
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

Tables of Assessment Categories and Relevant Assessment Criteria
Table 3.2.9.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Retail Showroom Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

3.2.9.2 Assessment Table for Other Development

Table 3.2.9.2 (Assessment Table for Other Development in the Retail Showroom Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.9.2 Retail Showroom Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> if not Exempt	None applicable If <u>Code-assessable</u> – Relevant Locality Code Retail Showroom Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on a premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	If <u>Self-assessable</u> , <u>Acceptable Solutions for Advertising Devices Code</u> If <u>Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth	<u>Self-assessable</u> – If not exceeding 500m ³ of material <u>Code-assessable</u> – If exceeding 500m ³ of material.	If <u>Self-assessable</u> , <u>Acceptable Solution: Works, Services & Infrastructure Code 7.1, 7.4, 8.1</u> If <u>Code-assessable</u> – Works, Services & Infrastructure Code None applicable
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Retail Showroom Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Retail Showroom Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

² *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

3.2.10 Light Industry Zone

3.2.10.1 Assessment table for Making a Material Change of Use

Table 3.2.10.1 (Assessment Table for Making a Material Change of Use in the Light Industry Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.10.1 Light Industry Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Code-assessable	Relevant Locality Code Light Industry Zone Code Caretaker's Residence Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code Light Industry Zone Code Commercial Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Code-assessable	Relevant Locality Code Light Industry Zone Code Community Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Table 3.2.10.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Code-assessable	Relevant Locality Code Light Industry Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Code-assessable	Relevant Locality Code Light Industry Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Impact-assessable	
Light Industry	Code-assessable	Relevant Locality Code Light Industry Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Service Station	Code-assessable	Relevant Locality Code Light Industry Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Industry	Impact-assessable	
Transport Terminal	Code-assessable	Relevant Locality Code Light Industry Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Table 3.2.10.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Vehicle Workshop	Code-assessable	Relevant Locality Code Light Industry Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Light Industry Zone Code Community Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Code-assessable	Relevant Locality Code Light Industry Zone Code Telecommunications Facilities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Recreational Uses		
Indoor Recreation	Code-assessable	Relevant Locality Code Light Industry Zone Code Community Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

3.2.10.2 Assessment Table for Other Development

Table 3.2.10.2 (Assessment Table for Other Development in the Light Industry Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.10.2 Light Industry Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code Light Industry Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable. Acceptable Solutions for Advertising Devices Code</u> <u>If Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable. Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

² *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

3.2.11 General Industry Zone

3.2.11.1 Assessment Table for Making a Material Change of Use

Table 3.2.11.1 (Assessment Table for Making a Material Change of Use in the General Industry Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.11.1 General Industry Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code General Industry Zone Code Commercial Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Code-assessable	Relevant Locality Code General Industry Zone Code Commercial Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Medical Centre	Impact-assessable	

Table 3.2.11.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Outdoor Sales Premises	Code-assessable	Relevant Locality Code General Industry Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Code-assessable	Relevant Locality Code General Industry Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
General Industry	Code-assessable	Relevant Locality Code General Industry Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Light Industry	Code-assessable	Relevant Locality Code General Industry Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Service Station	Code-assessable	Relevant Locality Code General Industry Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Industry	Impact-assessable	
Transport Terminal	Code-assessable	Relevant Locality Code General Industry Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Tables of Assessment Categories and Relevant Assessment Criteria
Table 3.2.11.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Vehicle Workshop	Code-assessable	Relevant Locality Code General Industry Zone Code Industrial Uses Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code General Industry Zone Code Community Uses Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Code-assessable	Relevant Locality Code General Industry Zone Code Telecommunications Facilities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

3.2.11.2 Assessment Table for Other Development

Table 3.2.11.2 (Assessment Table for Other Development in the General Industry Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.11.2 General Industry Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> if Minor Building Work and not located within a Erosion Prone Area , as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> - if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code General Industry Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable, Acceptable Solutions for</u> Advertising Devices Code <u>If Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable, Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code General Industry Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code General Industry Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

² *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

3.2.12 Rural Zone

3.2.12.1 Assessment Table for Making a Material Change of Use

Table 3.2.12.1 (Assessment Table for Making a Material Change of Use in the Rural Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.12.1 Rural Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Code-assessable	Relevant Locality Code Rural Zone Code Bed and Breakfast Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Caravan Park	Impact-assessable	
Caretaker's Residence	Code-assessable	Relevant Locality Code Rural Zone Code Caretaker's Residence Code Parking and Access Code Works, Services and Infrastructure Code
Dual Occupancy	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria
Table 3.2.12.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Dwelling House	Self-assessable; or <u>Code-assessable</u> – if the Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with.	<u>If Self-assessable,</u> <u>Acceptable Solutions:</u> Agnes Water Locality Code 1.2, 3.1, 7.1 Miriam Vale Locality Code 2.1, 2.2, 3.1, 5.1, 5.2, 6.1, 7.1 B,L&R (Rural Villages) Locality Code 1.1, 1.2, 1.3, 5.1, 7.1 Rural Locality Code 1.1, 2.1, 3.1, 5.1, 6.1; and <u>Acceptable Solutions for-</u> Rural Zone Code Dwelling House Code and Works, Services and Infrastructure Code; <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Rural Zone Code Dwelling House Code Works, Services and Infrastructure Code
Home Occupation	Self-assessable; or <u>Code-assessable</u> – if the Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with.	<u>If Self-assessable,</u> <u>Acceptable Solutions:</u> Agnes Water Locality Code 1.2, 3.1, 7.1 Miriam Vale Locality Code 2.1, 2.2, 3.1, 5.1, 7.1 B,L&R (Rural Villages) Locality Code 1.1, 2.1, 1.3, 1.4, 3.1, 7.1 Rural Locality Code 1.1, 2.1, 3.1, 5.1, 6.1; and <u>Acceptable Solutions for-</u> Rural Zone Code Home Occupation Code Advertising Devices Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Rural Zone Code Home Occupation Code Advertising Devices Code Works, Services and Infrastructure Code

Table 3.2.12.1 Continued

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	<u>Code-assessable</u> - for sites exceeding 10 ha; or <u>Impact-assessable</u> - for sites equal to or less than 10 ha.	Relevant Locality Code Rural Zone Code Works, Services and Infrastructure Code
Relatives Apartment	Code-assessable	Relevant Locality Code Rural Zone Code Dwelling House Code Works, Services and Infrastructure Code
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Code-assessable	Relevant Locality Code Rural Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Tourist Cabin(s)	Code-assessable	Relevant Locality Code Rural Zone Code Tourist Cabins Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code Rural Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	<u>Code-assessable</u> - if not exceeding 50m ² gross floor area; or <u>Impact-assessable</u> - if more than 50m ² gross floor area	Relevant Locality Code Rural Zone Code Commercial Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria
Table 3.2.12.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
Special Industry	Impact-assessable	
Light Industry	Impact-assessable	
General Industry	Impact-assessable	
Service Station	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Rural Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	<u>Code-assessable</u> - if an extension to the existing Use; or Impact-assessable – all other circumstances.	Relevant Locality Code Rural Zone Code Community Use Code
Telecommunication Facility	Code-assessable	Relevant Locality Code Rural Zone Code Telecommunications Facilities Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Exempt	None applicable
Forestry	<u>Self-assessable</u> (if not incorporating milling or processing activities); otherwise <u>Code-assessable</u> – if the Acceptable Solutions of the applicable Codes for Self-assessable development are not complied with.	<u>If Self-assessable</u> , Acceptable Solutions for Rural Zone Code Forestry Code <u>If Code-assessable</u> – Relevant Locality Code Rural Zone Code Forestry Code
Grazing	Exempt	None applicable

Table 3.2.12.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Intensive Animal Husbandry	Code-assessable	Relevant Locality Code Rural Zone Code Intensive Animal Husbandry Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Code-assessable	Relevant Locality Code Rural Zone Code Intensive Animal Husbandry Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Roadside Stall	Code-assessable	Relevant Locality Code Rural Zone Code Roadside Stall Code Advertising Devices Code Parking and Access Code (parking rate in Schedule 1 only)
Rural Service Industry	Code-assessable	Relevant Locality Code Rural Zone Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Stockyard	<u>Self-assessable</u> - if located at least 200m away from the boundary with the nearest adjoining property; or <u>Code-assessable</u> - all other situations.	<u>If Self-assessable, Acceptable Solutions for</u> Rural Zone Code Intensive Animal Husbandry Code and Works, Services and Infrastructure Code; <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Rural Zone Code Intensive Animal Husbandry Code
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

3.2.12.2 Assessment Table for Other Development

Table 3.2.12.2 (Assessment Table for Other Development in the Rural Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.12.2 Rural Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work² – where not associated with a Material Change of Use	<u>Exempt</u> , if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> , if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code Rural Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable, Acceptable Solutions for</u> Advertising Devices Code <u>If Code-assessable</u> – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	Self-assessable - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable, Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Rural Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Rural Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.

² Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.

3.2.13 Special Uses Zone

3.2.13.1 Assessment Table for Making a Material Change of Use

Table 3.2.13.1 (Assessment Table for Making a Material Change of Use in the Special Uses Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.13.1 Special Uses Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Code-assessable	Relevant Locality Code Special Uses Zone Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Impact-assessable	
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	

Table 3.2.13.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Extractive Industry	Impact-assessable	
Special Industry	Impact-assessable	
Light Industry	Impact-assessable	
General Industry	Impact-assessable	
Service Station	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Extractive Industry	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Self-assessable; or Code-assessable – if the Acceptable Solutions of the applicable Codes for Self- assessable development are not complied with.	If Self-assessable- <u>Acceptable Solutions</u> for – Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 If Code-assessable – Relevant Locality Code Special Uses Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Educational Establishment	Code-assessable	Relevant Locality Code Special Uses Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Hospital	<u>Code-assessable</u> , if a public Hospital	Relevant Locality Code Special Uses Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Institution	<u>Code-assessable</u> , if a public institution	Relevant Locality Code Special Uses Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None applicable

Tables of Assessment Categories and
Relevant Assessment Criteria

Tables of Assessment Categories and Relevant Assessment Criteria
Table 3.2.13.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Public Utility (Major)	Code-assessable	Relevant Locality Code Special Uses Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Self-assessable; or <u>Code-assessable</u> – if the Acceptable Solutions of the applicable Codes for Self- assessable development are not complied with.	If Self-assessable, Acceptable Solutions for Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code If Code-assessable – Relevant Locality Code Special Uses Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1
Telecommunication Facility	Code-assessable	Relevant Locality Code Special Uses Zone Code Telecommunication Facility Code Parking and Access Code Works, Services and Infrastructure Code
Recreational Uses		
Indoor Recreation	Self-assessable; or	If Self-assessable, Acceptable Solutions for Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1
	<u>Code-assessable</u> – if the Acceptable Solutions of the applicable Codes for Self- assessable development are not complied with.	If Code-assessable – Relevant Locality Code Special Uses Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code

Table 3.2.13.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Outdoor Recreation	Self-assessable; or Code-assessable – if the Acceptable Solutions of the applicable Codes for Self- assessable development are not complied with.	If Self-assessable, Acceptable Solutions for – Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 If Code-assessable – Relevant Locality Code Special Uses Zone Code Community Use Code Advertising Devices Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and
Relevant Assessment Criteria

3.2.13.2 Assessment Table for Other Development

Table 3.2.13.2 (Assessment Table for Other Development in the Special Uses Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.13.2 Special Uses Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work ² – where not associated with a Material Change of Use	<u>Exempt</u> if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> if not Exempt	None applicable If Code-assessable – Relevant Locality Code Special Uses Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	<u>Self-assessable</u> <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	If Self-assessable, <u>Acceptable Solutions for</u> Advertising Devices Code If Code-assessable – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	If Self-assessable, <u>Acceptable Solutions:</u> Works, Services & Infrastructure Code 7.1, 7.4, 8.1 If Code-assessable – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Special Uses Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Special Uses Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services and Infrastructure Code
Other	Exempt	None applicable

¹ *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

² *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

3.2.14 Conservation Zone

3.2.14.1 Assessment Table for Making a Material Change of Use

Table 3.2.14.1 (Assessment Table for Making a Material Change of Use in the Conservation Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.14.1 Conservation Zone - Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Impact-assessable	
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Impact-assessable	
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
Light Industry	Impact-assessable	
General Industry	Impact-assessable	
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	

Table 3.2.14.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local) Public Utility (Major)	Exempt Code-assessable	None applicable Relevant Locality Code Conservation Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Impact-assessable	
Park	Self-assessable; or Code-assessable – if the Acceptable Solutions of the applicable Codes for Self- assessable development are not complied with.	<u>If Self-assessable, Acceptable Solutions for</u> Conservation Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code <u>Acceptable Solutions:</u> 1.1, 2.1, 4.1, 7.1, 7.4, 8.1, 10.1 <u>If Code-assessable –</u> Relevant Locality Code Conservation Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

**Tables of Assessment Categories and
Relevant Assessment Criteria**

3.2.14.2 Assessment Table for Other Development

Table 3.2.14.2 (Assessment Table for Other Development in the Conservation Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.14.2 Conservation Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code-assessable
Building Work ² – where not associated with a Material Change of Use	<u>Exempt</u> , if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> , if not Exempt	None applicable <u>If Code-assessable</u> – Relevant Locality Code Conservation Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work – Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	<u>If Self-assessable. Acceptable Solutions for Advertising Devices Code</u> <u>If Code-assessable</u> – Advertising Devices Code
Operational Work – Filling or Excavation greater than 1 metre in depth – where not associated with a material change of Use	<u>Self-assessable</u> – if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	<u>If Self-assessable. Acceptable Solutions: Works, Services & Infrastructure Code 7.1, 7.4, 8.1</u> <u>If Code-assessable</u> – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Conservation Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Conservation Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ *Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.*

² *Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.*

3.2.15 Parkland and Open Space Zone

3.2.15.1 Assessment Table for Making a Material Change of Use

Table 3.2.15.1 (Assessment Table for Making a Material Change of Use in the Parkland and Open Space Zone) identifies the development for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable.*

Table 3.2.15.1 Parkland and Open Space Zone – Making a Material Change of Use

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Residential Uses		
Accommodation Building	Impact-assessable	
Bed and Breakfast	Impact-assessable	
Caravan Park	Impact-assessable	
Caretaker's Residence	Impact-assessable	
Dual Occupancy	Impact-assessable	
Dwelling House	Impact-assessable	
Home Occupation	Impact-assessable	
Multiple Dwelling	Impact-assessable	
Multiple Rural Occupancy	Impact-assessable	
Relatives Apartment	Impact-assessable	
Retirement Village	Impact-assessable	
Rural Workers Accommodation	Impact-assessable	
Tourist Cabin(s)	Impact-assessable	
Commercial Uses		
Car Park	Impact-assessable	
Catering Premises	Impact-assessable	
Commercial Premises	Impact-assessable	
Hotel	Impact-assessable	
Local Shop	Impact-assessable	
Medical Centre	Impact-assessable	
Outdoor Sales Premises	Impact-assessable	
Shop	Impact-assessable	
Showroom	Impact-assessable	
Storage Facility	Impact-assessable	
Tourist Facility	Impact-assessable	
Veterinary Facility	Impact-assessable	
Industrial Uses		
Airport	Impact-assessable	
Extractive Industry	Impact-assessable	
Light industry	Impact-assessable	
General Industry	Impact-assessable	

Table 3.2.15.1 Continued

Column 1 Defined Use	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Service Station	Impact-assessable	
Special Industry	Impact-assessable	
Transport Terminal	Impact-assessable	
Vehicle Workshop	Impact-assessable	
Waste Facility	Impact-assessable	
Community Uses		
Cemetery	Impact-assessable	
Child Care Centre	Impact-assessable	
Community Facilities	Impact-assessable	
Educational Establishment	Impact-assessable	
Hospital	Impact-assessable	
Institution	Impact-assessable	
Place of Worship	Impact-assessable	
Public Utility (Local)	Exempt	None Applicable
Public Utility (Major)	Code-assessable	Relevant Locality Code Parkland and Open Space Zone Code Community Use Code Landscaping Code Parking and Access Code Works, Services and Infrastructure Code
Special Use	Impact-assessable	
Telecommunication Facility	Impact-assessable	
Recreational Uses		
Indoor Recreation	Impact-assessable	
Outdoor Recreation	Code-assessable	
Park	Exempt	None applicable
Rural Uses		
Agriculture	Impact-assessable	
Forestry	Impact-assessable	
Grazing	Impact-assessable	
Intensive Animal Husbandry	Impact-assessable	
Major Aquaculture	Impact-assessable	
Minor Aquaculture	Impact-assessable	
Roadside Stall	Impact-assessable	
Rural Service Industry	Impact-assessable	
Stockyard	Impact-assessable	
Other Uses		
Any other Use not defined.	Impact-assessable	

Tables of Assessment Categories and Relevant Assessment Criteria

3.2.15.2 Assessment Table for Other Development

Table 3.2.15.2 (Assessment Table for Other Development in the Parkland and Open Space Zone) identifies development not for a Material Change of Use in column 1 which is subject to the Level of Assessment in column 2 in respect of the Assessment Criteria specified in column 3.

Notes

- 1) *The Level of Assessment for development may be affected by Overlays. See Planning Scheme Overlay Maps to determine whether land is affected.*
- 2) *Except for building assessment provisions as defined in the Building Act 1975, where Self-assessable development does not comply with the Acceptable Solutions in the relevant Codes, development becomes Code-assessable¹.*

Table 3.2.15.2 Parkland and Open Space Zone – Other Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code-assessable
Building Work ² – where not associated with a Material Change of Use	<u>Exempt</u> , if Minor Building Work and not located within an Erosion Prone Area, as shown on Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3; <u>Code-assessable</u> , if not Exempt	None applicable If Code-assessable – Relevant Locality Code Parkland and Open Space Zone Code Landscaping Code Parking and Access Code Works, Services & Infrastructure Code
Operational Work - Placing an Advertising Device on premises – where not associated with a Material Change of Use	Self-assessable <u>Code-assessable</u> – if the Acceptable Solutions of the Advertising Devices Code (for Self-assessable development) are not complied with.	If Self-assessable, Acceptable Solutions for Advertising Devices Code If Code-assessable – Advertising Devices Code
Operational Work - Filling or Excavation greater than 1 metre in depth – where not associated with a Material Change of Use	<u>Self-assessable</u> - if not exceeding 500m ³ of material. <u>Code-assessable</u> – If exceeding 500m ³ of material.	If Self-assessable, Acceptable Solutions: Works, Services & Infrastructure Code 7.1, 7.4, 8.1 If Code-assessable – Works, Services & Infrastructure Code
Reconfiguring a Lot	Code-assessable	Relevant Locality Code Parkland and Open Space Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Operational Work – where associated with Reconfiguring a Lot	Code-assessable	Relevant Locality Code Parkland and Open Space Zone Code Landscaping Code Reconfiguring a Lot Code Works, Services & Infrastructure Code
Other	Exempt	None applicable

¹ Except where concurrence referral is required a development application for Building Work which is required to be assessed against the Building Regulation 2006 is also required to be assessed against the Acceptable Solutions of the applicable Codes specified in column 3 of the Assessment Table. Where the Building Work is not in accordance with the Acceptable Solutions, a Code-assessable development application for Building Work is required to be assessed against the Planning Scheme.

² Except where a development application for building work which includes building assessment provisions under the Building Act 1975 must be referred to Council as a concurrence agency where required by Schedule 2 of the Integrated Planning Regulation 2006. Refer also to the Building Regulation 2006 for other building assessment provisions.

DIVISION 3 - CONSISTENT DEVELOPMENT TABLE

3.3.1 Consistent Development Table

3.3.1.1 Interpretation of the Consistent Development Table

Development identified as Self-assessable development and assessable development in the Assessment Tables for Zones or Overlays, is—

- (a) Potentially consistent with specific Zone Codes and relevant Overlay Codes if the development is identified as a Consistent Development in section 3.3.1.2 (Consistent Development Table); and
- (b) Inconsistent with specific Zone Codes and relevant Overlay Codes if the development is not identified as a Consistent Development in section 3.3.1.2 (Consistent Development Table).

3.3.1.2 Consistent Development Table

Development identified in tables: 3.2.1.2, 3.2.2.2, 3.2.3.2, 3.2.4.2, 3.2.5.2, 3.2.6.2, 3.2.7.2, 3.2.8.2, 3.2.9.2, 3.2.10.2, 3.2.11.2, 3.2.12.2, 3.2.13.2, 3.2.14.2 and 3.2.15.2 (Assessment Tables for Development not for a Material Change of Use) is Consistent Development in all Zones.

Table 3.3.1.2 (Consistent Development within Zones) identifies the development in column 1 which is Consistent Development in column 2.

Table 3.3.1.2 Consistent Development within Zones

Column 1 Defined Use	Column 2 Consistent Development
Residential Uses	
Accommodation Building	Where in the – (a) Medium Density Residential Zone (b) Tourist Commercial Zone (where containing ground level shops, cafes and restaurants supporting tourism and visitor based functions)
Bed and Breakfast	Where in the (a) Low Density Residential Zone (b) Rural Character Zone (c) Medium Density Residential Zone (d) Rural Zone
Caravan Park	Where in the Medium Density Residential Zone
Caretaker's Residence	Where in the – (a) Medium Density Residential Zone (b) Tourist Commercial Zone (where ancillary to Accommodation Building only) (c) Commercial Services Zone (d) Light Industry Zone (e) General Industry Zone
Dual Occupancy	Where in the - (a) Low Density Residential Zone (b) Medium Density Residential Zone

Table 3.3.1.2 Continued

Column 1 Defined Use	Column 2 Consistent Development
Dwelling House	Where in the – (a) Low Density Residential Zone (b) Rural Character Zone (c) Medium Density Residential Zone (d) Special Residential Zone (e) Rural Zone
Home Occupation	Where in the - (a) Low Density Residential Zone (b) Rural Character Zone (c) Medium Density Residential Zone (d) Special Residential Zone (e) Rural Zone
Multiple Dwelling	Where in the - (a) Medium Density Residential Zone (b) Tourist Commercial Zone (where containing ground level shops, cafes and restaurants supporting tourism and visitor based functions)
Multiple Rural Occupancy	Where in the – (a) Rural Zone
Relatives Apartment	Where in the – (f) Low Density Residential Zone (g) Rural Character Zone (h) Medium Density Residential Zone (i) Special Residential Zone (j) Rural Zone
Retirement Village	Where in the Medium Density Residential Zone
Rural Workers Accommodation	Where in the Rural Zone
Tourist Cabin(s)	Where in the - (a) Rural Character Zone (b) Rural Zone
Commercial Uses	
Car Park	Where in the – (a) Tourist Commercial Zone (b) Local Business Zone (c) Commercial Services Zone (d) Retail Showroom Zone (e) Light Industry Zone (f) General Industry Zone
Catering Premises	Where in the - (a) Medium Density Residential Zone (where associated with 50 units or more and must be internally facing and not evident or visible from outside of the site) (b) Tourist Commercial Zone (c) Local Business Zone (d) District Business Zone

Table 3.3.1.2 Continued

Column 1 Defined Use	Column 2 Consistent Development
Commercial Premises	Where in the – (a) Tourist Commercial Zone (b) Local Business Zone (where less than 100m ² gross floor area per tenancy) (c) District Business Zone (d) Commercial Services Zone (e) Retail Showroom Zone
Hotel	Where in the – (a) Local Business Zone (b) District Business Zone (c) Tourist Commercial Zone
Local Shop	Where in the – (a) Medium Density Residential Zone (where associated with 50 units or more and must be internally facing and not evident or visible from outside of the site) (b) Tourist Commercial Zone (where associated with tourism uses) (c) Local Business Zone (d) District Business Zone (e) Retail Showroom Zone
Medical Centre	Where in the – (a) Local Business Zone (b) District Business Zone (c) Commercial Services Zone
Outdoor Sales Premises	Where in the – (a) Commercial Services Zone (b) Retail Showroom Zone (c) Light Industry Zone (d) General Industry Zone
Shop	Where in the – (a) Local Business Zone (b) District Business Zone (where a supermarket, speciality store or similar) (c) Commercial Services Zone (d) Retail Showroom Zone (where individual tenancies have a minimum floor area of 1,500m ²)
Showroom	Where in the – (a) District Business Zone (b) Commercial Services Zone (c) Retail Showroom Zone
Storage Facility	Where in the – (a) Commercial Services Zone (b) Retail Showroom Zone (where ancillary to a shop or showroom) (c) Light Industry Zone (d) General Industry Zone
Tourist Facility	Where in the Tourist Commercial Zone
Veterinary Facility	Where in the – (a) Commercial Services Zone (b) Light Industry Zone (c) Rural Zone
Industrial Uses	
Airport	
Extractive Industry	Where in the Rural Zone
General Industry	Where in the General Industry Zone

Table 3.3.1.2 Continued

Column 1 Defined Use	Column 2 Consistent Development
Light Industry	Where in the – (a) Light Industry Zone (b) General Industry Zone
Service Station	Where in the – (a) District Business Zone (where on a corner site) (b) Commercial Services Zone (c) Light Industry Zone (d) Rural Zone
Special Industry	Where in the General Industry Zone
Vehicle Workshop	Where in the – (a) Light Industry Zone (b) General Industry Zone
Waste Facility	Where in the General Industry Zone
Community Uses	
Cemetery	Where in the - (a) Rural Zone (b) Special Uses Zone
Child Care Centre	Where in the – (a) Local Business Zone (b) District Business Zone (c) Commercial Services Zone (d) Special Uses Zone
Community Facilities	Where in the - (a) Medium Density Residential Zone (b) Special Residential Zone (where common recreational facilities) (c) Tourist Commercial Zone (where a tourist information centre only) (d) District Business Zone (e) Special Uses Zone (f) Parkland and Open Space Zone
Educational Establishment	Where in the Special Uses Zone
Hospital	Where in the Special Uses Zone
Institution	Where in the Special Uses Zone
Place of Worship	Where in the Commercial Services Zone
Public Utility	Where in the – (a) Special Uses Zone (b) Parkland and Open Space Zone
Special Use	Where in the – (a) Special Uses Zone (b) Light Industry Zone (c) Parkland and Open Space Zone (where associated with a Park use)
Telecommunication Facility	Where in the - (a) Rural Zone (b) Light Industry Zone (c) General Industry Zone

Table 3.3.1.2 Continued

Column 1 Defined Use	Column 2 Consistent Development
Recreational Uses	
Indoor Recreation	Where in the – (a) District Business Zone (b) Commercial Services Zone (c) Special Uses Zone (d) Parkland and Open Space Zone (where located near existing facilities or cleared areas)
Outdoor Recreation	Where in the – (a) District Business Zone (b) Commercial Services Zone (c) Special Uses Zone (d) Parkland and Open Space Zone
Park	Where in the - (a) Low Density Residential Zone (b) Rural Character Zone (c) Medium Density Residential Zone (d) Special Residential Zone (where common recreational facilities) (e) District Business Zone (f) Commercial Services Zone (g) Special Uses Zone (h) Conservation Zone (i) Parkland and Open Space Zone
Rural Uses	
Agriculture	Where in the Rural Zone
Forestry	Where in the Rural Zone
Grazing	Where in the Rural Zone
Intensive Animal Husbandry	Where in the Rural Zone
Major Aquaculture	Where in the Rural Zone
Minor Aquaculture	Where in the Rural Zone
Roadside Stall	Where in the Rural Zone
Rural Service Industry	Where in the Rural Zone
Stockyard	Where in the Rural Zone

DIVISION 4 - TABLES OF ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR OVERLAYS

3.4.1 Assessment Table for the Acid Sulphate Soils Overlay

The Acid Sulphate Soils Overlay applies to all land within 20m of mean sea level (Australian Height Datum, abbreviated as AHD) with the approximate extent mapped on Potential Acid Sulphate Soils Overlay Maps 4.37.1, 4.37.2, 4.37.3 and 4.37.4, and includes all land with known occurrence of Acid Sulphate Soils (as mapped by the Department of Natural Resources and Water).

3.4.1.1 Interpretation of the Assessment Table for the Acid Sulphate Soils Overlay

For the purposes of this Assessment Table in Division 4 (Assessment Table for the Acid Sulphate Soils Overlay)—

- (a) The Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) The Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) A reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

3.4.1.2 Assessment Table for the Acid Sulphate Soils Overlay

Table 3.4.1.2 (Assessment Table for the Acid Sulphate Soils Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2 in respect of the Assessment Criteria in column 3.

Note – If the Use is listed as another assessment level in the Assessment Table for the applicable Zone, then the higher assessment level prevails.

Table 3.4.1.2 Acid Sulphate Soils Overlay – All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code- assessable
All	<p><u>Exempt</u> if the criteria for Code-assessable development do not apply.</p> <p><u>Code-assessable</u> if –</p> <p>a) The site area is located above 5m AHD and at or below 20m AHD (as identified on the Planning Scheme Maps No.4.37.1, 4.37.2, 4.37.3 and 4.37.4 – Potential Acid Sulphate Soils Overlay) and involves excavating or otherwise removing 100m³ or more of soil or sediment from at or below 5m AHD; or</p> <p>b) The site area is located at or below 5m AHD (as identified on the Planning Scheme Maps No. 4.37.1, 4.37.2, 4.37.3 and 4.37.4 – Potential Acid Sulphate Soils Overlay) and involves:</p> <p>i) Excavating or otherwise removing 100m³ or more of soil or sediment from at or below 5m AHD; or</p> <p>ii) Filling of land involving 500m³ or more of material with an average depth of 0.5m or greater where the natural ground level is below 5m AHD.</p>	<p><u>If Code-assessable</u> - Acid Sulphate Soils Overlay Code</p>

3.4.2 Assessment Table for the Coastal Management Overlay

3.4.2.1 Interpretation of the Assessment Table for the Coastal Management Overlay

For the purposes of this Assessment Table in Division 4 (Assessment Table for the Coastal Management Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) A reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

3.4.2.2 Assessment Table for the Coastal Management Overlay

Table 3.4.2.2 (Assessment Table for the Coastal Management Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2 in respect of the Assessment Criteria in column 3.

Note – If the Use is listed as another assessment level in the Assessment Table for the applicable Zone, then the higher assessment level prevails.

Table 3.4.2.2 Coastal Management Overlay – All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self-assessable or Code- assessable
All	<p><u>Exempt</u> if the criteria for Code-assessable development do not apply.</p> <p><u>Code-assessable</u> if –</p> <p>a) The site is identified as an Erosion Prone Area (as shown on the Planning Scheme Maps No. 4.38.1, 4.38.2 and 4.38.3 - Coastal Management Overlay).</p>	<p><u>If Code-assessable</u> - Coastal Management Overlay Code</p>

3.4.3 Assessment Table for the Environmental Management Overlay

3.4.3.1 Interpretation of the Assessment Table for the Environmental Management Overlay

For the purposes of this Assessment Table in Division 4 (Assessment Table for the Environmental Management Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) A reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

3.4.3.2 Assessment Table for the Environmental Management Overlay

Table 3.4.3.2 (Assessment Table for the Environmental Management Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2 in respect of the Assessment Criteria in column 3.

Note – If the Use is listed as another assessment level in the Assessment Table for the applicable Zone, then the higher assessment level prevails.

Table 3.4.3.2 Environmental Management Overlay - All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code- assessable
All – except Operational Work not associated with a Material Change of Use and Reconfiguring a Lot	<p><u>Exempt</u> if the criteria for self or Code-assessable development do not apply.</p> <p><u>Self-assessable</u> if located –</p> <p>a) within 100m of any Wetland (as shown on the Planning Scheme Maps No.4.39.1, 4.39.2, 4.39.3 and 4.39.4 – Environmental Management Overlay), and where the site has an area in excess of 2,000m²; or</p> <p>b) within or adjoining a Watercourse Corridor (as shown on the Planning Scheme Maps No. 4.39.1, 4.39.2, 4.39.3 and 4.39.4 – Environmental Management Overlay); and</p> <p>c) If not located within the Fred Haig Dam Declared Catchments Area (as identified on Planning Scheme Map No. 4.39.1 – Environmental management Overlay).</p>	<p><u>If Self-assessable</u> – The Acceptable Solutions of the Environmental Management Overlay Code</p>

Table 3.4.3.2 Continued

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code- assessable
	<p><u>Code-assessable</u> if –</p> <p>a) the Acceptable Solutions of the Environmental Management Overlay Code for Self-assessable development are not complied with; or if</p> <p>b) located within – 100m of any Wetland (as shown on the Planning Scheme Maps No.4.39.1, 4.39.2, 4.39.3 and 4.39.4 – Environmental Management Overlay), and where the site has an area of 2000sqm or less; or if</p> <p>c) located within – The Fred Haig Dam Declared Catchment Area, (as shown on the Planning Scheme Map No 4.39.1– Environmental Management Overlay).</p>	<p><u>If Code-assessable</u> - Environmental Management Overlay Code</p>

Table 3.4.3.2 Environmental Management Overlay – (Wetlands and Waterways) All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code- assessable
Operational Work not associated with a Material Change of Use	<p>Exempt if the criteria for Code-assessable does not apply.</p> <p><u>Code-assessable</u> if located –</p> <p>a) within 100m of any Wetland (as shown on the Planning Scheme Maps No.4.39.1, 4.39.2, 4.39.3 and 4.39.4 – Environmental Management Overlay); or</p> <p>b) Within or adjoining a Watercourse Corridor (as shown on the Planning Scheme Maps No.4.39.1, 4.39.2, 4.39.3 and 4.39.4 – Environmental Management Overlay).</p>	<p>If <u>Code-assessable</u> - Environmental Management Overlay Code</p>
Reconfiguring a Lot	<p>Exempt if the criteria for Code-assessable does not apply.</p> <p><u>Code-assessable</u> if located –</p> <p>a) within 100m of any Wetland (as shown on the Planning Scheme Maps No.4.39.1, 4.39.2, 4.39.3 and 4.39.4 – Environmental Management Overlay); or</p> <p>b) Within or adjoining a Watercourse Corridor (as shown on the Planning Scheme Maps No.4.39.1, 4.39.2, 4.39.3 and 4.39.4 – Environmental Management Overlay).</p>	<p>If <u>Code-assessable</u> - Environmental Management Overlay Code</p>

3.4.4 Assessment Table for the Extractive Resources Overlay

3.4.4.1 Interpretation of the Assessment Table for the Extractive Resources Overlay

For the purposes of this Assessment Table in Division 4 (Assessment Table for the Extractive Resources Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) A reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

3.4.4.2 Assessment Table for the Extractive Resources Overlay

Table 3.4.4.2 (Assessment Table for the Extractive Resources Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2 in respect of the Assessment Criteria in column 3.

Note – If the Use is listed as another assessment level in the Assessment Table for the applicable Zone, then the higher assessment level prevails.

Table 3.4.4.2 Extractive Resources Overlay – All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code- assessable
All – except Reconfiguring a Lot.	<p><u>Exempt</u> if the criteria for Self-assessable development do not apply.</p> <p><u>Self-assessable</u> if located within –</p> <p>(a) An Extractive Resource and Mining Interest area (as identified on the Planning Scheme Overlay Map No.4.40.1 - Extractive Resources Overlay).</p> <p><u>Code-assessable</u> – if the acceptable solutions of the Extractive Resources Overlay Code for Self-assessable development are not complied with.</p>	<p><u>If Self-assessable</u> – The Acceptable Solutions of the Extractive Resources Overlay Code.</p> <p><u>If Code-assessable</u> - Extractive Resources Overlay Code</p>
Reconfiguring a Lot	<p><u>Code-assessable</u> if –</p> <p>(a) Located within an Extractive Resource and Mining Interest, (as identified on the Planning Scheme Map No.4.40.1 - Extractive Resources Overlay).</p>	Extractive Resources Overlay Code

3.4.5 Assessment Table for the Hillslopes Protection Overlay

3.4.5.1 Interpretation of the Assessment Table for the Hillslopes Protection Overlay

For the purposes of this Assessment Table in Division 4 (Assessment Table for the Hillslopes Protection Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) A reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

3.4.5.2 Assessment Table for the Hillslopes Protection Overlay

Table 3.4.5.2 (Assessment Table for the Hillslopes Protection Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2 in respect of the Assessment Criteria in column 3.

Note – If the Use is listed as another assessment level in the Assessment Table for the applicable Zone, then the higher assessment level prevails.

Table 3.4.5.2 Hillslopes Protection Overlay – All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code- assessable
All - except for Home Occupation and Minor Building Work not associated with a material change of Use.	<p><u>Exempt</u> if the criteria for Code-assessable development does not apply.</p> <p><u>Code-assessable</u> if –</p> <p>(a) located within land, or part of land identified as having a slope of 15% or greater (as identified on the Planning Scheme Maps No. 4.41.1, 4.42.2 or 4.41.3 - Hillslopes Protection Overlay).</p>	<p><u>If Code-assessable</u> – The Hillslopes Protection Overlay Code.</p>
Home Occupation Minor Building Work not associated with a Material Change of Use	<u>Exempt</u>	

3.4.6 Assessment Table for the Bushfire Hazard Overlay

3.4.6.1 Interpretation of the Assessment Table for the Bushfire Hazard Overlay

For the purposes of this Assessment Table in Division 4 (Assessment Table for the Bushfire Hazard Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) A reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

3.4.6.2 Assessment Table for the Bushfire Hazard Overlay

Table 3.4.6.2 (Assessment Table for the Bushfire Hazard Overlay) identifies the development in column 1 which is subject to the level of assessment in column 2 in respect of the Assessment Criteria in column 3.

Note – If the Use is listed as another assessment level in the Assessment Table for the applicable Zone, then the higher assessment level prevails.

Table 3.4.6.2 Bushfire Hazard Overlay - All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code- assessable
All	<p><u>Exempt</u> if the criteria for self or Code assessable development does not apply.</p> <p><u>Self-assessable</u> if – (a) Located on land shown as being within a moderate or high risk hazard area (as shown on the Planning Scheme Maps No.4.42.1 and 4.42.2 - Bushfire Hazard Overlay Code).</p> <p><u>Code-assessable</u> if – (a) The Acceptable Solutions of the Natural Hazards Overlay Code for Self-assessable development are not complied with.</p>	<p><u>If Self-assessable</u> - The Acceptable Solutions of the Natural Hazards Overlay Code.</p> <p><u>If Code-assessable</u> - Natural Hazards Overlay Code</p>

3.4.7 Assessment Table for the Good Quality Agricultural Land (GQAL) Overlay

3.4.7.1 Interpretation of the Assessment Table for the GQAL Overlay

For the purposes of this Assessment Table in Division 4 (Assessment Table for the Good Quality Agricultural Land Overlay)—

- (a) the Assessment Category specified in column 2 of the Assessment Table shall prevail over the Assessment Category specified in an Assessment Table for the Zone, if the Assessment Category specified in column 2 of the Assessment Table is a higher Assessment Category than that specified in the Assessment Table for the Zone; and
- (b) the Assessment Criteria specified in column 3 of the Assessment Table shall apply to the development specified in column 1 of the Assessment Table in addition to any Assessment Criteria specified in respect of the development in the Assessment Table for the Zone; and
- (c) A reference in column 3 of the Assessment Table to a Code includes all the provisions of the Code notwithstanding that the section referred to in column 3 of the Assessment Table only refers to the first provision of the Code.

3.4.7.2 Assessment Table for the GQAL Overlay

Table 3.4.7.2 (Assessment Table for Good Quality Agricultural Land) identifies the development in column 1 which is subject to the level of assessment in column 2 in respect of the Assessment Criteria in column 3.

Note - Zones also affect assessment categories. See Planning Scheme Zone Maps to determine the Zone of the land.

Table 3.4.7.2 Good Quality Agricultural Land Overlay - All Development

Column 1 Type of Development	Column 2 Assessment Category	Column 3 Relevant Assessment Criteria – applicable Code if development is Self- assessable or Code- assessable
All	<p><u>Exempt</u> if the criteria for self, Code or impacts assessable development does not apply.</p> <p><u>Self-assessable</u> if –</p> <p>(a) Located on land shown as being within Class D or C2 land on Planning Scheme Maps No.4.43.1, 4.43.2 and 4.43.3- Good Quality Agricultural Land Overlay).</p> <p><u>Code-assessable</u> if –</p> <p>(b) Located on land shown as being within Class C1 land on Planning Scheme Maps No.4.43.1, 4.43.2 and 4.43.3- Good Quality Agricultural Land Overlay).</p> <p><u>Impact-assessable</u> if –</p> <p>(c) Located on land shown as being within Class A or B land on Planning Scheme Maps No.4.43.1, 4.43.2 and 4.43.3- Good Quality Agricultural Land Overlay).</p>	<p><u>If Self-assessable</u> – Acceptable Solutions for the - Rural Locality Code Reconfiguring a Lot Code</p> <p><u>If Code-assessable</u> - Rural Locality Code Reconfiguring a Lot Code</p> <p><u>If Impact-assessable</u> – Rural Locality Code Reconfiguring a Lot Code</p>

PART 4

Planning Scheme Codes



Table of Contents

Locality Codes

DIVISION 1 - AGNES WATER LOCALITY CODE	161
4.1.1 COMPLIANCE WITH THE AGNES WATER LOCALITY CODE	161
4.1.2 PURPOSE OF THE AGNES WATER LOCALITY CODE	161
4.1.2.1 OVERALL OUTCOMES FOR THE AGNES WATER LOCALITY.....	161
4.1.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE AGNES WATER LOCALITY.....	162
DIVISION 2 - SEVENTEEN SEVENTY LOCALITY CODE	165
4.2.1 COMPLIANCE WITH THE SEVENTEEN SEVENTY LOCALITY CODE.....	165
4.2.2 PURPOSE OF THE SEVENTEEN SEVENTY LOCALITY CODE	165
4.2.2.1 OVERALL OUTCOMES FOR THE SEVENTEEN SEVENTY LOCALITY	165
4.2.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE SEVENTEEN SEVENTY LOCALITY	166
DIVISION 3 - MIRIAM VALE LOCALITY CODE	169
4.3.1 COMPLIANCE WITH THE MIRIAM VALE LOCALITY CODE.....	169
4.3.2 PURPOSE OF THE MIRIAM VALE LOCALITY CODE	169
4.3.2.1 OVERALL OUTCOMES FOR THE MIRIAM VALE LOCALITY	169
4.3.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE MIRIAM VALE LOCALITY	169
DIVISION 4 - TURKEY BEACH (COASTAL VILLAGE) LOCALITY CODE.....	173
4.4.1 COMPLIANCE WITH THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY CODE	173
4.4.2 PURPOSE OF THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY CODE.....	173
4.4.2.1 OVERALL OUTCOMES FOR THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY	173
4.4.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE TURKEY BEACH (COASTAL VILLAGE) LOCALITY.....	174
DIVISION 5 - BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY CODE	176
4.5.1 COMPLIANCE WITH THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY CODE	176
4.5.2 PURPOSE OF THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY CODE.....	176
4.5.2.1 OVERALL OUTCOMES FOR THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY	176
4.5.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY	177
DIVISION 6 – OFFSHORE ISLANDS LOCALITY CODE	180
4.6.1 COMPLIANCE WITH THE OFFSHORE ISLANDS LOCALITY CODE	180
4.6.2 PURPOSE OF THE OFFSHORE ISLANDS LOCALITY CODE.....	180
4.6.2.1 OVERALL OUTCOMES FOR THE OFFSHORE ISLANDS LOCALITY	180
4.6.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE OFFSHORE ISLANDS LOCALITY.....	180
DIVISION 7 - RURAL LOCALITY CODE.....	183
4.7.1 COMPLIANCE WITH THE RURAL LOCALITY CODE	183
4.7.2 PURPOSE OF THE RURAL LOCALITY CODE.....	183
4.7.2.1 OVERALL OUTCOMES FOR THE RURAL LOCALITY	180
4.7.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RURAL LOCALITY.....	184

Zone Codes

DIVISION 8 - LOW DENSITY RESIDENTIAL ZONE CODE	189
4.8.1 COMPLIANCE WITH THE LOW DENSITY RESIDENTIAL ZONE CODE	189
4.8.2 PURPOSE OF THE LOW DENSITY RESIDENTIAL ZONE CODE	189
4.8.2.1 OVERALL OUTCOMES FOR THE LOW DENSITY RESIDENTIAL ZONE	189
4.8.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE LOW DENSITY RESIDENTIAL ZONE	189
DIVISION 9 - RURAL CHARACTER ZONE CODE	193
4.9.1 COMPLIANCE WITH THE RURAL CHARACTER ZONE CODE	193
4.9.2 PURPOSE OF THE RURAL CHARACTER ZONE CODE	193
4.9.2.1 OVERALL OUTCOMES FOR THE RURAL CHARACTER ZONE	193
4.9.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RURAL CHARACTER ZONE	193
DIVISION 10 - MEDIUM DENSITY RESIDENTIAL ZONE CODE	197
4.10.1 COMPLIANCE WITH THE MEDIUM DENSITY RESIDENTIAL ZONE CODE	197
4.10.2 PURPOSE OF THE MEDIUM DENSITY RESIDENTIAL ZONE	197
4.10.2.1 OVERALL OUTCOMES FOR THE MEDIUM DENSITY RESIDENTIAL ZONE	197
4.10.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE MEDIUM DENSITY RESIDENTIAL ZONE	197
DIVISION 11 - SPECIAL RESIDENTIAL ZONE CODE	201
4.11.1 COMPLIANCE WITH THE SPECIAL RESIDENTIAL ZONE	201
4.11.2 PURPOSE OF THE SPECIAL RESIDENTIAL ZONE	201
4.11.2.1 OVERALL OUTCOMES FOR THE SPECIAL RESIDENTIAL ZONE	201
4.11.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE SPECIAL RESIDENTIAL ZONE	201
DIVISION 12 – TOURIST COMMERCIAL ZONE CODE	204
4.12.1 COMPLIANCE WITH THE TOURIST COMMERCIAL ZONE CODE	204
4.12.2 PURPOSE OF THE TOURIST COMMERCIAL ZONE	204
4.12.2.1 OVERALL OUTCOMES FOR THE TOURIST COMMERCIAL ZONE	204
4.12.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE TOURIST COMMERCIAL ZONE	204
DIVISION 13 - LOCAL BUSINESS ZONE CODE	207
4.13.1 COMPLIANCE WITH THE LOCAL BUSINESS ZONE CODE	207
4.13.2 PURPOSE OF THE LOCAL BUSINESS ZONE	207
4.13.2.1 OVERALL OUTCOMES FOR THE LOCAL BUSINESS ZONE	207
4.13.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE LOCAL BUSINESS ZONE	207
DIVISION 14 - DISTRICT BUSINESS ZONE CODE	211
4.14.1 COMPLIANCE WITH THE DISTRICT BUSINESS ZONE CODE	211
4.14.2 PURPOSE OF THE DISTRICT BUSINESS ZONE CODE	211
4.14.2.1 OVERALL OUTCOMES FOR THE DISTRICT BUSINESS ZONE	211
4.14.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE DISTRICT BUSINESS ZONE	211
DIVISION 15 - COMMERCIAL SERVICES ZONE CODE	214
4.15.1 COMPLIANCE WITH THE COMMERCIAL SERVICES ZONE CODE DISTRICT DISTRICT	214
4.15.2 PURPOSE OF THE COMMERCIAL SERVICES ZONE CODE	214
4.15.2.1 OVERALL OUTCOMES FOR THE COMMERCIAL SERVICES ZONE	214
4.15.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE COMMERCIAL SERVICES ZONE	214
DIVISION 16 - RETAIL SHOWROOM ZONE CODE	217
4.16.1 COMPLIANCE WITH THE RETAIL SHOWROOM ZONE CODE	217
4.16.2 PURPOSE OF THE RETAIL SHOWROOM ZONE CODE	217

4.16.2.1	OVERALL OUTCOMES FOR THE RETAIL SHOWROOM ZONE	217
4.16.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RETAIL SHOWROOM ZONE	217
DIVISION 17 - LIGHT INDUSTRY ZONE CODE		220
4.17.1	COMPLIANCE WITH THE LIGHT INDUSTRY ZONE CODE	220
4.17.2	PURPOSE OF THE LIGHT INDUSTRY ZONE CODE	220
4.17.2.1	OVERALL OUTCOMES FOR THE LIGHT INDUSTRY ZONE	220
4.17.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE LIGHT INDUSTRY ZONE	220
DIVISION 18 - GENERAL INDUSTRY ZONE CODE		223
4.18.1	COMPLIANCE WITH THE GENERAL INDUSTRY ZONE CODE	223
4.18.2	PURPOSE OF THE GENERAL INDUSTRY ZONE CODE	223
4.18.2.1	OVERALL OUTCOMES FOR THE GENERAL INDUSTRY ZONE	223
4.18.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE GENERAL INDUSTRY ZONE	223
DIVISION 19 - RURAL ZONE CODE		226
4.19.1	COMPLIANCE WITH THE RURAL ZONE CODE	226
4.19.2	PURPOSE OF THE RURAL ZONE CODE	226
4.19.2.1	OVERALL OUTCOMES FOR THE RURAL ZONE	226
4.19.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE RURAL ZONE	226
DIVISION 20 - SPECIAL USES ZONE CODE		229
4.20.1	COMPLIANCE WITH THE SPECIAL USES ZONE CODE	229
4.20.2	PURPOSE OF THE SPECIAL USES ZONE CODE	229
4.20.2.1	OVERALL OUTCOMES FOR THE SPECIAL USES ZONE	229
4.20.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE SPECIAL USES ZONE	229
DIVISION 21 - CONSERVATION ZONE CODE		231
4.21.1	COMPLIANCE WITH THE CONSERVATION ZONE CODE	231
4.21.2	PURPOSE OF THE CONSERVATION ZONE CODE	231
4.21.2.1	OVERALL OUTCOMES FOR THE CONSERVATION ZONE	231
4.21.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE CONSERVATION ZONE	231
DIVISION 22 - PARKLAND AND OPEN SPACE ZONE CODE		233
4.22.1	COMPLIANCE WITH THE PARKLAND AND OPEN SPACE ZONE CODE	233
4.22.2	PURPOSE OF THE PARKLAND AND OPEN SPACE ZONE CODE	233
4.22.2.1	OVERALL OUTCOMES FOR THE PARKLAND AND OPEN SPACE ZONE	233
4.22.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR THE PARKLAND AND OPEN SPACE ZONE	233

Land Use Codes

DIVISION 23 - BED AND BREAKFAST CODE		237
4.23.1	COMPLIANCE WITH THE BED AND BREAKFAST CODE	237
4.23.2	PURPOSE OF THE BED AND BREAKFAST CODE	237
4.23.2.1	OVERALL OUTCOMES FOR A BED AND BREAKFAST	237
4.23.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A BED AND BREAKFAST	237
DIVISION 24 - CARAVAN PARK CODE		239
4.24.1	COMPLIANCE WITH THE CARAVAN PARK CODE	239
4.24.2	PURPOSE OF THE CARAVAN PARK CODE	239
4.24.2.1	OVERALL OUTCOMES FOR A CARAVAN PARK	239
4.24.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A CARAVAN PARK	239

Division 25 – CARETAKER’S RESIDENCE CODE	242
4.25.1 COMPLIANCE WITH THE CARETAKERS RESIDENCE CODE	242
4.25.2 PURPOSE OF THE CARETAKERS RESIDENCE CODE	242
4.33.2.1 OVERALL OUTCOMES FOR A CARETAKERS RESIDENCE	242
2.25.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A CARETAKERS RESIDENCE	242
Division 26 – COMMERCIAL USE CODE	244
4.26.1 COMPLIANCE WITH THE COMMERCIAL USE CODE	244
4.26.2 PURPOSE OF THE COMMERCIAL USE CODE	244
4.26.2.1 OVERALL OUTCOMES FOR A COMMERCIAL USE	244
4.26.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A COMMERCIAL USE	244
DIVISION 27 – COMMUNITY USE CODE	250
4.27.1 COMPLIANCE WITH THE COMMUNITY USE CODE	250
4.27.2 PURPOSE OF THE COMMUNITY USE CODE	250
4.27.2.1 OVERALL OUTCOMES FOR A COMMUNITY USE	250
4.27.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A COMMUNITY USE	250
DIVISION 28 – DWELLING HOUSE CODE	253
4.28.1 COMPLIANCE WITH THE DWELLING HOUSE CODE	253
4.28.2 PURPOSE OF THE DWELLING HOUSE CODE	253
4.28.2.1 OVERALL OUTCOMES FOR A DWELLING HOUSE	253
4.28.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A DWELLING HOUSE	253
DIVISION 29 – FORESTRY CODE	257
4.29.1 COMPLIANCE WITH THE FORESTRY CODE	257
4.29.2 PURPOSE OF THE FORESTRY CODE	257
4.29.2.1 OVERALL OUTCOMES FOR FORESTRY	257
4.29.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR FORESTRY	257
DIVISION 30 – HOME OCCUPATION CODE	260
4.30.1 COMPLIANCE WITH THE HOME OCCUPATION CODE	260
4.30.2 PURPOSE OF THE HOME OCCUPATION CODE	260
4.30.2.1 OVERALL OUTCOMES FOR A HOME OCCUPATION	260
4.30.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A HOME OCCUPATION	260
DIVISION 31 – INDUSTRIAL USES CODE	262
4.31.1 COMPLIANCE WITH THE INDUSTRIAL USES CODE	262
4.31.2 PURPOSE OF THE INDUSTRIAL USES CODE	262
4.31.2.1 OVERALL OUTCOMES FOR INDUSTRIAL USES	262
4.31.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR INDUSTRIAL USES	262
DIVISION 32 – INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE CODE	267
4.32.1 COMPLIANCE WITH THE INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE CODE	267
4.32.2 PURPOSE OF THE INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE CODE	267
4.32.2.1 OVERALL OUTCOMES FOR INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE	267
4.32.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE	267
DIVISION 33 – MULTIPLE RESIDENTIAL DEVELOPMENT CODE	271
4.33.1 COMPLIANCE WITH THE MULTIPLE RESIDENTIAL DEVELOPMENT CODE	271
4.33.2 PURPOSE OF THE MULTIPLE RESIDENTIAL DEVELOPMENT CODE	271
4.33.2.1 OVERALL OUTCOMES FOR MULTIPLE RESIDENTIAL DEVELOPMENT	271
4.33.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR MULTIPLE RESIDENTIAL DEVELOPMENT	271

DIVISION 34 – ROADSIDE STALL CODE	276
4.34.1 COMPLIANCE WITH THE ROADSIDE STALL CODE	276
4.34.2 PURPOSE OF THE ROADSIDE STALL CODE	276
4.34.2.1 OVERALL OUTCOMES FOR A ROADSIDE STALL	276
4.34.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A ROADSIDE STALL	276
DIVISION 35 –TELECOMMUNICATION FACILITIES CODE	277
4.35.1 COMPLIANCE WITH THE TELECOMMUNICATION FACILITIES CODE	277
4.35.2 PURPOSE OF THE TELECOMMUNICATION FACILITIES CODE.....	277
4.35.2.1 OVERALL OUTCOMES FOR TELECOMMUNICATION FACILITIES	277
4.35.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR TELECOMMUNICATION FACILITIES	277
DIVISION 36 – TOURIST CABIN(S) CODE	279
4.36.1 COMPLIANCE WITH THE TOURIST CABIN(S) CODE	279
4.36.2 PURPOSE OF THE TOURIST CABIN(S) CODE	279
4.31.2.1 OVERALL OUTCOMES FOR A TOURIST CABIN(S).....	279
4.36.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR A TOURIST CABIN(S)	279
General Codes	
DIVISION 37 - ADVERTISING DEVICES CODE	283
4.37.1 COMPLIANCE WITH THE ADVERTISING DEVICES CODE.....	283
4.37.2 PURPOSE OF THE ADVERTISING DEVICES CODE	283
4.37.2.1 OVERALL OUTCOMES FOR THE ADVERTISING DEVICES CODE	283
4.37.2.2 DEFINITIONS USED IN THIS CODE.....	283
4.37.2.3 SIGN AND ADVERTISING DEVICE TYPES	285
4.37.2.4 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ADVERTISING DEVICES (ALL SIGNS).....	294
4.37.2.5 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ADVERTISING DEVICES – SPECIFIC SIGNS	296
DIVISION 38 - LANDSCAPING CODE	308
4.38.1 COMPLIANCE WITH THE LANDSCAPING CODE:.....	308
4.38.2 PURPOSE OF THE LANDSCAPING CODE	308
4.38.2.1 UTCOMES FOR THE LANDSCAPING CODE	308
4.38.2.2 OUTCOMES AND PRESCRIBED SOLUTIONS FOR LANDSCAPING CODE	308
4.38.3 SCHEDULE 1 TO DIVISION 38 – NATIVE SPECIES	312
DIVISION 39 - PARKING & ACCESS CODE	314
4.39.1 COMPLIANCE WITH THE PARKING AND ACCESS CODE:	314
4.39.2 PURPOSE OF THE PARKING AND ACCESS CODE	314
4.39.2.1 OVERALL OUTCOMES FOR THE PARKING AND ACCESS CODE	314
4.39.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR PARKING AND ACCESS CODE.....	314
4.39.3 SCHEDULE 1 TO DIVISION 39– CAR PARKING REQUIREMENTS	318
DIVISION 40 - RECONFIGURING A LOT CODE	322
4.40.1 COMPLIANCE WITH THE RECONFIGURING A LOT CODE:	322
4.40.2 PURPOSE OF THE RECONFIGURING A LOT CODE	322
4.40.2.1 OVERALL OUTCOMES FOR RECONFIGURING A LOT	322
4.40.2.2 SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR RECONFIGURING A LOT	322
DIVISION 41 - WORKS, SERVICES & INFRASTRUCTURE CODE	328
4.41.1 COMPLIANCE WITH THE WORKS, SERVICES AND INFRASTRUCTURE CODE.....	328
4.41.2 PURPOSE OF THE WORKS, SERVICES AND INFRASTRUCTURE CODE	328
4.41.2.1 OVERALL OUTCOMES FOR THE WORKS, SERVICES AND INFRASTRUCTURE CODE.....	328

4.41.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR WORKS, SERVICES AND INFRASTRUCTURE CODE	329
----------	--	-----

Overlay Codes

DIVISION 42 - ACID SULFATE SOILS OVERLAY CODE	333	
4.42.1	COMPLIANCE WITH THE ACID SULFATE SOILS OVERLAY CODE	333
4.42.2	PURPOSE OF THE ACID SULFATE SOILS OVERLAY CODE	333
4.42.2.1	OVERALL OUTCOMES FOR ACID SULFATE SOILS	333
4.42.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ACID SULFATE SOILS	333
DIVISION 43 - COASTAL MANAGEMENT OVERLAY CODE	335	
4.43.1	COMPLIANCE WITH THE COASTAL MANAGEMENT OVERLAY CODE	335
4.43.2	PURPOSE OF THE COASTAL MANAGEMENT OVERLAY CODE	335
4.43.2.1	OVERALL OUTCOMES FOR COASTAL MANAGEMENT	335
4.43.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR COASTAL MANAGEMENT	335
DIVISION 44 - ENVIRONMENTAL MANAGEMENT OVERLAY CODE	340	
4.44.1	COMPLIANCE WITH THE ENVIRONMENTAL MANAGEMENT OVERLAY CODE	340
4.44.2	PURPOSE OF THE ENVIRONMENTAL MANAGEMENT OVERLAY CODE	340
4.44.2.1	OVERALL OUTCOMES FOR ENVIRONMENTAL MANAGEMENT	340
4.44.2.2	DEFINITIONS	340
4.44.2.3	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR ENVIRONMENTAL MANAGEMENT ...	340
DIVISION 45 - EXTRACTIVE RESOURCES OVERLAY CODE	343	
4.45.1	COMPLIANCE WITH THE EXTRACTIVE RESOURCES OVERLAY CODE	343
4.45.2	PURPOSE OF THE EXTRACTIVE RESOURCES OVERLAY CODE	343
4.45.2.1	OVERALL OUTCOMES FOR EXTRACTIVE RESOURCES	343
4.45.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR EXTRACTIVE RESOURCES	343
DIVISION 46 - HILLSLOPES PROTECTION OVERLAY CODE	346	
4.46.1	COMPLIANCE WITH THE HILLSLOPES PROTECTION OVERLAY CODE	346
4.46.2	PURPOSE OF THE HILLSLOPES PROTECTION OVERLAY CODE	346
4.46.2.1	OVERALL OUTCOMES FOR HILLSLOPES PROTECTION	346
4.46.2.2	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR HILLSLOPES PROTECTION	346
DIVISION 47 – BUSHFIRE HAZARD OVERLAY CODE	351	
4.47.1	COMPLIANCE WITH THE BUSHFIRE HAZARD OVERLAY CODE	351
4.47.2	PURPOSE OF THE BUSHFIRE HAZARD OVERLAY CODE	351
4.47.2.1	OVERALL OUTCOMES FOR BUSHFIRE HAZARD	351
4.47.2.2	DEFINITIONS FOR USE IN THIS CODE	351
4.47.2.3	DESIGNATED ‘BUSHFIRE PRONE’ AREAS FOR THE BUILDING CODE OF AUSTRALIA	351
4.47.2.4	SPECIFIC OUTCOMES AND PRESCRIBED SOLUTIONS FOR BUSHFIRE HAZARD	352

DIVISION 1 - AGNES WATER LOCALITY CODE

4.1.1 Compliance with the Agnes Water Locality Code

Development complies with the Agnes Water Locality Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Agnes Water Locality Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Agnes Water Locality Code and the purpose of the Agnes Water Locality Code being the Overall Outcomes for the Agnes Water Locality.

4.1.2 Purpose of the Agnes Water Locality Code

The Overall Outcomes for the Agnes Water Locality are the purpose of the Agnes Water Locality Code.

4.1.2.1 Overall Outcomes for the Agnes Water Locality

The Overall Outcomes for the Agnes Water Locality are as follows:

- (a) Urban development is consolidated within the Agnes Water Locality. Land uses that are inconsistent with the role and character of Agnes Water do not occur within the Locality.
- (b) Development in Agnes Water remains as low rise, low to medium density and displays a strong Queensland vernacular architectural influence.
- (c) Growth in the Agnes Water Locality occurs in a manner that is an orderly and logical progression of development.
- (d) The 'local business zone' provides services to cater for tourists and visitor needs.
- (e) The proposed 'district business zone' at Agnes Water (near the intersection of Round Hill Road and Bicentennial Drive) is the prime commercial and business focus for Agnes Water, and creates an attractive entry to Agnes Water.
- (f) Medium density residential uses such as townhouses, backpacker and tourist accommodation, are located in a defined pocket on the eastern side of Captain Cook Drive.
- (g) Development does not generally occur in areas where significant vegetation would be required to be cleared to allow the development.
- (h) Development does not generally occur in areas subject to storm tide.
- (i) Suitable access is provided to the use.
- (j) Services appropriate to the land and its location are provided.
- (k) The dominance of the natural character of the coastline when viewed from the foreshore is retained including elements of landscape and vegetation.
- (l) The main entry road into Agnes Water, being Round Hill Road, is maintained and enhanced with a 'rural' visual character.
- (m) The private airstrip within Agnes Water (and any relocation of the airstrip) does not compromise the amenity of surrounding land uses or the adjoining Agnes Water Locality.
- (n) Development has regard to the role of coastal resources in controlling the impacts of coastal hazards such as storm surge and inundation.

- (o) Development conserves features and places of recognised cultural heritage value and significance.

4.1.2.2 Specific Outcomes and Prescribed Solutions for the Agnes Water Locality

Table 4.1.2.2 (Specific Outcomes and Prescribed Solutions for the Agnes Water Locality) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.1.2.2 Specific Outcomes and Prescribed Solutions for the Agnes Water Locality

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE ASSESSABLE & IMPACT ASSESSABLE)	
Urban Development			
SO1	Urban development is consolidated within the Agnes Water Locality and is not prejudiced by rural activities, extractive industry or additional rural residential development.	AS1.1	Rural Uses (other than Grazing) as identified in Part 1 of the Scheme and Extractive industries are not located within the Agnes Water Locality.
		AS1.2	New rural residential uses (being development for a single Dwelling House on land having a lot size between 4000m ² and 2 hectares depending on the level of servicing) does not occur on land outside the <i>Rural Character Zone</i> as depicted on Planning Scheme Map 4.2.1.
		AS1.3	New residential uses (as defined in Part 1 of the Scheme) in the Locality occurs in the <i>Low Density Residential, Medium Density Residential, Tourist Commercial and Special Residential Zones</i> .
		AS1.4	New commercial uses (as defined in Part 1 of the Scheme) in the Locality occur in the <i>Commercial Services, District Business, Local Business, and Retail Showrooms Zones</i> .
SO2	Development is sited so that it does not compromise the operations of the existing private airstrip.	AS2.1#	Buildings do not exceed 8.5m in height within 1km of the approaches to the existing private airstrip (located on Lot 1 on RP 613604). <i>Note: If the airstrip is relocated, this provision will no longer apply.</i>
SO3	Development occurs in a sequenced manner by consolidating existing developed areas and avoiding scattered developments.	AS3.1#	All development in the Agnes Water Locality is provided with infrastructure appropriate to the use.
SO4	The <i>Tourist Commercial Zone</i> develops as a mixed use area for the commercial and accommodation needs of tourists in a high quality built environment	AS4.1	Catering premises (being cafes & restaurants) and Shops) are located within the ground floor of the <i>Tourist Commercial Zone</i> .

Table 4.1.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE ASSESSABLE & IMPACT ASSESSABLE)	
SO5	Development density in the Special Uses zone at the central area in Agnes Water is compatible with the scale of adjoining developments and the surrounding streetscape.	AS5.1	For the Unallocated State Land located opposite the existing shopping centre in Agnes Water and on the southern frontage to Round Hill Road (described as Lot 2 on USL 43319): - any use of this land is limited to Accommodation Buildings, Multiple Dwellings, Local Shops, and car parking to support the local visitor centre; and - Building height is a maximum of 8.5 metres, and 2 storeys above natural ground level at any point.
Accommodation Buildings			
SO6	Accommodation buildings are located away from sensitive low density residential areas, and are both safe and comfortable for visitors and guests.	AS6.1	Accommodation Buildings (being hostels for backpackers accommodation) are developed on sites included in the <i>Medium Density Residential Zone</i> or the <i>Tourist Commercial Zone</i>
Vegetation			
SO7	Development ensures that Significant Vegetation is protected.	AS7.1	Development does not result in the removal of Significant Vegetation, except for: (a) the building envelope; (b) a 3m wide corridor immediately surrounding the building envelope; and (c) the construction of access ways.
Screening			
SO8	Round Hill Road shall be maintained and enhanced by screening development from the road.	AS8.1	A minimum 5 metre wide native vegetation screen is provided to the Round Hill Road frontage of any development in a non-residential Zone (other than the District Centre).
Access			
SO9	Development ensures that adequate vehicular and pedestrian access is provided	AS9.1	All roads provided are sealed.
Servicing			
SO10	Development is provided with an appropriate level of servicing commensurate with its needs.	AS10.1#	The development is provided with a reticulated water supply for the needs of the use, where identified as Area A of the Water and Sewerage Defined areas on Map 2.1.1. OR Where included in Area B in the reticulated water network as indicated on Map 2.1.1, the development is provided with on-site water services in accordance with Planning Scheme Policy No 1
		AS10.2	The development is connected to a reticulated sewer network, where identified as Area A of the Water and Sewerage Defined area on Map 2.1.1. OR Where included in Area B in the reticulated sewer network as indicated on Map 2.1.1, the development is provided with on-site water services and sewage treatment in accordance with Planning Scheme Policy No 1.

Table 4.1.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE ASSESSABLE & IMPACT ASSESSABLE)	
Amenity			
SO11	Materials, finishes and colours do not result in a loss of amenity for surrounding residents.	AS11.1	No Solution specified
SO12	Development is located, designed and undertaken so as to avoid the adverse impacts of increased light, dust, odour and traffic (or other physical conditions excluding noise) experienced by occupants of surrounding uses.	AS12.1	No Solution specified.
Hazards			
SO13	Development within areas vulnerable to storm surge or inundation, high bushfire hazard, landslip or erosion should be avoided.	AS13.1	No Solution specified
Cultural Heritage			
SO14	Development conserves the cultural heritage values of places listed on the Queensland Heritage Register and other sites and structures which are of Indigenous and other cultural heritage significance.	AS14.1	No Solution specified.
Fauna Protection			
SO15	Development involves the protection and management of areas where fauna species are known to occur that are identified as Endangered, Threatened, Vulnerable or Rare under the <i>Environment Protection and Biodiversity Conservation Act1999</i> or the <i>Nature Conservation Act1992</i> .	AS15.1	No Solution specified
Landscape			
SO16	The predominant natural character of the area shall be maintained and enhanced by appropriate urban form.	AS161	Buildings do not protrude above any horizon or ridge line when viewed from any place readily accessible to the public.

DIVISION 2 - SEVENTEEN SEVENTY LOCALITY CODE

4.2.1 Compliance with the Seventeen Seventy Locality Code

Development complies with the Seventeen Seventy Locality Code if in the case of-

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Seventeen Seventy Locality Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Seventeen Seventy Locality Code and the purpose of the Seventeen Seventy Locality Code being the Overall Outcomes for the Seventeen Seventy Locality.

4.2.2 Purpose of the Seventeen Seventy Locality Code

The Overall Outcomes for the Seventeen Seventy Locality are the purpose of the Seventeen Seventy Locality Code.

4.2.2.1 Overall Outcomes for the Seventeen Seventy Locality

The Overall Outcomes for the Seventeen Seventy Locality are as follows:

- (a) Urban development is consolidated within the Seventeen Seventy Locality.
- (b) Seventeen Seventy township provides a range of services and facilities for the immediate coastal village community, including visitors and permanent residents.
- (c) Development does not generally occur in areas where significant vegetation would be required to be cleared to allow the development.
- (d) Development does not generally occur in areas subject to storm tide.
- (e) Suitable access is provided to any new development.
- (f) Suitable water supply and effluent disposal services and infrastructure are provided.
- (g) New development does not adversely affect the existing amenity of the locality
- (h) Development has regard to the role of coastal resources in controlling the impacts of coastal hazards such as storm surge and inundation.
- (i) Development conserves features and places of cultural heritage value and significance.

4.2.2.2 Specific Outcomes and Prescribed Solutions for the Seventeen Seventy Locality

Table 4.2.2.2 (Specific Outcomes and Prescribed Solutions for the Agnes Water Locality) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.2.2.2 Specific Outcomes and Prescribed Solutions for the Seventeen Seventy Locality

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Urban Development	
SO1 Urban development is consolidated within the town of Seventeen Seventy.	AS1.1 New Residential Uses (as identified in Part 1 of the Scheme) do not occur outside land in the <i>Low Density Residential</i> or <i>Medium Density Residential Zones</i> .
SO2 Commercial and tourism development is consolidated within the existing local commercial centre at Seventeen Seventy.	<p>AS2.1 Land adjacent to Captain Cook Drive in the area Zoned <i>Medium Density Residential</i> is developed for shops, restaurants and cafes on the ground level and residential development above ground level.</p> <p>AS2.2 Development in the <i>Local Business Zone</i> adjacent to the Captain Cook Drive and the waterfront in the marina area is used for Shop or Accommodation Building, with a maximum building height of:</p> <p>(a) 2 storeys above natural ground level; and (b) 8.5 metres above natural ground level (despite provisions in the Zone Code).</p>
Vegetation	
SO3 Development ensures that Significant Vegetation is protected.	AS3.1 Development does not result in the removal of Significant Vegetation except for: <p>(a) the building envelope; (b) a 3m wide corridor immediately surrounding the building envelope; and (c) the construction of access ways.</p>

Table 4.2.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Access			
SO4	Development ensures that adequate vehicular and pedestrian access is provided.	AS4.1	All roads provided are sealed.
SO5	Development is provided with an appropriate level of servicing commensurate with its needs.	AS5.1#	The development is provided with a reticulated water supply where included in the Water and Sewerage Defined areas on Map 2.1.2.
		AS5.2	The development is connected to a reticulated sewer network, where included in the Water and Sewerage Defined areas on Map 2.1.2.
			Where not included in the Water and Sewerage Defined areas as indicated on Map 2.1.2, the development is provided with on-site water services or sewage treatment in accordance with Planning Scheme Policy No 1.
Amenity			
SO6	Materials, finishes and colours do not result in a loss of amenity for surrounding residents.	AS6.1	No Solution specified.
SO7	Development is located, designed and undertaken so as to avoid the adverse impacts of increased light, dust, odour and traffic (or other physical conditions excluding noise) experienced by occupants of surrounding uses.	AS7.1	No Solution specified.
Hazards			
SO8	Development within areas vulnerable to storm surge or inundation, high bushfire hazard, landslip or erosion should be avoided.	AS8.1	No Solution specified
Cultural Heritage			
SO9	Development conserves the cultural heritage values of places listed on the Queensland Heritage Register and other sites and structures which are of Indigenous and other cultural heritage significance.	AS9.1	No Solution specified.

Table 4.2.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Fauna Protection		
SO10	Development involves the protection and management of areas where fauna species are known to occur that are identified as Endangered, Threatened, Vulnerable or Rare under the <i>Environment Protection and Biodiversity Conservation Act1999</i> or the <i>Nature Conservation Act1992</i> .	AS10.1 No Solution specified
Landscape		
SO11	The predominant natural character of the area shall be maintained and enhanced by appropriate urban form.	AS11.1 Buildings do not protrude above any horizon or ridge line when viewed from any place readily accessible to the public.

DIVISION 3 - MIRIAM VALE LOCALITY CODE

4.3.1 Compliance with the Miriam Vale Locality Code

Development complies with the Miriam Vale Locality Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Miriam Vale Locality Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Miriam Vale Locality Code and the purpose of the Miriam Vale Locality Code being the Overall Outcomes for the Miriam Vale Locality.

4.3.2 Purpose of the Miriam Vale Locality Code

The Overall Outcomes for the Miriam Vale Locality are the purpose of the Miriam Vale Locality Code.

4.3.2.1 Overall Outcomes for the Miriam Vale Locality

The Overall Outcomes for the Miriam Vale Locality are as follows:

- (a) The built form and amenity of the township promotes the traditional character of the area as an 'administrative service centre'.
- (b) Development does not generally occur in areas where significant vegetation would be required to be cleared to allow the development.
- (c) Suitable access is provided to any new development.
- (d) Suitable water supply and effluent disposal services and infrastructure are provided.
- (e) New development does not adversely affect the existing amenity of the locality.
- (f) Development conserves features and places of cultural heritage value and significance.

4.3.2.2 Specific Outcomes and Prescribed Solutions for the Miriam Vale Locality

Table 4.3.2.2 (Specific Outcomes and Prescribed Solutions for the Miriam Vale Locality) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.3.2.2 Specific Outcomes and Prescribed Solutions for the Miriam Vale Locality

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Urban Development			
SO1	Urban development is consolidated within the Miriam Vale Locality and is not prejudiced by rural activities or extractive industry.	AS1.1	No Solution specified.
SO2	Residential development occurs in a sequenced manner.	AS2.1#	Residential Uses (as identified in Part 1 of the Scheme) occur in Residential Zoned areas.
		AS2.2	Rural residential development (involving a single detached Dwelling House on a lot between 4,000m ² and 2 hectares) occurs only in the Rural Character Zone;
Vegetation			
SO3	Development ensures that Significant Vegetation is protected.	AS3.1	Development does not result in the removal of Significant Vegetation, except for: <ul style="list-style-type: none"> (a) the building envelope; (b) a 3m wide corridor immediately surrounding the building envelope; and (c) the construction of access ways.
Access			
SO4	Development ensures that adequate vehicular and pedestrian access is provided.	AS4.1	All roads provided are sealed.
Servicing			
SO5	Development is provided with an appropriate level of servicing commensurate with its needs.	AS5.1#	The development is provided with a reticulated water supply where included in the Water Defined area on Map 2.1.3. Where not included in the Water Defined area as indicated on Map 2.1.3, the development is provided with on-site water services in accordance with Planning Scheme Policy No 1.
		AS5.2	The development is provided with on-site sewage treatment in accordance with Planning Scheme Policy No 1.

Table 4.3.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Amenity			
SO6	Noise sensitive places adjacent to a State Controlled Road are constructed, designed and located to mitigate noise and maintain the operational integrity of such roads.	AS6.1	A 50 metre separation distance is provided between a Noise Sensitive Place (as defined in Part 1 of the Scheme) and the property boundary of a State Controlled Road.
SO7	The operational integrity of railway activities is protected from potential sources of conflict.	AS7.1	<p><u>For Self-assessable and Assessable Development:</u></p> <p>A Noise sensitive place (as defined in Part 1) maintains a minimum separation distance to rail lines of 100 metres.</p> <p style="text-align: center;">OR</p> <p>Bedroom and living areas in residential uses and noise sensitive areas in non residential uses within 100 metres of rail corridors are sited and designed to reduce the impact of rail noise. This can be achieved through:</p> <p>(a) Siting noise affected areas as far away as practicable from the railway corridor noise source; or</p> <p>(b) Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or</p> <p>(c) Orientating openings (for example, window and doors) away from the rail corridor noise source; or</p> <p>Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.</p>
SO8	Development is located, designed and undertaken so as to avoid the adverse impacts of increased light, dust, odour and traffic (or other physical conditions excluding noise) experienced by occupants of surrounding uses.	AS8.1	No Solution specified.
Cultural Heritage			
SO9	Development conserves the cultural heritage values of places listed on the Queensland Heritage Register and other sites and structures which are of Indigenous and other cultural heritage significance.	AS9.1	No Solution specified.

Table 4.3.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Fauna Protection			
SO10	Development involves the protection and management of areas where fauna species are known to occur that are identified as Endangered, Threatened, Vulnerable or Rare under the <i>Environment Protection and Biodiversity Conservation Act1999</i> or the <i>Nature Conservation Act1992</i>	AS 10.1	No Solution specified

DIVISION 4 - TURKEY BEACH (COASTAL VILLAGE) LOCALITY CODE

4.4.1 Compliance with the Turkey Beach (Coastal Village) Locality Code

Development complies with the Turkey Beach (Coastal Village) Locality Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Turkey Beach (Coastal Village) Locality Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Turkey Beach (Coastal Village) Locality Code and the purpose of the Turkey Beach (Coastal Village) Locality Code being the Overall Outcomes for the Turkey Beach (Coastal Village) Locality.

4.4.2 Purpose of the Turkey Beach (Coastal Village) Locality Code

The Overall Outcomes for the Turkey Beach (Coastal Village) Locality are the purpose of the Turkey Beach (Coastal Village) Locality Code.

4.4.2.1 Overall Outcomes for the Turkey Beach (Coastal Village) Locality

The Overall Outcomes for the Turkey Beach (Coastal Village) Locality are as follows:

- (a) The township as a coastal village provides a wide range of local services and facilities for the immediate community and tourists who visit the area.
- (b) Development does not generally occur in areas where significant vegetation would be required to be cleared to allow the development.
- (c) Suitable access is provided to any new development.
- (d) Suitable water supply and effluent disposal services and infrastructure are provided.
- (e) New development does not adversely affect the existing amenity of the locality.
- (f) Development does not generally occur in areas subject to storm tide.
- (g) Development has regard to the role of coastal resources in controlling the impacts of coastal hazards such as storm surge and inundation.
- (h) Development conserves features and places of recognised cultural heritage value and significance.

4.4.2.2 Specific Outcomes and Prescribed Solutions for the Turkey Beach (Coastal Village) Locality

Table 4.4.2.2 (Specific Outcomes and Prescribed Solutions for the Turkey Beach (Coastal Village) Locality) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.4.2.2 Specific Outcomes and Prescribed Solutions for the Turkey Beach (Coastal Village) Locality

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Urban Development	
S01 Urban development is consolidated within the Turkey Beach Locality and is not prejudiced by rural residential development.	<p>AS1.1 Development for Dwelling House occurs on land included in the <i>Low Density Residential Zone</i>.</p> <p>AS1.2 Development for Residential or Commercial Uses (as identified in Part 1 of the Scheme) is infill development occurring on existing developed land parcels for Dwelling House, Dual Occupancy, Accommodation Building, Multiple Dwelling or Shop.</p>
Vegetation	
SO2 Development ensures that Significant Vegetation is protected.	<p>AS2.1 Development does not result in the removal of Significant Vegetation, except for:</p> <p>(a) The building envelope;</p> <p>(b) A 3m wide corridor immediately surrounding the building envelope; and</p> <p>(c) The construction of access ways.</p>
Access	
SO3 Development ensures that adequate vehicular and pedestrian access is provided.	AS3.1 All roads provided are sealed.
Servicing	
SO4 Development is provided with an appropriate level of servicing commensurate with its needs.	<p>AS4.1# The development is provided with a water supply in accordance with Planning Scheme Policy No 1.</p> <p>AS4.2 The development is provided with on-site sewage treatment in accordance with Planning Scheme Policy No 1.</p>

Table 4.4.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Amenity			
SO5	Development is located, designed and undertaken so as to avoid the adverse impacts of increased light, dust, odour and traffic (or other physical conditions excluding noise) experienced by occupants of surrounding uses.	AS5.1	No Solution provided.
Hazards			
SO6	Development within areas vulnerable to storm surge or inundation, high bushfire hazard, landslip or erosion should be avoided.	AS6.1	No Solution specified
Cultural Heritage			
SO7	Development conserves the cultural heritage values of places listed on the Queensland Heritage Register and other sites and structures which are of Indigenous and other cultural heritage significance.	AS7.1	No Solution specified.
Fauna Protection			
SO8	Development involves the protection and management of areas where fauna species are known to occur that are identified as Endangered, Threatened, Vulnerable or Rare under the <i>Environment Protection and Biodiversity Conservation Act1999</i> or the <i>Nature Conservation Act1992</i>	AS 8.1	No Solution specified

DIVISION 5 - BOROREN, LOWMEAD AND ROSEDALE (RURAL VILLAGES) LOCALITY CODE

4.5.1 Compliance with the Bororen, Lowmead and Rosedale (Rural Villages) Locality Code

Development complies with the Bororen, Lowmead and Rosedale (Rural Villages) Locality Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Bororen, Lowmead and Rosedale (Rural Villages) Locality Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Bororen, Lowmead and Rosedale (Rural Villages) Locality Code and the purpose of the Bororen, Lowmead and Rosedale (Rural Villages) Locality Code being the Overall Outcomes for the Bororen, Lowmead and Rosedale (Rural Villages) Locality.

4.5.2 Purpose of the Bororen, Lowmead and Rosedale (Rural Villages) Locality Code

The Overall Outcomes for the Bororen, Lowmead and Rosedale (Rural Villages) Locality are the purpose of the Bororen, Lowmead and Rosedale (Rural Villages) Locality Code.

4.5.2.1 Overall Outcomes for the Bororen, Lowmead and Rosedale (Rural Villages) Locality

The Overall Outcomes for the Bororen, Lowmead and Rosedale Locality are as follows:

- (a) Urban development is consolidated and new or infill development occurs in a sequenced fashion, rather than in new areas outside of Bororen, Lowmead or Rosedale.
- (b) The township is appropriately serviced by community facilities and infrastructure and additional development does not compromise the environmental values of the townships.
- (c) Development does not generally occur in areas where significant vegetation would be required to be cleared to allow the development.
- (d) Equitable access is provided to all new development.
- (e) New development does not adversely affect the existing amenity of the Rural Villages.
- (f) Development conserves features and places of recognised cultural heritage value and significance.

4.5.2.2 Specific Outcomes and Prescribed Solutions for the Bororen, Lowmead and Rosedale (Rural Villages) Locality

Table 4.5.2.2 (Specific Outcomes and Prescribed Solutions for the Bororen, Lowmead and Rosedale (Rural Villages) Locality) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.5.2.2 Specific Outcomes and Prescribed Solutions for the Bororen, Lowmead and Rosedale (Rural Villages) Locality

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Urban Development			
SO1	Urban development is consolidated within the towns of Bororen, Lowmead and Rosedale.	AS1.1	New Residential Uses (as identified in Part 1 of the Scheme) consolidate the existing land use pattern by locating in residential Zones rather than establishing in new areas.
		AS1.2	Residential development comprises a Dwelling House or Dual Occupancy
		AS1.3	New development within Bororen, Lowmead and Rosedale Lowmead is for Dwelling House, Shop or Office and occurs in areas Zoned <i>Low Density Residential or Local Business</i> .
Servicing			
SO2	Development is provided with an appropriate level of servicing commensurate with its needs.	AS2.1#	The development is provided with a reticulated water supply where identified in the Bororen Water Defined area on Map 2.1.4
		AS2.2	The development is provided with on-site sewage treatment in accordance with Planning Scheme Policy No 1.
			Where not included in the Water and Sewerage Defined areas as indicated on Map 2.1.4, the development is provided with on-site water services or sewage treatment in accordance with Planning Scheme Policy No 1.

Table 4.5.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Access			
SO3	Development ensures that adequate vehicular and pedestrian access is provided.	AS3.1	All roads provided are sealed.
SO4	Development is located, designed and undertaken so as to avoid the adverse impacts of increased light, dust, odour and traffic (or other physical conditions excluding noise) experienced by occupants of surrounding uses.	AS4.1	No Solution specified
Amenity			
SO5	Noise sensitive places adjacent to a State Controlled Road are constructed, designed and located to mitigate noise and maintain the operational integrity of such roads.	AS5.1	A 100 metre separation distance is provided between a Noise Sensitive Place (as defined in Part 1 of the Scheme) and the property boundary of a State Controlled Road.
Cultural Heritage			
SO6	Development conserves the cultural heritage values of places listed on the Queensland Heritage Register and other sites and structures which are of Indigenous and other cultural heritage significance.	AS6.1	No Solution specified
Railway			
SO7	The operational integrity of railway activities is protected from potential sources of conflict.	AS7.1	<p><u>For Self-assessable and Assessable Development:</u> A Noise sensitive place (as defined in Part 1) maintains a minimum separation distance to rail lines of 100 metres.</p> <p>OR</p> <p>Bedroom and living areas in residential uses and noise sensitive areas in non residential uses within 100 metres of rail corridors are sited and designed to reduce the impact of rail noise. This can be achieved through:</p> <ol style="list-style-type: none"> Siting noise affected areas as far away as practicable from the railway corridor noise source; or Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or Orientating openings (for example, window and doors) away from the rail corridor noise source; or Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the use.

Table 4.5.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Fauna Protection			
SO8	Development involves the protection and management of areas where fauna species are known to occur that are identified as Endangered, Threatened, Vulnerable or Rare under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> or the <i>Nature Conservation Act 1992</i>	AS8.1	No Solution specified

DIVISION 6 – OFFSHORE ISLANDS LOCALITY CODE

4.6.1 Compliance with the Offshore Islands Locality Code

Development complies with the Offshore Islands Locality Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Offshore Islands Locality Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Offshore Islands Locality Code and the purpose of the Offshore Islands Locality Code being the Overall Outcomes for the Offshore Islands Locality.

4.6.2 Purpose of the Offshore Islands Locality Code

The Overall Outcomes for the Offshore Islands Locality are the purpose of the Offshore Islands Locality Code.

4.6.2.1 Overall Outcomes for the Offshore Islands Locality

The Overall Outcomes for the Offshore Islands Locality are as follows:

- (a) The scenic values of the islands and their amenity are maintained and enhanced for the enjoyment of the community and tourists.
- (b) The local Indigenous and other cultural values of the Locality are conserved and enhanced.
- (c) Development does not generally occur in areas where significant vegetation would be required to be cleared to allow the development.
- (d) Suitable access is provided to all new development.
- (e) Adequate infrastructure is provided in an environmentally sensitive manner, based on the island nature of the Locality.
- (f) The design and location of development does not increase the risk of natural hazards, such as land slippage.
- (g) New development does not adversely affect the existing amenity of the Islands
- (h) Suitable levels of amenity are provided and maintained.
- (i) Development does not generally occur in areas subject to storm tide.
- (j) Development conserves features and places of recognised cultural heritage value and significance.

4.6.2.2 Specific Outcomes and Prescribed Solutions for the Offshore Islands Locality

Table 4.6.2.2 (Specific Outcomes and Prescribed Solutions for the Offshore Islands Locality) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

- *Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.*

Table 4.6.2.2 Specific Outcomes and Prescribed Solutions for the Offshore Islands Locality

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Urban Development			
SO1	Urban development is consolidated within the existing developed areas on the islands.	AS1.1	Residential or tourism development is contained within the existing developed areas.
Vegetation			
SO2	Development ensures that Significant Vegetation is protected.	AS2.1	Development does not result in the removal of Significant Vegetation, except for: (a) The building envelope; (b) A 3m wide corridor immediately surrounding the building envelope; and (c) The construction of access ways.
Access			
SO3	Development ensures that adequate vehicular and pedestrian access is provided.	AS3.1	All weather access is provided to the development in accordance with Planning Scheme Policy No 1.
Servicing			
SO4	Development is provided with an appropriate level of servicing commensurate with its needs.	AS4.1	The development is provided with a water supply in accordance with the Planning Scheme Policy No 1.
		AS4.2	The development is provided with on-site sewage treatment in accordance with Planning Scheme Policy No 1.
		AS4.3	All roads provided are sealed.
Hazards			
SO5	Development within areas vulnerable to storm surge or inundation, high bushfire hazard, landslip or erosion should be avoided.	AS5.1	No Solution specified
Fauna Protection			
SO6	Development involves the protection and management of areas where fauna species are known to occur that are identified as Endangered, Threatened, Vulnerable or Rare under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> or the <i>Nature Conservation Act 1992</i>	AS6.1	No Solution specified

Table 4.6.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Cultural Heritage			
SO7	Development conserves the cultural heritage values of places listed on the Queensland Heritage Register and other sites and structures which are of Indigenous and other cultural heritage significance.	AS7.1	No Solution specified.
Amenity			
SO8	Development is located, designed and undertaken so as to avoid the adverse impacts of increased light, dust, odour and traffic (or other physical conditions excluding noise) experienced by occupants of surrounding uses.	AS8.1	No Solution specified

DIVISION 7 - RURAL LOCALITY CODE

4.7.1 Compliance with the Rural Locality Code

Development complies with the Rural Locality Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Rural Locality Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Rural Locality Code and the purpose of the Rural Locality Code being the Overall Outcomes for the Rural Locality.

4.7.2 Purpose of the Rural Locality Code

The Overall Outcomes for the Rural Locality are the purpose of the Rural Locality Code.

4.7.2.1 Overall Outcomes for the Rural Locality

The Overall Outcomes for the Rural Locality are as follows:

- (a) Rural areas provide a range of services and facilities for the immediate rural community.
- (b) Areas for primary production and containing Good Quality Agricultural Land Classes A, B and C1 as identified on Maps 4.43.1, 4.43.2 and 4.43.3, form an important part of the economic base of the Shire and are therefore protected from fragmentation, alienation and the encroachment of incompatible uses.
- (c) The coast is conserved in its natural or non-urban state outside of existing urban areas.
- (d) Adequate infrastructure is provided in an environmentally sensitive manner, based on the rural nature of the Locality.
- (e) Significant vegetation is protected and retained.
- (f) Suitable access is provided to all new development.
- (g) New development maintains an amenity consistent with the role of the Locality as a rural area for primary production.
- (h) Development does not generally occur in areas subject to storm tide.
- (i) Development conserves features and places of recognised cultural heritage value and significance.

4.7.2.2 Specific Outcomes and Prescribed Solutions for the Rural Locality

Table 4.7.2.2 (Specific Outcomes and Prescribed Solutions for the Rural Locality) identifies in—

- a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.7.2.2 Specific Outcomes and Prescribed Solutions for the Rural Locality

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE))	
Urban Development			
SO1	Development is rural in nature, or supports rural activities.	AS1.1	Development in the Rural Locality is for Rural Uses (as identified in Part 1 of the Scheme) or alternately development is for Residential Uses, being limited to Dwelling House, Bed and Breakfast or Multiple Rural Occupancy.
SO2	Development does not alienate or fragment land identified as containing Good Quality Agricultural Land (GQAL).	AS2.1	Only Agricultural, Forestry and Grazing rural Uses (as defined in Part 1 of the Scheme), are located on Good Quality Agricultural Land Classes A, B & C1 (as shown on Planning Scheme Maps 4.43.1, 4.43.2 and 4.43.3).
		AS2.2	All other Rural Uses (as identified in Part 1 of the Scheme) are not located on Good Quality Agricultural Land Classes A, B & C1 (as shown on Planning Scheme Maps 4.43.1, 4.43.2 and 4.43.3).
		AS2.3	Uses sensitive to spray drift, odour, noise, dust smoke, and ash potentially associated with agricultural activities are adequately separated or buffered to avoid significant conflict with such activities and potential activities on GQAL in accordance with the State Government's Planning Guidelines: <i>Separating Agricultural and Residential Land Uses</i> .

Table 4.7.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Servicing			
SO3	Development is provided with an appropriate level of servicing commensurate with its needs.	AS3.1#	The development is provided with a water supply in accordance with Planning Scheme Policy No 1.
		AS3.2	The development is provided with on-site sewage treatment in accordance with Planning Scheme Policy No 1.
Access			
SO4	Development ensures that adequate vehicular and pedestrian access is provided.	AS4.1	All roads provided are sealed in accordance with the requirements specified in Planning Scheme Policy No 1.
Amenity			
SO5	Noise sensitive places adjacent to a State Controlled Road are constructed, designed and located to mitigate noise and maintain the operational integrity of such roads	AS5.1	A 100 metre separation distance is provided between a Noise Sensitive Place (as defined in Part 1 of the Scheme) and the property boundary of a State Controlled Road.
		AS5.2	<p>OR</p> <p><u>For both Self-assessable and Assessable Development:</u></p> <p>The following noise levels are achieved for Noise Sensitive Places adjacent to a State Controlled Road:</p> <p>a) For habitable rooms in an Accommodation Building, Bed and Breakfast, Caravan Park, Caretaker's Residence, Dual Occupancy, Dwelling House, Multiple Dwelling, Multiple rural occupancy, Rural workers accommodation, or Visitor accommodation:</p> <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB (A) L90 (8 hour) between 10pm and 6am; or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are less than or equal to 40 dB (A) L90 (8 hour) between 10pm and 6am; • where the above criteria cannot be met, internal maximum design criterion levels specified in Table 1, AS2107-1987. <p>b) For balconies and private or communal recreational areas:</p> <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 45dB(A) L90 (18 hour); or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 45dB(A) L90 (18 hour).

Table 4.7.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
	c) For Educational, Community and Health Buildings, Parks, Outdoor Educational and Recreational Areas, Open Space: <ul style="list-style-type: none"> • 63 dB (A) L10 (12 hour) or less, taking into consideration the full circumstances surrounding the provision and future Use of the park or recreational area.
SO6 The operational integrity of railway activities is protected from potential sources of conflict.	AS6.1 A Noise sensitive place (as defined in Part 1) maintains a minimum separation distance to rail lines of 100 metres. OR <u>For both Self-assessable and Assessable Development:</u> Bedroom and living areas in residential Uses and noise sensitive areas in non residential Uses within 100 metres of rail are sited and designed to reduce the impact of rail noise. This can be achieved through: <ol style="list-style-type: none"> a) Siting noise affected areas as far away as practicable from the railway corridor noise source; or b) Using roof and wall insulation, mechanical ventilation, thickened glass, double glazing of windows and doors; or c) Orientating openings (for example, window and doors) away from the rail corridor noise source; or d) Incorporating noise attenuation barriers such as earth mounds, landscaping and fences or walls without gaps between the noise source and the Use.
SO7 Development is located, designed and undertaken so as to avoid the adverse impacts of increased light, dust, odour and traffic (or other physical conditions excluding noise) experienced by occupants of surrounding uses.	AS7.1 No Solution specified.
SO8 Development conserves the cultural heritage values of places listed on the Queensland Heritage Register and other sites and structures which are of Indigenous and other cultural heritage significance.	AS8.1 No Solution specified
Fauna Protection	
SO9 Development involves the protection and management of areas where fauna species are known to occur that are identified as Endangered, Threatened, Vulnerable or Rare under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> or the <i>Nature Conservation Act 1992</i>	AS9.1 No Solution specified

ZONE CODES

Zone Codes



DIVISION 8 - LOW DENSITY RESIDENTIAL ZONE CODE

4.8.1 Compliance with the Low Density Residential Zone Code

Development complies with the Low Density Residential Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Low Density Residential Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Low Density Residential Zone Code and the purpose of the Low Density Residential Zone Code being the Overall Outcomes for the Low Density Residential Zone.

4.8.2 Purpose of the Low Density Residential Zone Code

The Overall Outcomes for the Low Density Residential Zone are the purpose of the Low Density Residential Zone Code.

4.8.2.1 Overall Outcomes for the Low Density Residential Zone

The Overall Outcomes for the Low Density Residential Zone are as follows:

- (a) Residential neighbourhoods are low density in scale and design; and
- (b) The scale and density of development is consistent with the existing character of the neighbourhood or, where in a newly developing area, provides a low density residential character.

4.8.2.2 Specific Outcomes and Prescribed Solutions for the Low Density Residential Zone

Table 4.8.2.2 (Specific Outcomes and Prescribed Solutions for the Low Density Residential Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.8.2.2 Specific Outcomes and Prescribed Solutions for the Low Density Residential Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
SO1	Residential uses complement the low density nature of the Zone.	AS1.1#	A maximum of one Dwelling House is located on each lot. OR Dual Occupancy occurs on lots having an area of not less than 800m ² and a frontage width of not less than 20m.
Building Design and Siting			
SO2	Building height reflects the low scale nature of development and is consistent with the height, scale and bulk of surrounding buildings in the neighbourhood.	AS2.1#	Building height does not exceed 8.5 metres above natural ground level at any point.
		AS2.2#	The maximum number of storeys is 2 storeys above natural ground level.
Site Cover			
SO3	The density of development is consistent with the existing built form of the area and provides a high level of amenity, recreational and open space opportunities for residents in an open environment where sunlight and breezes can penetrate within and around developments.	AS3.1	The maximum site cover is 50% of the total site area (despite provisions in a relevant Land Use Code).
Setbacks and Buffers			
SO4	Development is setback from roads and other land uses to provide for a high standard of amenity.	AS4.1	Development is setback a minimum of 6 metres from the primary road frontage and a minimum of 3 metres from the secondary road frontage.
		AS4.2#	Development is setback from side boundaries in accordance with the Queensland Development Code

Table 4.8.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Amenity	
<p>SO5 Noise sensitive places adjacent to a State controlled road are constructed, designed and located to mitigate noise and maintain the operational integrity of such roads.</p>	<p>AS5.1</p> <p>A 50 metre separation distance is provided between a Noise sensitive place (as defined in Part 1) and the property boundary of a State controlled road (as identified on the Strategic Framework Map 2.1.1).</p> <p>OR</p> <p>The following noise levels are achieved for noise sensitive places adjacent to State Controlled roads:</p> <p>a) For Habitable Rooms in an Accommodation Building, Bed and Breakfast, Caravan Park, Caretaker's residence, Dual Occupancy, Dwelling House, Multiple Dwelling, Multiple rural occupancy, Rural workers accommodation, Visitor accommodation:</p> <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB (A) L90 (8 hour) between 10pm and 6am; or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are less than or equal to 40 dB (A) L90 (8 hour) between 10pm and 6am; • Where the above criteria cannot be met, internal maximum design criterion levels specified in Table 1, AS2107-1987.

Table 4.8.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
	<p>b) for Balconies and private or communal recreational area:</p> <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 45dB(A) L90 (18 hour); or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 45dB (A) L90 (18 hour). <p>c) for Educational, Community and Health Buildings, Parks, Outdoor Educational and Recreational Areas, Open Space:</p> <ul style="list-style-type: none"> • 63 dB (A) L10 (12 hour) or less, taking into consideration the full circumstances surrounding the provision and future use of the park or recreational area.

DIVISION 9 - RURAL CHARACTER ZONE CODE

4.9.1 Compliance with the Rural Character Zone Code

Development complies with the Rural Character Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Rural Character Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Rural Character Zone Code and the purpose of the Rural Character Zone Code being the Overall Outcomes for the Rural Character Zone.

4.9.2 Purpose of the Rural Character Zone Code

The Overall Outcomes for the Rural Character Zone are the purpose of the Rural Character Zone Code.

4.9.2.1 Overall Outcomes for the Rural Character Zone

The Overall Outcomes for the Rural Character Zone are as follows:

- (a) Rural character development is low density and semi-rural in nature;
- (b) Rural character areas provide opportunities for sensitive residential living in some areas constrained by factors such as slope and ecological values, primarily on the periphery of urban areas;
- (c) Rural activities are limited to small-scale activities such as hobby farming or retail plant nurseries, and do not detrimentally impact upon the amenity via odour, chemical sprays, traffic or similar;
- (d) Rural character areas are protected from the intrusion of incompatible uses;
- (e) Rural character areas do not adversely affect rural activities and Good Quality Agricultural land;
- (f) Development provides an acceptable standard of residential amenity; and
- (g) The environmental and biodiversity values of the area are protected.

4.9.2.2 Specific Outcomes and Prescribed Solutions for the Rural Character Zone

Table 4.9.2.2 (Specific Outcomes and Prescribed Solutions for the Rural Character Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.9.2.2 Specific Outcomes and Prescribed Solutions for the Rural Character Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
LAND USE			
Waste Management			
SO1	Effluent treatment and disposal systems can be accommodated on site.	AS1.1	The site has a suitable soil type to accommodate the treatment and disposal of all effluent on site.
Good Quality Agricultural Land (GQAL)			
SO2	Development does not compromise Good Quality Agricultural Land (GQAL) and development is separated or buffered from rural activities and GQAL to maintain the productivity, viability and use of rural land for primary production.	AS2.1	Residential uses which adjoin land within the <i>Rural Zone</i> or land identified as GQAL (as indicated as Class A, B or C1 agricultural lands on the Planning Scheme Maps 4.43.1, 4.43.2 and 4.43.3 – Good Quality Agricultural Land) are: (a) setback 300 metres from the adjoining boundary; or (b) Contain a vegetated buffer of 40m width. The buffer is to contain a variety of tree and shrub species at spacing of 4 to 5 metres for a minimum width of 20 metres.
		AS2.2	Uses sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities are adequately separated or buffered to avoid significant conflict with such activities and potential activities on GQAL, in accordance with the State Government's Planning Guidelines: Separating Agricultural and Residential Land Uses.
Building Design and Siting			
SO3	Buildings complement the semi-rural nature of the locality.	AS3.1#	A maximum of one Dwelling House is located on each lot.
		AS3.2	Site cover of any buildings and structures is less than 10% of the site area.
		AS3.3#	All structures shall have a minimum front setback to any boundary of 10 metres for lots over 2ha and all structures shall have a minimum front setback of 10 metres and side and rear setback of 5 metres for lots 2 hectares and under.

Table 4.9.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
SO4	The building height of development is consistent with existing development of the locality.	AS4.1# Building height does not exceed 8.5 metres above natural ground level at any point (excluding buildings used to store machinery and equipment) OR Buildings used to store machinery and equipment do not exceed 11 metres in height above natural ground level at any point
SO5	Rural activities are small scale, low intensity and do not impact on the amenity of the area.	AS5.1 Rural activities are limited to small-scale, domestic agricultural and animal keeping activities not including: - Intensive Animal Husbandry.
Access		
SO6	Suitable access is provided to meet the needs of the use.	AS6.1 New roads opened as part of a development or existing dedicated roads fronting the development are constructed in accordance with relevant specifications in Planning Scheme Policy No 1.
Amenity		
SO7	Noise sensitive places adjacent to a State controlled road are constructed, designed and located to mitigate noise and maintain the operational integrity of such roads.	AS7.1 A 50 metre separation distance is provided between a noise sensitive place and the property boundary of a State controlled road. OR AS7.2 The following noise levels are achieved for noise sensitive places: a) For Habitable Rooms in an Accommodation Building, Bed and Breakfast, Caravan Park, Caretaker's residence, Dual Occupancy, Dwelling House, Multiple Dwelling, Multiple rural occupancy, Rural workers accommodation, Visitor accommodation: <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB (A) L90 (8 hour) between 10pm and 6am; or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are less than or equal to 40 dB (A) L90 (8 hour) between 10pm and 6am; • Where the above criteria cannot be met, internal maximum design criterion levels specified in Table 1, AS2107-1987.

Table 4.9.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
		b) for Balconies and private or communal recreational area: <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 45dB(A) L90 (18 hour); or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 45dB (A) L90 (18 hour). (c) for Educational, Community and Health Buildings, Parks, Outdoor Educational and Recreational Areas, Open Space: <ul style="list-style-type: none"> • 63 dB (A) L10 (12 hour) or less, taking into consideration the full circumstances surrounding the provision and future use of the park or recreational area. 	
Environmental Protection			
SO8	Buildings and rural uses are not located on land where the environmental values of the area are compromised.	AS8.1	Development does not result in the loss or degradation of Significant Vegetation.
SO9	Rural activities do not alter the natural drainage flow or overland flow paths.	AS9.1	The use does not include changes to existing site levels and contours in excess of 4 metres (except for the creation of a use where associated with a rural use on the same site).

DIVISION 10 - MEDIUM DENSITY RESIDENTIAL ZONE CODE

4.10.1 Compliance with the Medium Density Residential Zone Code

Development complies with the Medium Density Residential Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Medium Density Residential Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Medium Density Residential Zone Code and the purpose of the Medium Density Residential Zone Code being the Overall Outcomes for the Medium Density Residential Zone.

4.10.2 Purpose of the Medium Density Residential Zone

The Overall Outcomes for the Medium Density Residential Zone are the purpose of the Medium Density Residential Zone Code.

4.10.2.1 Overall Outcomes for the Medium Density Residential Zone

The Overall Outcomes for the Medium Density Residential Zone are as follows:

- (a) Residential neighbourhoods in the Medium Density Residential Zone provide a close settlement of residential uses whilst still maintaining a high level of amenity.
- (b) Residential neighbourhoods are located close to services and community facilities and provide a high standard of residential amenity.
- (c) The scale and density of development is consistent with the existing character of the neighbourhood.

4.10.2.2 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Zone

Table 4.10.2.2 (Specific Outcomes and Prescribed Solutions for the Medium Density Residential Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.10.2.2 Specific Outcomes and Prescribed Solutions for the Medium Density Residential Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
Building Design and Siting			
SO1	Building height reflects the medium scale nature of development.	AS1.1#	Building height does not exceed 11 metres above natural ground level at any point except for Lots 1 and 33 SP130692 Tavern Road Agnes Water where the building height does not exceed 8.5 metres above natural ground level at any point.
		AS1.2#	The maximum number of storeys is 3 storeys above ground level except for Lots 1 and 33 SP130692 Tavern Road Agnes Water where the maximum number of storeys is 2 storeys above ground level.
SO3	Residential development incorporates the principles of Crime Prevention Through Environmental Design.	AS3.1	Multiple Residential developments is designed and sited in such a way so as to facilitate passive surveillance of both public and private areas.
Site Density			
SO4	The density of development is consistent with available infrastructure, the existing built form of the area and provides a high level of amenity, recreational and open space opportunities for residents in an open environment where sunlight and breezes can penetrate within and around developments.	AS4.1	Site cover is not more than 50% for buildings up to 8.5m in height and not more than 40% for buildings over 8.5m in height
		AS4.2#	The maximum number of dwelling units in a Multiple dwelling is 1 per 150m ² site area except for Lots 1 and 33 SP130692 Tavern Road Agnes Water where the maximum number of dwelling units in a Multiple Dwelling is 1 per 250m ² site area.
		AS4.3#	Multiple Dwelling and Dual Occupancy development occurs on lots larger than 800m ² and with a frontage of more than 20m in this zone.
		AS4.4#	The maximum number of beds in an Accommodation Building does not exceed 1 bed per 17m ² of site area.

Table 4.10.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Setbacks and Buffers			
S05	Development is setback from roads and other land uses to provide for a high standard of amenity.	AS5.1	Any development is setback a minimum of 6 metres from the primary road frontage and a minimum of 3 metres from the secondary road frontage.
		AS5.2	Multiple Dwellings and Accommodation Buildings are setback a minimum of 3 metres from side and rear boundaries.
		AS5.3	A landscaped area with a minimum width of 5 metres to Round Hill Road and 2 metres to other roads is provided to all road frontages to soften the visual impact of the use.
		AS5.4	Where land has a common boundary with land Zoned <i>Low Density Residential</i> or <i>Medium Density Residential</i> , non-residential buildings or uses are setback not less than 3 metres to the common boundary.
		AS5.5	The use provides a 1.8 metre solid visually impermeable screen fence and a densely landscaped buffer a minimum of 2 metres in width along all boundaries where the non-residential use abuts land in the <i>Low Density Residential</i> or <i>Medium Density Residential</i> Zones.
Access			
S06	Non-residential activities: <ul style="list-style-type: none"> - directly support the immediate residential community; - located on higher order roads; and - Are notably designed and located so as to not impact on the residential amenity of the area. 	AS6.1	Primary access is provided to a road with a minimum reserve width of 20 metres and is designed as per the specifications of Planning Scheme Policy No 1.
		AS6.2	Non-Residential uses do not generate a high level of non-local traffic through residential streets.

Table 4.10.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Amenity	
<p>SO7 Noise sensitive places adjacent to a State controlled road are constructed, designed and located to mitigate noise and maintain the operational integrity of such roads.</p>	<p>AS7.1 A 50 metre separation distance is provided between a Noise sensitive place (as defined in Part 1) and the property boundary of a State controlled road (as identified on the Strategic Framework Map 2.1.1) OR</p> <p>The following noise levels are achieved for noise sensitive places adjacent to State Controlled roads:</p> <p>a) For Habitable Rooms in an Accommodation Building, Bed and Breakfast, Caravan Park, Caretaker's residence, Dual Occupancy, Dwelling House, Multiple Dwelling, Multiple rural occupancy, Rural Workers' accommodation, Visitor accommodation:</p> <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 40 dB (A) L90 (8 hour) between 10pm and 6am; or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the local government deemed-to-comply dwelling setback distance are less than or equal to 40 dB (A) L90 (8 hour) between 10pm and 6am; • Where the above criteria cannot be met, internal maximum design criterion levels specified in Table 1, AS2107-1987. <p>b) for balconies and private or communal recreational area:</p> <ul style="list-style-type: none"> • 60 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are greater than 45dB(A) L90 (18 hour); or • 57 dB (A) L10 (18 hour) or less, where existing levels measured at the deemed-to-comply dwelling setback distance are less than or equal to 45dB (A) L90 (18 hour). <p>c) for Educational, Community and Health Buildings, Parks, Outdoor Educational and Recreational Areas, Open Space:</p> <ul style="list-style-type: none"> • 63 dB (A) L10 (12 hour) or less, taking into consideration the full circumstances surrounding the provision and future use of the park or recreational area.

DIVISION 11 - SPECIAL RESIDENTIAL ZONE CODE

4.11.1 Compliance with the Special Residential Zone Code

Development complies with the Special Residential Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Special Residential Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Special Residential Zone Code and the purpose of the Special Residential Zone Code being the Overall Outcomes for the Special Residential Zone.

4.11.2 Purpose of the Special Residential Zone

The Overall Outcomes for the Special Residential Zone are the purpose of the Special Residential Zone Code.

4.11.2.1 Overall Outcomes for the Special Residential Zone

The Overall Outcomes for the Special Residential Zone are as follows:

- (a) Residential neighbourhoods in the Special Residential Zone provide for residential living in a manner sensitive to the natural environment.
- (b) Residential neighbourhoods are located close to services and community facilities and provide a high standard of residential amenity.
- (c) The scale and density of development is consistent with the existing character of the locality.
- (d) The dominance of the natural character of the coastline is retained including the elements of landscape and vegetation.
- (e) Development does not occur on land subject to natural hazards.

4.11.2.2 Specific Outcomes and Prescribed Solutions for the Special Residential Zone

Table 4.11.2.2 (Specific Outcomes and Prescribed Solutions for the Special Residential Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.11.2.2 Specific Outcomes and Prescribed Solutions for the Special Residential Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
Waste Management			
SO1	Effluent treatment and disposal systems can be accommodated on site.	AS1.1	The site has a suitable soil type to accommodate the treatment and disposal of all effluent on site. OR Where a reticulated sewer system is available within 100m of the lot, a connection is provided to the system.
Building Design and Siting			
SO2	Building height reflects the low scale nature of development existing in the locality.	AS2.1	A maximum of 1 Dwelling House is located on each lot.
		AS2.2#	Building height does not exceed 8.5 metres above natural ground level at any point.
		AS2.3#	The maximum number of storeys is 2 storeys above ground level.
		AS2.4#	Buildings do not protrude above any horizon or ridge line when viewed from any place readily accessible to the public.
		AS2.5#	Buildings are not located on the steeply sloping parts of any allotment.
Environmental Protection			
SO3	Buildings are not located on land where the environmental values of the area are compromised.	AS3.1	Development does not result in the removal of Significant Vegetation, except for: (a) the building envelope; (b) a 3m wide corridor immediately surrounding the building envelope; and, (c) The construction of access ways.
SO4	Residential development is sympathetic to the environment, and blends in with the prevailing vegetation canopy.	AS4.1	Buildings, roof materials and ancillary structures use colours based on natural tones, as outlined in Table 4.43.2.3 - Colours for Building Materials .

Table 4.11.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Setbacks and Buffers			
SO5	Development is setback from roads and other land uses to provide for a high standard of amenity.	AS5.1#	Any development is setback a minimum of 6 metres from Springs Road and the unnamed Deepwater National Park access road.
		AS5.2#	Any development is setback a minimum of 6 metres from the primary road frontage and a minimum of 3 metres from the secondary road frontage.
		AS5.3	Any development is setback from side and rear boundaries in accordance with the requirements of the Queensland Development Code.
		AS5.4	A landscaped area with a minimum width of 2 metres is provided within the site frontage, or alternately within the services or road corridor to retain existing vegetation on site.
Access			
SO6	Suitable access is provided to meet the needs of the use.	AS6.1	New roads opened as part of a development or existing dedicated roads fronting the development are constructed in accordance with relevant specifications in Planning Scheme Policy No 1.

DIVISION 12 – TOURIST COMMERCIAL ZONE CODE

4.12.1 Compliance with the Tourist Commercial Zone Code

Development complies with the Tourist Commercial Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Tourist Commercial Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Tourist Commercial Zone Code and the purpose of the Tourist Commercial Zone Code being the Overall Outcomes for the Tourist Commercial Zone.

4.12.2 Purpose of the Tourist Commercial Zone

The Overall Outcomes for the Tourist Commercial Zone are the purpose of the Tourist Commercial Zone Code.

4.12.2.1 Overall Outcomes for the Tourist Commercial Zone

The Overall Outcomes for the Tourist Commercial Zone are as follows:

- (a) The Tourist Commercial Zone in Agnes Water (located adjacent to Jeffrey Court) functions as the hub of tourist and back-packer activity, containing cafes, restaurants and tourist-based shops and services at street level and tourism accommodation in a 'shop-top' format above the shops;
- (b) Development and the built form reflect the coastal qualities of the area, incorporating extensive landscaping and using building materials which complement those of the surrounding area; and
- (c) Appropriate pedestrian and vehicular access is provided to the use.

4.12.2.2 Specific Outcomes and Prescribed Solutions for the Tourist Commercial Zone

Table 4.12.2.2 (Specific Outcomes and Prescribed Solutions for the Tourist Commercial Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.12.2.2 Specific Outcomes and Prescribed Solutions for the Tourist Commercial Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
SO1	The density of development is consistent with available infrastructure, the existing built form of the area and provides a high level of amenity, recreational and open space opportunities for residents in an open environment where sunlight and breezes can penetrate within and around developments.	AS1.1	The maximum number of dwelling units in a Multiple Dwelling shall not exceed 1 per 150m ² of site area and the maximum number of beds in an Accommodation Building shall not exceed 1 bed per 17m ² of site area.
SO2	The mixed use area accommodates the needs of tourists by providing for both the commercial services and accommodation needs of tourists and visitors.	AS2.1	Development involves ground level shops and catering premises to support the retail needs of tourists.
Building Design and Siting			
SO3	The height of development is consistent with the existing built form of the area.	AS3.1#	Building height is no greater than 11 metres above natural ground level at any point for any use in this Zone (including both commercial and residential components of the use).
		AS3.2#	The maximum number of storeys is 3 storeys above ground level
Setbacks and Buffers			
SO4	Development is consistent with the established building line in the Zone	AS4.1#	Front Boundary Setbacks: Nil front (street) setbacks are preferred OR Where the development provides a recessed building line to the road frontage, the setback: - Provides landscaping and paved areas for public use.
		AS4.2#	Side and Rear Boundary Setbacks: The street level commercial part of a building may be erected up to side and rear boundaries and other parts of a building shall be set back a minimum of 1.5m from the side and rear boundaries; OR where development abuts land Zoned either: (a) <i>Low Density Residential</i> ; or (b) <i>Medium Density Residential</i> ; or A boundary setback of a minimum of 3 metres is provided to that adjoining boundary.

Table 4.12.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
		AS4.3#	A 1.8 metre high solid visually impermeable screen fence and a landscape buffer not less than 2 metres in width is provided along the common boundary with any land in either the Low Density Residential, or the Medium Density Residential Zones.
		AS4.4	Pathways are provided along the part of the footpath that comprises the frontage for the full road frontage. The width of the pathway is not less than 2 metres.
Pedestrian Shelter			
SO5	Development incorporates awnings or verandahs to provide pedestrian shelter from the sun and rain.	AS5.1	Continuous pedestrian shelter (with a minimum height and width of 3 metres) is provided for the full length of the building facade fronting a street.
Access			
SO6	Pedestrian and vehicle access suitable for the use is provided.	AS6.1	Crossings are provided in accordance with the specifications in Planning Scheme Policy No 1.
		AS6.2	Kerb and channelling is provided along the full length of the road frontage(s), in accordance with Planning Scheme Policy No 1.
		AS6.3	Where the road adjoining the development is paved but not for its full width, the road is constructed and paved with asphalt between the existing pavement and the channelling referred to in AS8.2, in accordance with Planning Scheme Policy No 1. OR Where the road is not paved it is constructed and paved with asphalt for a width of 6 metres measured from the lip of the channel in AS8.2, in accordance with Planning Scheme Policy No 1.
		AS6.4	For residential uses, the entry foyer or lift well is directly accessible from the ground floor of the building.

DIVISION 13 - LOCAL BUSINESS ZONE CODE

4.13.1 Compliance with the Local Business Zone Code

Development complies with the Local Business Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Local Business Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Local Business Zone Code and the purpose of the Local Business Zone Code being the Overall Outcomes for the Local Business Zone.

4.13.2 Purpose of the Local Business Zone

The Overall Outcomes for the Local Business Zone are the purpose of the Local Business Zone Code.

4.13.2.1 Overall Outcomes for the Local Business Zone

The Overall Outcomes for the Local Business Zone are as follows:

- (a) The Local Business Zone in Agnes Water (centred around the intersection with Round Hill Road and Captain Cook Drive) continues to function as the “local commercial centre” with a range of retail and commercial activities, having a maximum floor space ratio of 0.25:1 in this Zone;
- (b) Smaller shops and similar developments are located in this area whereas a large supermarket and similar higher intensity facilities are located within the District Business Zone within the town;
- (c) The existing retail and commercial areas in other towns and villages are consolidated to achieve greater efficiency and accessibility;
- (d) Development and the built form reflect the coastal and semi-rural qualities of the Shire incorporating extensive landscaping and using building materials which complement those of the surrounding area; and
- (e) Appropriate access is provided to the use.

4.13.2.2 Specific Outcomes and Prescribed Solutions for the Local Business Zone

Table 4.13.2.2 (Specific Outcomes and Prescribed Solutions for the Local Business Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.13.2.2 Specific Outcomes and Prescribed Solutions for the Local Business Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Land Use		
SO1	Non-residential activities, including Catering Premises and Local Shop: <ul style="list-style-type: none"> - directly support the immediate residential community; - are located in close proximity to key community facilities (e.g. schools); - are located on higher order roads; and - Are notably designed and located so as to not impact on the residential amenity of the area. 	No solution specified.
SO2	The density of development is consistent with the existing built form of the area.	No solution specified.
Building Design and Siting		
SO3	The height of development is consistent with the existing built form of the area.	AS3.1# Building height is no greater than 8.5 metres above natural ground level at any point for any use in this Zone. AS3.2# The maximum number of storeys in the <i>Local Business Zone</i> in any Locality is 2 storeys above natural ground level for any use in this Zone.
Setbacks and Buffers		
SO4	Development is consistent with the established building line in the Zone and incorporates landscaping to provide an attractive facade to all road frontages.	AS4.1# Front Boundary Setbacks: Where traditional building lines occur (i.e. built to front boundary), development is built to the front property boundary to reflect traditional building lines; <p style="text-align: center;">OR</p> Where the development provides a recessed building line to the road frontage, the setback: <ul style="list-style-type: none"> - provides landscaping and paved areas for public use; and - Complements the traditional streetscape and built form character in terms of design, materials and colours.

Table 4.13.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
	<p>AS4.2# Side and Rear Boundary Setbacks: Buildings may be erected up to side and rear boundaries; OR Where development abuts land Zoned either:</p> <p>(c) <i>Low Density Residential</i>; (d) <i>Medium Density Residential</i>; or (e) <i>Rural Character</i>,</p> <p>A side and rear boundary setback of a minimum of 3 metres is provided to that adjoining boundary.</p> <p>AS4.3 A 1.8 metre high solid visually impermeable screen fence and a landscape buffer not less than 2 metres in width is provided along the common boundary with any land in the <i>Low Density Residential, Medium Density Residential</i> or <i>Rural Character</i> Zones.</p> <p>AS4.4 Pathways and landscaping are provided along the part of the footpath that comprises the frontage for the full road frontage. The width of the pathway is not less than 2 metres, unless otherwise stated in Planning Scheme Policy No 1.</p> <p>AS4.5 Uses with car parking areas that abut a road frontage provide a continuous landscape strip not less than 2 metres in width along the full frontage (except for the ingress/egress points) that is designed so as not to compromise public safety.</p>
Pedestrian Shelter	
<p>SO5 Development incorporates awnings or verandahs to provide pedestrian shelter from the sun and rain.</p>	<p>AS5.1 Continuous pedestrian shelter (with a minimum height and width of 3 metres) is provided for the full length of the building façade fronting a street.</p>

Table 4.13.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Access			
SO6	Access suitable for the use is provided.	AS6.1	In the Agnes Water <i>Local Business Zone</i> , vehicular access to Captain Cook Drive or Round Hill Road is limited to one access point per allotment to minimise conflict between pedestrians and vehicles.
		AS6.2	Crossings are provided in accordance the specifications in Planning Scheme Policy No 1.
		AS6.3	Kerb and channelling is provided along the full length of the road frontage(s), in accordance with Planning Scheme Policy No 1.
		AS6.4	Where the road adjoining the development is paved but not for its full width, the road is constructed and paved with asphalt between the existing pavement and the channelling referred to in AS6.3, in accordance with Planning Scheme Policy No 1. OR Where the road is not paved it is constructed and paved with asphalt for a width of 6 metres measured from the lip of the channel in S6.3, in accordance with Planning Scheme Policy No 1.

DIVISION 14 - DISTRICT BUSINESS ZONE CODE

4.14.1 Compliance with the District Business Zone Code

Development complies with the District Business Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the District Business Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the District Business Zone Code and the purpose of the District Business Zone Code being the Overall Outcomes for the District Business Zone.

4.14.2 Purpose of the District Business Zone Code

The Overall Outcomes for the District Business Zone are the purpose of the District Business Zone Code.

4.14.2.1 Overall Outcomes for the District Business Zone

The Overall Outcomes for the District Business Zone are as follows:

- (a) The District Business Zone (centred around the intersection with Round Hill Road and Bicentennial Drive in Agnes Water) establishes a function as “the central business and professional services area” with a range of broader retail and commercial activities;
- (b) Shops including larger supermarkets and other higher intensity commercial uses and community uses are located in this Zone;
- (c) Development and the built form reflect the coastal architectural qualities of Agnes Water by including landscape and building elements consistent with the area; and
- (d) Appropriate access is provided to the District Business Centre.

4.14.2.2 Specific Outcomes and Prescribed Solutions for the District Business Zone

Table 4.14.2.2 (Specific Outcomes and Prescribed Solutions for the District Business Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.14.2.2 Specific Outcomes and Prescribed Solutions for the District Business Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Land Use		
SO1	The density of development is consistent with the existing built form of the area.	No solution specified.
Building Design and Siting		
SO2	The design of buildings compliment the scale and function of the centre.	<p>AS2.1# The maximum building height is 11 metres at any point above natural ground level, for any use in this Zone.</p> <p>AS2.2# The maximum number of storeys is two (2) storeys above natural ground level, for any use in this Zone.</p>
Setbacks and Buffers		
SO3	Development provides for a suitable setback from the bypass road and incorporates landscaping to provide an attractive facade to all road frontages	<p>AS3.1# Buildings may be erected up to side and rear boundaries.</p> <p style="text-align: center;">OR</p> <p>Where development abuts land Zoned low density residential, <i>Medium Density Residential</i> or <i>Rural Character</i>, a side and rear boundary setback of a minimum of 3 metres is provided to that adjoining boundary.</p> <p>AS3.2 A 1.8 metre high solid visually impermeable screen fence and a landscape buffer not less than 2 metres in width is provided along the common boundary with any land in either the <i>Low Density Residential</i>, <i>Medium Density Residential</i> or <i>Rural Character</i> Zones.</p> <p>AS3.3 Pathways and landscaping are provided along the part of the footpath that comprises the frontage for the full road frontage. The width of the pathway and landscaping is not less than 2 metres.</p> <p>AS3.4 Development having frontage to Round Hill Road or the future bypass road includes a landscape strip having a minimum width of 5 metres.</p>
SO4	Development reflects the existing built form character of the streetscape.	AS4.1 Development provides a landscaped and paved front boundary setback to the bypass road of 6 metres.
Pedestrian Shelter		
SO5	Development incorporates awnings or verandahs to provide pedestrian shelter from the sun and rain.	AS5.1 A continuous pedestrian shelter (with a minimum height and width of 3 metres) is provided for the full length of the building façade fronting a street.

Table 4.14.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Communal Open Space			
SO6	Development incorporates central areas of communal open space for the use of employees and customers.	AS6.1	Commercial Uses (as specified in Part 1 of the Scheme) incorporate a minimum area of 10% of the site area, that comprises: <ul style="list-style-type: none"> - A central public square a courtyard; - Seating areas and facilities; and - Shade trees and landscape treatments.
Access			
SO7	Access suitable for the use is provided.	AS7.1	Crossings are provided in accordance with Planning Scheme Policy No 1.
		AS7.2	Kerb and channelling is provided along the full length of the road frontage(s), in accordance with the specifications in Planning Scheme Policy No 1.
		AS7.3	Where the road adjoining the development is paved but not for its full width, the road is constructed and paved with asphalt between the existing pavement and the channelling referred to in AS8.3, in accordance with Planning Scheme Policy 1. OR Where the road is not paved it is constructed and paved with asphalt for a width of 6 metres.
		AS7.4	Access to Round Hill Road is via the proposed bypass road is limited to one access point per site to minimise conflict between pedestrians and vehicles.
		AS7.5	Access points include deceleration lanes.

DIVISION 15 - COMMERCIAL SERVICES ZONE CODE

4.15.1 Compliance with the Commercial Services Zone Code District District

Development complies with the Commercial Services Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Commercial Services Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Commercial Services Zone Code and the purpose of the Commercial Services Zone Code being the Overall Outcomes for the Commercial Services Zone.

4.15.2 Purpose of the Commercial Services Zone Code

The Overall Outcomes for the Commercial Services Zone are the purpose of the Commercial Services Zone Code.

4.15.2.1 Overall Outcomes for the Commercial Services Zone

The Overall Outcomes for the Commercial Services Zone are as follows:

- (a) The Commercial Services Zone - being on land adjacent to Round Hill Road in the Agnes Water Locality, and within the Miriam Vale Locality - establishes a function as a key employment generator and large scale commercial services centre for each of the towns within the life of the planning scheme;
- (b) Development and the built form reflect the architectural qualities of Agnes Water (Coastal Character) and Miriam Vale (Rural Character) as relevant;
- (c) Suitable buffers are included to protect the amenity of any adjoining properties included in the District Business, Medium Density Residential or Rural Character Zones;
- (d) Development along Round Hill Road in Agnes Water is effectively screened from the road to provide a 'rural' entrance into Agnes Water;
- (e) Commercial uses in the Zone present an attractive form within the streetscape; and
- (f) Appropriate access is provided to the use.

4.15.2.2 Specific Outcomes and Prescribed Solutions for the Commercial Services Zone

Table 4.15.2.2 (Specific Outcomes and Prescribed Solutions for the Commercial Services Zone) identifies in—

- (a) column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.15.2.2 Specific Outcomes and Prescribed Solutions for the Commercial Services Zone

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Land Use	
SO1 Development incorporates a range of low intensity Commercial uses that support employment generation, yet do not undermine the expansion of the District Business Centre and Local Business Zones at Agnes Water and Miriam Vale for professional services and retailing.	No solution specified.
SO2 The density of development is consistent with the existing and desired built form of the area.	No solution specified.
Building Design and Siting	
SO3 The height of development is consistent with the existing built form of the area.	<p>AS3.1# Building height is no greater than 8.5 metres above natural ground level.</p> <p>AS3.2# The maximum number of storeys is 1 storey above natural ground level.</p>
Setbacks and Buffers	
SO4 Development is consistent with the established building line and incorporates landscaping to provide an attractive facade to all road frontages.	<p>AS4.1# Front Boundary Setbacks: Within the Commercial Services Zone in the Agnes Water Locality, buildings are setback a minimum of 10 metres from the front property boundary and any frontage to Round Hill Road.</p> <p>OR Within the Commercial Services Zone within the Miriam Vale Locality, buildings are setback a minimum of 4 metres from the primary street boundary and 2 metres from the secondary street boundary.</p> <p>AS4.2# Side and Rear Boundary Setbacks: Buildings may be erected up to side and rear boundaries.</p> <p>OR Where development abuts land Zoned <i>Low Density Residential, Medium Density Residential, District Business</i> or <i>Rural Character</i>, a side and rear boundary setback of a minimum of 3 metres is provided to the adjoining boundary</p> <p>AS4.3 A 1.8 metre high solid visually impermeable screen fence and a landscape buffer not less than 2 metres in width is provided along the common boundary with any Residential Zoned land.</p>

Table 4.15.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
	<p>AS4.4 Pathways and landscaping are provided along the part of the footpath that comprises the frontage for the full road frontage. The width of the pathways and landscaping is not less than 2 metres, or as otherwise stated in Planning Scheme Policy No 1.</p> <p>AS4.5 Uses with car parking areas that abut a road frontage provide a continuous landscaped strip not less than 2 metres in width along the full frontage (except for the ingress/egress points) that is designed so as not to compromise public safety.</p>
Access	
<p>SO5 Access suitable for the use is provided.</p>	<p>AS5.1 Only one access point is provided per site to minimise conflict between pedestrians and vehicles, in accordance with Planning Scheme Policy No 1.</p> <p>AS5.2 Crossings are provided in accordance with Planning Scheme Policy No 1.</p> <p>AS5.3 Kerb and channelling is provided along the full length of the road frontage(s), in accordance with Planning Scheme Policy No 1.</p> <p>AS5.4 Where the road adjoining the development is paved but not for its full width, the road is constructed and paved with asphalt between the existing pavement and the channelling referred to in AS6.3, in accordance with Planning Scheme Policy No 1. OR Where the road is not paved it is constructed and paved with asphalt in accordance with Planning Scheme Policy 1.</p>

DIVISION 16 - RETAIL SHOWROOM ZONE CODE

4.16.1 Compliance with the Retail Showroom Zone Code

Development complies with the Retail Showroom Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Retail Showroom Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Retail Showroom Zone Code and the purpose of the Retail Showroom Zone Code being the Overall Outcomes for the Retail Showroom Zone.

4.16.2 Purpose of the Retail Showroom Zone Code

The Overall Outcomes for the Retail Showroom Zone are the purpose of the Retail Showroom Zone Code.

4.16.2.1 Overall Outcomes for the Retail Showroom Zone

The Overall Outcomes for the Retail Showroom Zone are as follows:

- (a) The Retail Showroom Zone establishes a function as the preferred location for home-wares and bulky goods showrooms during the life of the planning scheme;
- (b) Development and the built form reflects the architectural qualities of Agnes Water by providing unobtrusive buildings with landscaping (having a coastal character);
- (c) Suitable buffers are included to protect the amenity of any adjoining properties included in the Rural Character Zone;
- (d) Commercial uses in the Zone present an attractive form within the streetscape; and,
- (e) Appropriate access is provided to the use.

4.16.2.2 Specific Outcomes and Prescribed Solutions for the Retail Showroom Zone

Table 4.16.2.2 (Specific Outcomes and Prescribed Solutions for the Retail Showroom Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.16.2.2 Specific Outcomes and Prescribed Solutions for the Retail Showroom Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Land Use		
SO1	Development incorporates a range of larger scale, low intensity Showrooms and trade displays uses that support employment generation, yet do not undermine the expansion of the District Business Centre and Local Commercial Zone at Agnes Water for professional services and retailing.	No solution specified.
SO2	The density of development is consistent with the existing built form of the area.	No solution specified.
Building Design and Siting		
SO3	The height and size of development is consistent with the existing built form of the area.	<p>AS3.1# Building height is no greater than 8.5 metres above natural ground level for any use in this Zone.</p> <p>AS3.2# The maximum number of storeys is 2 storeys above natural ground level for any use in this Zone.</p> <p>AS3.3 Development being showrooms for the purposes of the sale of bulky goods have a maximum GFA of 3000m².</p>
Setbacks and Buffers		
SO4	Building line are sufficient to incorporate landscaping to provide an attractive facade to all road frontages.	<p>AS4.1# Front Boundary Setbacks: Buildings are setback a minimum of 5 metres from the front property boundary and any frontage to the bypass road.</p> <p>AS4.2 The setback provides a landscaped and paved area for public use which complements the traditional streetscape and built form character in terms of design, materials and colours.</p>

Table 4.16.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
	<p>AS4.3# Side and Rear Boundary Setbacks: Buildings may be erected up to side and rear boundaries.</p> <p style="text-align: center;">OR</p> <p>Where development abuts land Zoned <i>Low Density Residential, Medium Density Residential, District Business</i> or <i>Rural Character</i>, a side and rear boundary setback of a minimum of 3 metres is provided to the adjoining boundary. Buildings are erected up to side and rear boundaries.</p> <p style="text-align: center;">OR</p> <p>Where development abuts land Zoned <i>Rural</i> or <i>Rural Character</i>, a side and rear boundary setback of a minimum of 3 metres is provided.</p> <p>AS4.4 A 1.8 metre high solid visually impermeable screen fence and a landscape buffer not less than 2 metres in width is provided along the common boundary with any Rural Character Zoned land.</p> <p>AS4.5 Pathways and landscaping are provided along the part of the footpath that comprises the frontage for the full road frontage. The width of the pathways and landscaping is not less than 2 metres.</p> <p>AS4.6 Uses with car parking areas that abut a road frontage provide a continuous heavily landscaped strip not less than 2 metres in width along the full frontage (except for the ingress/egress points) that is designed so as not to compromise public safety.</p>
Access	
<p>SO5 Access suitable for the use is provided.</p>	<p>AS5.1 Only one access point is provided per site to minimise conflict between pedestrians and vehicles.</p> <p>AS5.2 Crossings are provided in accordance with the specifications in Planning Scheme Policy 1.</p> <p>AS5.3 Kerb and channelling is provided along the full length of the road frontage(s).</p> <p>AS5.4 Where the road adjoining the development is paved but not for its full width, the road is constructed and paved with asphalt between the existing pavement and the channelling referred to in 7.3.</p> <p style="text-align: center;">OR</p> <p>Where the road is not paved it is constructed and paved with asphalt in accordance with Planning Scheme Policy No 1.</p>

DIVISION 17 - LIGHT INDUSTRY ZONE CODE

4.17.1 Compliance with the Light Industry Zone Code

Development complies with the Light Industry Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Light Industry Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Light Industry Zone Code and the purpose of the Light Industry Zone Code being the Overall Outcomes for the Light Industry Zone.

4.17.2 Purpose of the Light Industry Zone Code

The Overall Outcomes for the Light Industry Zone are the purpose of the Light Industry Zone Code.

4.17.2.1 Overall Outcomes for the Light Industry Zone

The Overall Outcomes for the Light Industry Zone are as follows:

- (a) The Light Industry Zone includes the minor and lesser impact industrial activities generally associated with transport, logistics and storage industries;
- (b) The type and scale of development is located, designed and managed to:
 - maintain the safety of people and works;
 - maintain the amenity for surrounding land uses through buffering;
 - avoid significant adverse effects on the environment;
 - be consistent with prevailing levels of visual amenity; and
 - minimise off-site impacts through appropriate setbacks and landscape treatments;
- (c) Industrial uses are consolidated to confine potential impacts to the Light Industrial Zoned Areas;
- (d) Industrial activities are consolidated to provide cost effective infrastructure;
- (e) Regionally focused, transport reliant, industrial activities are located in areas close to the Highway; and
- (f) Suitable site access is provided to all premises.

4.17.2.2 Specific Outcomes and Prescribed Solutions for the Light Industry Zone

Table 4.17.2.2 (Specific Outcomes and Prescribed Solutions for the Light Industry Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.17.2.2 Specific Outcomes and Prescribed Solutions for the Light Industry Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
SO1	Development is industrial in nature and suitably designed and located so as not to impact on the amenity of the area.	No solution specified.	
Building Design and Siting			
SO2	The building height of development is consistent with existing development in the locality.	AS2.1#	Building height is no greater than 8.5 metres above natural ground level.
		AS2.2#	The maximum number of storeys is 1 storey above natural ground level.
Site Cover			
SO3	The density of development is consistent with the existing built form of the area and provides area for landscaping, access and car parking.	AS3.1#	Site cover does not exceed 50% (despite provisions in any Land Use Code).
Setbacks and Buffers			
SO4	Development incorporates landscaping to provide an attractive facade to all road frontages and setbacks and buffering to mitigate impacts.	AS4.1#	Buildings and open storage areas may be constructed up to side and rear boundaries only where development abuts land Zoned <i>Light Industry</i> . OR Where development abuts land Zoned other than <i>Light Industry</i> , a continuous side and rear boundary buffer setback of a minimum of 3 metres is provided. The setback is densely landscaped to achieve visual screening.
		AS4.2	Development provides a continuous landscaped strip not less than 2 metres in width along the full frontage (except for the ingress/egress points) of the site.

Table 4.17.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Access			
SO5	Access suitable for the use is provided.	AS5.1	No access shall be obtained from Round Hill Road. All access is to be restricted to an internal access road.
		AS5.2	Transport terminal and Freight depot are located within 1km of the Highway (distance by road).
		AS5.3	Development provides industrial crossings in accordance with Planning Scheme Policy No 1.
		AS5.4	Kerb and channelling is provided along the full length of the road frontage(s), in accordance with Planning Scheme Policy No 1.
		AS5.5	Where the road adjoining the development is paved but not for its full width, the road is constructed and paved with asphalt between the existing pavement and the channelling in accordance with Planning Scheme Policy No 1. OR Where the road is not paved it is constructed and paved with asphalt for a width of 6 metres measured from the lip of the channel.
		AS5.6	New roads opened as part of a development or existing dedicated roads fronting the development are constructed to provide a minimum road reserve of 20 metres and bitumen sealed carriageway of 10.6 metres, or as otherwise defined in Planning Scheme Policy No 1.

DIVISION 18 - GENERAL INDUSTRY ZONE CODE

4.18.1 Compliance with the General Industry Zone Code

Development complies with the General Industry Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the General Industry Zone Code; and
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the General Industry Zone Code and the purpose of the General Industry Zone Code being the Overall Outcomes for the General Industry Zone.

4.18.2 Purpose of the General Industry Zone Code

The Overall Outcomes for the General Industry Zone are the purpose of the General Industry Zone Code.

4.18.2.1 Overall Outcomes for the General Industry Zone

The Overall Outcomes for the General Industry Zone are as follows:

- (a) The General Industry Zone includes the general and higher impact industrial activities, on land located on the periphery of Agnes Water;
- (b) The type and scale of development is located, designated and managed to:
 - maintain the safety of people and works;
 - maintain the amenity for surrounding land uses through buffering;
 - avoid significant adverse effects on the environment;
 - be consistent with prevailing levels of visual amenity; and
 - minimise off-site impacts through appropriate setbacks and landscape treatments;
- (c) Industrial uses are consolidated to confine potential impacts of higher impact uses to the General Industrial Zoned Areas;
- (d) Industrial activities are consolidated to provide cost effective infrastructure;
- (e) Regionally focused, transport reliant, industrial activities are located in areas close to the Highway; and
- (f) Suitable site access is provided to all premises.

4.18.2.2 Specific Outcomes and Prescribed Solutions for the General Industry Zone

Table 4.18.2.2 (Specific Outcomes and Prescribed Solutions for the General Industry Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.18.2.2 Specific Outcomes and Prescribed Solutions for the General Industry Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
SO1	Development is industrial in nature and suitably designed and located so as not to impact on the amenity of the area.	No solution specified.	
Building Design and Siting			
SO2	The building height of development is consistent with existing development of the locality.	AS2.1#	Building height is no greater than 8.5 metres above natural ground level.
		AS2.2#	The maximum number of storeys is 1 storey above natural ground level.
Site Cover			
SO3	The density of development is consistent with the existing built form of the area and provides area for landscaping, access and car parking.	AS3.1#	Site cover does not exceed 50% (despite provisions in any Land Use Code).
Setbacks and Buffers			
SO4	Development incorporates landscaping to provide an attractive facade to all road frontages and setbacks and buffering to mitigate impacts.	AS4.1#	Buildings and open storage areas may be constructed up to side and rear boundaries only where development abuts land Zoned <i>General Industry</i> .
			OR Where development abuts land Zoned other than <i>General Industry</i> , a continuous side and rear boundary buffer setback of a minimum of 3 metres is provided. The setback is densely landscaped to achieve visual screening.
		AS4.2	Development provides a continuous landscaped strip not less than 2 metres in width along the full frontage (except for the ingress/egress points) of the site.
Access			
SO5	Access suitable for the use is provided.	AS5.1	The number of access points is limited to one per site.

Table 4.18.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
	<p>AS5.2 Transport terminal and Freight depot are located within 1km of the Highway (distance by road).</p> <p>AS5.3 Development provides industrial crossings in accordance with Planning Scheme Policy No1.</p> <p>AS5.4 Kerb and channelling is provided along the full length of the road frontage(s).</p> <p>AS5.5 Where the road adjoining the development is paved but not for its full width, the road is constructed and paved with bitumen between the existing pavement and the channelling referred to in AS6.4. OR Where the road is not paved it is constructed and paved with bitumen for a width of 6 metres measured from the lip of the channel in AS6.4.</p> <p>AS5.6 New roads opened as part of a development or existing dedicated roads fronting the development are constructed to provide a minimum road reserve of 20 metres and bitumen sealed carriageway of 12 metres, or as otherwise defined in Planning Scheme Policy No 1.</p>

DIVISION 19 - RURAL ZONE CODE

4.19.1 Compliance with the Rural Zone Code

Development complies with the Rural Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Rural Zone Code;
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Rural Zone Code and the purpose of the Rural Zone Code being the Overall Outcomes for the Rural Zone.

4.19.2 Purpose of the Rural Zone Code

The Overall Outcomes for the Rural Zone are the purpose of the Rural Zone Code.

4.19.2.1 Overall Outcomes for the Rural Zone

The Overall Outcomes for the Rural Zone are as follows:

- (a) The productivity of rural land is maintained;
- (b) The rural Zone incorporates a range of agricultural, animal husbandry and support activities that fit within the rural amenity and character;
- (c) Intensive rural activities are located away from sensitive land uses such as residential uses and do not have a detrimental impact on the rural amenity of the area;
- (d) Rural activities and development are suitably located and appropriately managed to minimise any potential adverse impacts on areas with biodiversity value;
- (e) Good Quality Agricultural Land (GQAL) is protected and is not alienated or fragmented; and
- (f) Extractive industry operations utilise significant local resources and are appropriately located and designed to mitigate any significant environmental impacts.

4.19.2.2 Specific Outcomes and Prescribed Solutions for the Rural Zone

Table 4.19.2.2 (Specific Outcomes and Prescribed Solutions for the Rural Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.19.2 Specific Outcomes and Prescribed Solutions for the Rural Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
Multiple Rural Occupancy			
SO1	Multiple rural occupancy occurs only when in accordance with a bonafide rural use on a rural property.	AS1.1#	A Multiple Rural Occupancy, being a maximum of two Dwelling Houses, are located only on sites having a minimum area of 10 hectares and where a rural use occurs on the property that generates a demonstrated need for a second dwelling.
Building Design and Siting			
SO2	Buildings reflect the rural nature of the locality.	AS2.1#	Buildings do not exceed 8.5 metres in height.
		AS2.2#	Buildings used to store machinery and equipment does not exceed 11 metres in height.
		AS2.3#	All structures shall have a minimum front setback of 10 metres and a side setback (measured perpendicularly) of 5 metres for lots under 2 hectares. OR Where the site fronts a State-controlled road, buildings are setback at least 50m from the boundary with that road reserve for acoustic purposes.
Environmental Protection			
SO3	Rural activities do not alter the natural drainage flow or overland flow paths.	AS3.1	The use does not involve changes to existing site levels and contours in excess of 4 metres (except for the creation of a dam where associated with a rural use on the same site).
Good Quality Agricultural Land (GQAL)			
SO4	The productivity, viability and use of GQAL and rural land for primary production are maintained and rural activities are protected from the intrusion of incompatible uses.	AS4.1	Only uses that support economic soil-based production, including Agriculture, are located on GQAL (being Class A, B or C1 lands, as identified on the Planning Scheme Maps 4.43.1, 4.43.2 and 4.43.3 – Good Quality Agricultural Land).
		AS4.2	Uses not related to farming, and farming-related uses that are not dependent on the agricultural quality of the land, including Aquaculture and Animal Husbandry, are not located on Good Quality Agricultural Land (as identified in AS5.1).

Table 4.19.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Impacts on Surrounding Uses		
SO5	Intensive rural activities do not adversely impact on residential uses.	<p>AS5.1 Residential uses are separated from rural uses in accordance with the following –</p> <ul style="list-style-type: none"> (a) if rural use involves chemical spray drift – 300 metres; (b) if rural use involves odour – 500 metres; (c) if rural use regularly involves dust, smoke or ash – 150 metres; or (d) If (a) – (c) do not apply – 40 metres. <p>AS5.2 Non rural uses (other than a Dwelling House) fronting any Collector or Sub-arterial or Arterial roads depicted on the relevant Locality Plan have screen landscape planting along the respective property boundary which is of a minimum width of 10 metres.</p>
Extractive Industries		
SO6	Negative impacts arising from the extent of uses and works and any transport of materials to and from the site are minimised to an acceptable level by effective: <ul style="list-style-type: none"> a) emission controls; b) siting and design; c) sequencing; and d) Property buffers and set backs. 	<p>AS6.1 Uses and works for an Extractive industry involving blasting are located the following distances from any property boundary:</p> <ul style="list-style-type: none"> (a) where adjoining land in the <i>Low Density Residential, Medium Density Residential or Rural Character Zones</i>: <ul style="list-style-type: none"> - where annual production is under 10,000 tonnes – 200 metres; - where annual production is 10,000 to 50,000 tonnes – 500 metres; or - where annual production is 50,000 tonnes or more – 1km; and (b) In all other circumstances other than (a), a setback of 50 metres applies to any other side or rear property boundary to the site. <p>AS6.2 Extraction and processing activities (excluding crushing and screening) not involving blasting, are located no closer than the following from any side or rear property boundary:</p> <ul style="list-style-type: none"> (a) where adjoining land in the <i>Low Density Residential, Medium Density Residential or Rural Character Zones</i> – 200 metres; or (b) Otherwise to any other side or rear boundary to the site - 20m.
Forestry		
SO7	Development minimizes adverse environmental impacts.	No solution specified.

DIVISION 20 - SPECIAL USES ZONE CODE

4.20.1 Compliance with the Special Uses Zone Code

Development complies with the Special Uses Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Special Uses Zone Code;
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Special Uses Zone Code and the purpose of the Special Uses Zone Code being the Overall Outcomes for the Special Uses Zone.

4.20.2 Purpose of the Special Uses Zone Code

The Overall Outcomes for the Special Uses Zone are the purpose of the Special Uses Zone Code.

4.20.2.1 Overall Outcomes for the Special Uses Zone

The Overall Outcomes for the Special Uses Zone are as follows:

- (a) The Shire is well provided with community based activities and services, including recreation, education facilities, emergency services, health care services and the like, that meet the community's needs;
- (b) The expansion or redevelopment of community facilities is in keeping with the purpose and character of the facility, the expected development in the area and with community needs; and
- (c) The built form of community and other uses is consistent in scale, height and bulk with surrounding development.

4.20.2.2 Specific Outcomes and Prescribed Solutions for the Special Uses Zone

Table 4.20.2.2 (Specific Outcomes and Prescribed Solutions for the Special Uses Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.20.2.2 Specific Outcomes and Prescribed Solutions for the Special Uses Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
LAND USE		
BUILT FORM AND AMENITY		
SO1	Development density is compatible with the existing built form of the area.	No solution specified
SO2	Development provides a high level of amenity for adjoining residential land uses.	No solution specified.
SO3	Development ensures that existing mature on-site vegetation on lot 27 on FD 973 is protected.	AS3.1 The extent of the landfill area, as at the time of commencement of the scheme, is not expanded.

DIVISION 21 - CONSERVATION ZONE CODE

4.21.1 Compliance with the Conservation Zone Code

Development complies with the Conservation Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Conservation Zone Code;
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Conservation Zone Code and the purpose of the Conservation Zone Code being the Overall Outcomes for the Conservation Zone.

4.21.2 Purpose of the Conservation Zone Code

The Overall Outcomes for the Conservation Zone are the purpose of the Conservation Zone Code.

4.21.2.1 Overall Outcomes for the Conservation Zone

The Overall Outcomes for the Conservation Zone are as follows:

- (a) Activities occurring in the Zone are low intensity facilities based on appreciation of the natural environment or on nature-based recreation occurring in the Zone, do not have any detrimental effects on the conservation or scenic values of the area.

4.21.2.2 Specific Outcomes and Prescribed Solutions for the Conservation Zone

Table 4.21.2.2 (Specific Outcomes and Prescribed Solutions for the Conservation Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #.

Table 4.21.2.2 Specific Outcomes and Prescribed Solutions for the Conservation Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
SO1	The area is maintained to protect and conserve the ecological and aesthetic values of the land.	AS1.1	Uses do not include the removal of vegetation, or alterations to ground level.
SO2	All development is associated with nature based recreation and appreciation and does not impact on management of the area for conservation purposes.	AS2.1	Any improvements and structures proposed are restricted to: <ul style="list-style-type: none"> - walkways, bikeways and/or riding tracks; - minor picnic sites and lookouts; - small buildings for public toilets; and - Signage and display structures, other than buildings, for the purposes of visitor orientation and information.

DIVISION 22 - PARKLAND AND OPEN SPACE ZONE CODE

4.22.1 Compliance with the Parkland and Open Space Zone Code

Development complies with the Parkland and Open Space Zone Code if in the case of—

- (a) Self-assessable development, there is compliance with the applicable Acceptable Solutions of the Parkland and Open Space Zone Code;
- (b) Code and Impact assessable development, there is compliance with the Specific Outcomes of the Parkland and Open Space Zone Code and the purpose of the Parkland and Open Space Zone Code being the Overall Outcomes for the Parkland and Open Space Zone.

4.22.2 Purpose of the Parkland and Open Space Zone Code

The Overall Outcomes for the Parkland and Open Space Zone are the purpose of the Parkland and Open Space Zone Code.

4.22.2.1 Overall Outcomes for the Parkland and Open Space Zone

The Overall Outcomes for the Parkland and Open Space Zone are as follows:

- (a) Facilities such as kiosks and small-scale catering premises which complement the use and enjoyment of open spaces with a Shire-wide focus may be suitable in some locations;
- (b) Open space areas provide opportunities for sporting clubs and include playing fields and associated club facilities in suitable locations;
- (c) Recreational or club facilities do not affect the amenity of adjacent areas, particularly residential areas, via the sensitive design and siting of facilities and through buffering of facilities from sensitive land uses such as a dwelling house; and
- (d) Recreational activities do not adversely affect surrounding areas or the traffic environment.

4.22.2.2 Specific Outcomes and Prescribed Solutions for the Parkland and Open Space Zone

Table 4.22.2.2 (Specific Outcomes and Prescribed Solutions for the Parkland and Open Space Zone) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note – Acceptable Solutions relevant to Minor Building Work are marked #

Table 4.22.2.2 Specific Outcomes and Prescribed Solutions for the Parkland and Open Space Zone

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Use			
SO1	Parks provide for the active and passive recreational needs of the community.	No solution specified.	
Building Design and Siting			
SO2	Height of buildings is in keeping with the open space character of the area.	AS2.1#	Building height is no greater than 8.5 metres above natural ground level for any use in this Zone.
Parkland Requirements			
SO3	The parkland focuses on the values of the area – e.g. The recreational, cultural, educational, habitat, ecological or landscape values.	AS3.1	Within sporting and recreational areas, facilities including a club house are provided where appropriate
SO4	Suitable public access is provided to the park and associated facilities.	AS4.1	Buildings are designed to be easily adapted for future changes of use and various recreational activities.
SO5	Parkland areas are of a sufficient size for the proposed use.	AS5.1	No solution specified
Setbacks and Buffers			
SO6	Buildings are setback to ensure they do not dominate the open space character of the site.	AS6.1	Buildings are set back: <ul style="list-style-type: none"> - not less than 10 metres from the frontage to a State Controlled Road; - At least 6 metres from any other road frontage.
SO7	Car parking and service areas are appropriately located to ensure they do not impact on the open space character of the area.	AS7.1	Car parking areas are setback: <ul style="list-style-type: none"> - at least 6 metres from any road frontage; - 3 metres from any boundary with land in the Low Density Residential, Medium Density Residential or Rural Character Zones.
		AS7.2	The setback between the road frontage and the car park area is landscaped.
		AS7.3	The setback between the car park area and any adjoining residential use or Zone is landscaped to provide a buffer to the Residential use or Zone of a minimum of 3 metres in depth.
Amenity			
SO8	The nature and type of noise generated does not impact on residential amenity.	AS8.1	The activities conducted at the park do not involve motorised or late night/early morning activities (between 10.00pm and 8.00am).



Land Use Codes



DIVISION 23 - BED AND BREAKFAST CODE

4.23.1 Compliance with the Bed and Breakfast Code

Development complies with the Bed and Breakfast Code in the case of –

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Bed and Breakfast Code;
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Bed and Breakfast Code and the purpose of the Low Density Residential Zone Code being the Overall Outcomes for the Low Density Residential Zone.

4.23.2 Purpose of the Bed and Breakfast Code

The Overall Outcomes for a Bed and Breakfast are the purpose of the Bed and Breakfast Code.

4.23.2.1 Overall Outcomes for a Bed and Breakfast

The Overall Outcomes for a Bed & Breakfast are as follows:

- (a) Bed and Breakfast accommodation is both easily accessible and appropriately located for the touring public;
- (b) Bed and Breakfast accommodation does not compromise the environmental features of the locality;
- (c) Bed and Breakfast accommodation is small scale and operates in association with the residential use of the dwelling; and
- (d) Bed and Breakfast accommodation does not compromise the amenity of the area.

4.23.2.2 Specific Outcomes and Prescribed Solutions for a Bed and Breakfast

Table 4.23.2.2 (Specific Outcomes and Prescribed Solutions for a Bed and Breakfast) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.23.2 Specific Outcomes and Prescribed Solutions for a Bed and Breakfast

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Location			
SO1	The site is accessible for tourists/guests and located within close proximity of facilities and services.	AS1.1	No Solution Specified.
Building Design and Siting			
SO2	The number of guests accommodated does not compromise the main use of the dwelling and the privacy and amenity of the residents of the premises is maintained.	AS2.1	The maximum number of bedrooms provided for a Bed and Breakfast use is three.
		AS2.2	The maximum number of guests accommodated in a Bed and Breakfast Use shall be six persons.
		AS2.3	Where undertaken in a <i>Rural Zone</i> (and ancillary to the primary Rural Use) buildings are sited so as not to limit normal farming operations, either on the subject land or adjoining lands.
SO3	The siting and design of any new buildings and other structures is sensitive and consistent with the style and character of the surrounding area.	AS3.1	The architectural style and materials used in any new buildings or structures: <ul style="list-style-type: none"> a) Complement those used in the existing house and/or other buildings and structures in the locality; or b) Is traditional in design and form and utilises neutral or subdued colours and finishes so as to be visually unobtrusive.
SO4	The scale and bulk of buildings and other structures provided on the site do not compromise the amenity of the area.	AS4.1^{48#}	Bed and Breakfast accommodation is provided in an existing Dwelling House. OR Where undertaken in the <i>Rural Zone</i> , (and ancillary to the primary Rural Use) new buildings are set back a minimum of 20 metres from any road frontage.
		AS4.2#	Any new building or structure has a height in accordance with the requirements in the relevant Zone Code.
		AS4.3#	In the <i>Low Density Residential or Medium Density Residential Zones</i> , the total site coverage is less than 50% of the site area.
Amenity			
SO5	The bed and breakfast accommodation does not have a detrimental impact on adjoining residents.	AS5.1	No Solution Specified

DIVISION 24 - CARAVAN PARK CODE

4.24.1 Compliance with the Caravan Park Code

Development complies with the Caravan Park Code if in the case of –

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Caravan Park Code;
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Caravan Park Code and the purpose of the Caravan Park Code being the Overall Outcomes for a Caravan Park.

4.24.2 Purpose of the Caravan Park Code

The Overall Outcomes for a Caravan Park are the purpose of the Caravan Park Code.

4.24.2.1 Overall Outcomes for a Caravan Park

The Overall Outcomes for a Caravan Park are as follows:

- (a) Caravan Parks provide an attractive environment and additional housing choice for both residents and visitors in suitable areas throughout the Shire;
- (b) Development does not adversely impact upon the amenity of surrounding areas;
- (c) Caravan Parks are located in close proximity to major tourist areas and community facilities; and
- (d) Development provides adequate infrastructure and services.

2.24.2.2 Specific Outcomes and Prescribed Solutions for a Caravan Park

Table 4.24.2.2 (Specific Outcomes and Prescribed Solutions for a Caravan Park) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.24.2.2 Specific Outcomes and Prescribed Solutions for a Caravan Park

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Design and Siting			
SO1	The Caravan Park provides a high level of amenity, safety and convenience for residents and visitors within the development.	AS1.1	The site is at least 2,000m ² in area.
		AS1.2	The development density is not more than 40 caravan sites per hectare.
		AS1.3	Individual caravan sites provide: <ul style="list-style-type: none"> - A minimum area of 130m² for each caravan, tent or cabin site; - Frontage to an internal roadway; - Screening on one side in the form of either a 1.8 metre high paling fence or dense screen planting of the same height; and - A 2m setback from any internal pedestrian path or driveway and a 1.0 metre setback from any adjoining site.
		AS1.4	All caravan and camping sites are located adjacent to an internal footpath which is provided with lights every 10 metres.
		AS1.5	The building height of development complies with the building height provisions in the relevant Zone Code.
SO2	Caravan parks are located in a suitable location in terms of exposure to major tourist routes, proximity to community facilities and infrastructure and proximity to tourist attractions.	AS2.1	The site is located within 5km of a centre containing local community, recreation and commercial facilities.
		AS2.2	The site has access from a suitable road for use by two-wheel drive vehicles at all times.
Amenity			
SO3	The Caravan Park does not cause undue nuisance, particularly to adjoining residents, from dust, noise, smell or visual pollution.	AS3.1	Where the site adjoins the <i>Low Density Residential</i> or <i>Medium Density Residential Zones</i> , a 6 metre wide landscaped buffer is provided to the full length of that boundary. The landscape buffer is to be suitably planted to ensure a visual barrier is provided and shall reach a mature 1.0 metre minimum height.
		AS3.2	Where adjoining the <i>Low Density Residential</i> or <i>Medium Density Residential Zones</i> , a 1.8 metre high acoustic fence is constructed to the full length of that boundary.
		AS3.3	A landscaped area 6m in depth is provided to all road frontages for the full width of the site. The landscaped area is to be suitably planted to ensure a visual barrier is provided and shall reach a mature 1.0 metre minimum height.
		AS3.4	A 3 metre wide landscaped buffer is provided for all other boundaries. The landscape buffer is to be suitably planted to ensure a visual barrier is provided and shall reach a mature 1.0 metre minimum height.
		AS3.5	Vehicular and pedestrian access is provided through the landscaped buffer.

**Table 4.24.2.2 Specific Outcomes and Prescribed Solutions for a Caravan Park
(cont'd)**

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Car Parking			
SO4	Caravan Parks are provided with adequate car parking to service the use of the site.	AS4.1	A minimum of 1 car parking space is provided on each site.
		AS4.2	Car parking is provided adjacent to the office/caretaker's residence for check in/out and to accommodate visitors to the site.

DIVISION 25 – CARETAKER'S RESIDENCE CODE

4.25.1 Compliance with the Caretakers Residence Code

Development complies with the Caretakers Residence Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Caretakers Residence Code;
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Caretakers Residence Code and the purpose of the Caretakers Residence Code being the Overall Outcomes for a Caretaker's Residence.

4.25.2 Purpose of the Caretakers Residence Code

The Overall Outcomes for a Caretakers Residence are the purpose of the Caretakers Residence Code.

4.33.2.1 Overall Outcomes for a Caretakers Residence

The Overall Outcomes for a Caretaker's Residence are as follows:

- (a) The Caretaker's Residence is ancillary to the primary non-residential use of the site; and
- (b) The amenity of the area is not compromised by the Caretaker's Residence.

4.25.2.2 Specific Outcomes and Prescribed Solutions for a Caretakers Residence

Table 4.25.2.2 (Specific Outcomes and Prescribed Solutions for a Caretakers Residence) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.25.2.2 Specific Outcomes and Prescribed Solutions for a Caretakers Residence

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land use			
SO1	The Caretaker's Residence must be ancillary to the non-residential premises on the same site.	AS1.1	Only one Caretaker's Residence is established on the site.
		AS1.2	The Caretaker's Residence is located on the same lot as the primary use of the site.
		AS1.3	The Caretaker's Residence is restricted to 200m ² in gross floor area.
Building Scale and Amenity			
SO2	The Caretaker's Residence is of a similar height to surrounding uses.	AS2.1	The building height of the Caretaker's Residence is in accordance with the building height provisions in the relevant Zone Code.
SO3	The Caretaker's Residence has a high standard of amenity, having regard to: a) privacy for occupants; b) odour and emissions; c) waste disposal; d) Noise.	AS3.1	Waste areas are located more than 1.0 metre away from adjacent side or rear property boundaries and 3 metres from the habitable rooms of the Caretaker's Residence
		AS3.2	Habitable rooms of the Caretaker's Residence do not adjoin outdoor use areas, including car parks, associated with the primary use of the site.

DIVISION 26 – COMMERCIAL USE CODE

4.26.1 Compliance with the Commercial Use Code

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Commercial Use Code;
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Commercial Use Code and the purpose of the Commercial Use Code being the Overall Outcomes for a Commercial Use.

4.26.2 Purpose of the Commercial Use Code

The Overall Outcomes for a Commercial Use are the purpose of the Commercial Use Code.

4.26.2.1 Overall Outcomes for a Commercial Use

The Overall Outcomes for a Commercial Use are as follows:

- (a) Commercial Uses are appropriately located and reinforce the role of established or designated centres;
- (b) Commercial Uses are located within established centres or land appropriately Zoned for commercial activities;
- (c) Commercial Uses are pedestrian friendly; and
- (d) Commercial Uses do not negatively impact upon the amenity of the surrounding area.

4.26.2.2 Specific Outcomes and Prescribed Solutions for a Commercial Use

Table 4.26.2.2 (Specific Outcomes and Prescribed Solutions for a Commercial Use) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.26.2.2 Specific Outcomes and Prescribed Solutions for a Commercial Use

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Location			
S01	Local shops are suitably located and support the immediate residential community or tourists and visitors to the Shire.	AS1.1	Any Local Shop is located along a collector, sub arterial or arterial road as defined by the Road Hierarchy shown on the Locality Plan Maps.
Gross Floor Area, Building Height and Form			
S02	The scale and bulk of buildings is to be consistent with the buildings of the locality.	AS2.1	The gross floor area of buildings is in accordance with the requirements prescribed within the relevant Zone Code. OR Where no gross floor area is specified in the Zone Code, the maximum gross floor area is 40% of the site area.
		AS2.2	The building height is in accordance with the requirements of the relevant Zone Code. OR Where no building height is specified in the relevant Zone Code, the maximum building height is 8.5 metres above natural ground level at any point.
S03	The building setbacks complement the setbacks of surrounding development and provide an appropriate, level of amenity for adjoining land uses.	AS3.1	Buildings are setback in accordance with the requirements Specified in the relevant Zone Code. OR Where no setback is specified, Commercial Uses (as identified in Part 1 of the Scheme) are to be setback a minimum 2 metres from any street frontage.
		AS3.2	Where a Commercial Use (except for a Hotel) adjoins developed land in either the Low Density Residential or Medium Density Residential Zones, buildings are setback a minimum distance of 2 metres from any side or rear boundary. OR Where a Hotel adjoins a site included within either the Low Density Residential or Medium Density Residential Zones, buildings are setback a minimum of 10 metres from any side or rear boundary.

Table 4.26.2.2 Specific Outcomes and Prescribed Solutions for a Commercial Use
continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Building Design and Amenity			
S04	The design of the buildings complements the scale and function of the Centre and contributes to the creation of an attractive streetscape.	AS4.1	The length of a wall, without variation or articulation, is no more than 15 metres.
		AS4.2	Air conditioning units and other plant equipment are screened from the road frontage by a timber enclosure or similar
		AS4.3 AS4.4	Any reflective glass material has: <ul style="list-style-type: none"> - A level of light reflectivity of not greater than 20%; - A level of heat transmission of not less than 20%. Building design incorporates a combination (at least one) of the following design measures: <ul style="list-style-type: none"> - variation in the plane of buildings with curves, recesses, projections and splays; or - Variations of the vertical plane of buildings by stepping the building back at different levels and incorporating windows, sun protection devices and other elements on the façade. -
S05	Noise generated by the activity does not cause nuisance to adjoining properties or noise sensitive areas.	AS5.1	Where a Commercial Use is located adjoining land in either the Low Density Residential, Medium Density Residential or Rural Character Zones, noise levels must be maintained below background noise levels plus 5dbA measured at the property boundary.

Table 4.26.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
S06	The emission of any odour, dust and air pollutants is minimised to ensure no nuisance is caused beyond the boundaries of the site.	AS6.1	No Solution Specified.
Pedestrian Environment			
S07	Commercial Uses are designed to provide a safe, sheltered and convenient pedestrian environment.	AS7.1	Except for Local Shops, pedestrians are sheltered with an awning or verandah as Specified in the relevant Zone Code. OR Where no requirements are Specified in the relevant Zone Code, an awning or verandah is not required.
		AS7.2	The pedestrian setback and footpath: <ul style="list-style-type: none"> - is open and accessible for pedestrians for its entire length and width; - is clear of columns and other obstructions (except for Council services, infrastructure and street furniture); - has a pavement that connects to the adjoining pavements to form a common pavement theme; and - connects to adjoining pavements without steps, lips or gradients exceeding 5%.
		AS7.3	The pedestrian setback and footpath provides street furniture in appropriate places, including seats, bollards, grates, grills, screens, bicycle racks, banners, bins, and is coordinated to create a common streetscape theme.

Table 4.26.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Parking Access			
SO8	Parking structures are designed to be unobtrusive when viewed from the street.	AS8.1	Except in the <i>Local Business, District Business, Retail Showroom, and Commercial Services Zones</i> and for Local Shops, on site parking is located underneath or at the rear of the building.
		AS8.2	The facade of above ground parking structures is designed to conceal the car parking and associated manoeuvring areas (that is, the building is designed to avoid sloping ramps, strong horizontal banding and car parking spaces being the dominant facade element when viewed from the street frontage).
SO9	Adequate provision shall be made for servicing of premises.	AS9.1	Development incorporates: <ul style="list-style-type: none"> - loading bays; - parking bays allocated for business usage; - rear service access; and - One street access point. Note: The specific requirements for these matters are given in the Parking and Access Code.
Design for Safety			
SO10		AS10.1	Casual surveillance of public and communal areas is optimised through minimising concealed areas and maximising continuous sight lines.
		AS10.2	Public toilets are located so that casual surveillance is maximised.
Landscaping			
SO11	Commercial buildings and car parking areas are landscaped to screen development and create an attractive streetscape.	AS11.1	Landscape buffers are provided as per the requirements of the relevant Zone Code.
		AS11.2	Where adjoining land in the Low Density Residential or Medium Density Residential Zones, development provides a 1.8 metre high solid visually impermeable screen fence to all boundaries adjoining this land.
		AS11.3	A minimum of one shade tree is provided for every 6 car parking spaces or part thereof.
		AS11.4	Landscaping buffers with a minimum width of 1 metre are provided adjacent to outdoor car parking areas.

Table 4.26.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Parking and Access			
SO12	Car parking and service areas are appropriately located to ensure they do not impact on the visual amenity of the area.	AS12.1	Car parking areas are setback and landscaped: <ul style="list-style-type: none"> - at least 2m from any road frontage; or - 2m from any boundary with land included in the <i>Low Density Residential</i> or <i>Medium Density Residential Zones</i>. <i>Note: The requirements for landscaping of these setback areas are given in the Landscaping Code.</i>
SO13	Building design and layout allows for the necessary service requirements.	AS13.1	The design provides for the on-site storage of refuse behind a 1.8 metre high solid visually impermeable fence.
		AS13.2	The design provides access for the refuse collection vehicles as defined in the relevant specifications in Planning Scheme Policy No 1.

DIVISION 27 – COMMUNITY USE CODE

4.27.1 Compliance with the Community Use Code

Development complies with the Community Use Code if in the case of –

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Community Use Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Community Use Code and the purpose of the Community Use Code being the Overall Outcomes for a Community Use.

4.27.2 Purpose of the Community Use Code

The Overall Outcomes for a Community Use are the purpose of the Community Use Code.

4.27.2.1 Overall Outcomes for a Community Use

The Overall Outcomes for a Community Use are as follows:

- (a) Community Uses are conveniently located to be accessible to those who intend to use them;
- (b) Community Uses are located so that they do not expose the community to unreasonable risk;
- (c) Community Uses are attractive and provide a pleasant environment for those who use it;
- (d) Community Uses do not have an adverse impact upon the amenity of adjoining land uses;
- (e) The built form and design of community facilities is consistent in scale, height and bulk with surrounding development; and
- (f) Community Uses retain and enhance the environmental and/or landscape values of the locality.

4.27.2.2 Specific Outcomes and Prescribed Solutions for a Community Use

Table 4.27.2.2 (Specific Outcomes and Prescribed Solutions for a Community Use) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.27.2.2 Specific Outcomes and Prescribed Solutions for a Community Use

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Location			
S01	Community uses are easily accessible to the local community who uses them.	AS1.1	No Solution Specified.
Setbacks			
S02	The scale and bulk of buildings is consistent with the buildings of the locality.	AS2.1#	The site cover of buildings is in accordance with the requirements within the relevant Zone Code. OR Where no site cover is specified in the Zone Code, the maximum site cover is 50% of the site area.
		AS2.2#	The building height of buildings is in accordance with the requirements within the relevant Zone Code. OR Where a building height is not in the relevant Zone Code, the maximum building height is 8.5m above natural ground level at any point.
Amenity			
S03	Noise levels do not exceed those reasonably expected by the residents of the locality.	AS3.1	The Community Use occurs between the hours of 7:00am and 10:00pm.
S04	Where adjoining a residential use, the privacy of adjoining dwellings is maintained.	AS4.1	Where a Community Use adjoins land in the <i>Low Density Residential</i> or <i>Medium Density Residential Zones</i> , a landscaped buffer with a minimum width of 2 metres is provided along the common boundary with that Zone.
		AS4.2	Where a Community Use adjoins land in the <i>Low Density Residential</i> or <i>Medium Density Residential Zone</i> , a screen fence with a minimum height of 1.8 metre is provided along the full distance of that boundary.
		AS4.3	Where a Community Use adjoins land in the <i>Low Density Residential</i> or <i>Medium Density Residential Zone</i> and the windows on the levels above ground level look directly into a habitable room of an adjacent dwelling, fixed external screens are provided to those windows.
Landscaping			
S05	The development provides landscaping that enhances the amenity of the area.	AS5.1	No Solution Specified.

Table 4.27.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Access			
S06	Car parking and service areas are appropriately located to ensure they do not impact on the visual amenity of the area.	AS6.1	Car parking areas are setback: <ul style="list-style-type: none"> - at least 2 metres from any road frontage; - 2 metres from any boundary with land included in the <i>Low Density Residential</i> or <i>Medium Density Residential</i> Zones. -
S07	Building design and layout allows for the necessary service requirements.	AS7.1	The design provides for the on-site storage of refuse behind a 1.8 metre high solid visually impermeable fence.
		AS7.2	The design provides access for the refuse collection vehicles as defined in the relevant specifications in Planning Scheme Policy No 1.
Design for Child Care Centres			
S08	Sites are located to minimise: <ul style="list-style-type: none"> - exposure to unreasonable risks and hazards, such as flooding, excessive noise and air pollution; - exposure to soil contamination; and - The intrusion of non-residential traffic into the minor neighbourhood street network. 	AS8.1	Child Care Centres (as defined in Part 1 of the Scheme) are not located: <ul style="list-style-type: none"> - adjacent to Lowmead Road, Round Hill Road or the Bruce Highway; - on a contaminated site; - adjacent to a Local Access Road; - within 150 metres of an Industrial Zone or use; - within 100 metres of a high voltage electricity easement; or - within 50 metres of a service station: or - In a flood prone area.
S09	The site must be sufficient in area to accommodate the activity and provide adequate outdoor play area.	AS9.1	Child Care Centres are located on sites with a minimum site area of 1,500m ² .
SO10	Child Care Centres are designed to provide adequate protection to children from the sun.	AS10.1	Sun shading devices are provided to outdoor areas to provide children with protection from the sun.
SO11	Child Care Centres are designed to protect children from risks and hazards.	AS11.1	Fencing a minimum of 1.8 metres in height is provided to separate play areas and the child care centre in general from roads, car parking, driveways and neighbouring properties.
SO12	Parking areas, set down and pick up areas are provided to minimise parking conflicts	AS12.1	A set down and pick up facility is located adjacent to the front/main entrance door of the Child Care Centre.

DIVISION 28 – DWELLING HOUSE CODE

4.28.1 Compliance with the Dwelling House code

The Overall Outcomes for a Dwelling House are as follows:

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the dwelling house code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Dwelling House code and the purpose of the Dwelling House Code being the Overall Outcomes for a Dwelling House.

4.28.2 Purpose of the Dwelling House Code

The Overall Outcomes for a Dwelling House are the purpose of the Dwelling House Code.

4.28.2.1 Overall Outcomes for a Dwelling House

The Overall Outcomes for a Dwelling House are as follows:

The built form, siting, design and use of the Dwelling House and any ancillary structures and development:

- are compatible with the desired character of the area; and
- do not detrimentally impact on the amenity, natural features or waterways within the area.

4.28.2.2 Specific Outcomes and Prescribed Solutions for a Dwelling House

Table 4.28.2.2 (Specific Outcomes and Prescribed Solutions for a Dwelling House) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Notes

- 1) *Acceptable Solutions that are relevant to Minor Building Work are marked #.*
- 2) *AS1 and AS2 are building assessment provisions for the purposes of the Building Act 1975. Building work that does not comply with the acceptable solutions of AS 1.1 and AS 1.2 must be referred to Council as a concurrence agency if required by Schedule 2 of the Integrated Planning Regulation 1998.*
- 3) *AS 4.2 is a building assessment provision for the purposes of the Building Act 1975. Building work that does not comply AS4.2 must be referred to Council as a concurrence agency if required by Schedule 2 of the Integrated Planning Regulation 1998.*

Table 4.28.2.2 Specific Outcomes and Prescribed Solutions for a Dwelling House

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Building Design and Siting			
SO1	Buildings have the appearance and bulk consistent with the established form in the locality	AS1.1	The maximum site cover for all buildings on the site is 50%.
		AS1.2#	The building height of buildings is in accordance with the requirements prescribed within the relevant Zone Code. OR Where a building height is not prescribed in the relevant Zone Code, the maximum building height is 8.5m above natural ground level at any point.
		AS1.3	A lot is used for no more than one main Dwelling and one Relatives Apartment not exceeding 60m ² in gross floor area.
		AS1.4	Any Relatives Apartment is not further than 50 metres from the principal Dwelling House and is linked to the principal Dwelling House by a defined footpath in the most direct route possible
		AS1.5	Any Relatives Apartment will only be permitted on lots with an area of 600m ² or more.
SO2	Buildings are setback to: <ul style="list-style-type: none"> - maintain the character of the residential neighbourhood; and - Achieve separation from neighbouring buildings and from road frontages. 	AS2.1	Buildings are setback in accordance with the Probable Solutions in the relevant Zone Code.
SO3	House design is responsive to the Queensland Vernacular style.	AS3.1#	Design of new houses includes <ul style="list-style-type: none"> - Roofs with a minimum pitch of 5 degrees; - Eaves with a minimum 600mm width overhanging all walls; - No hidden roofs behind parapets; and - No roof decks or roof terraces.

Table 4.28.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Building Design and Siting	
<p>SO4 Development being a relatives Apartment does not adversely impact on the amenity and character of the area by providing that the development is—</p> <ul style="list-style-type: none"> (a) low impact; and (b) consistent with the scale of development on the premises and adjacent premises; and (c) is visually integrated with the principal Dwelling House, the Streetscape and adjacent premises by having the appearance and bulk of a single Dwelling House when viewed from the street; (d) maintains or enhances the predominant character of Buildings in the surrounding area through Building design, roof form, detailing and architectural style; and (e) Protects the visual and acoustic amenity and privacy of any adjacent residential development. 	<p>AS4.1 Development being for a Relatives Apartment does not exceed 60 m² in floor area.</p> <p>AS4.2# Development provides that a wall containing an unscreened window maintains a minimum setback distance from side and rear boundaries of—</p> <ul style="list-style-type: none"> (a) 2 metres at ground floor level; and (b) 6 metres above ground floor level.
<p>SO5 Development being a Relatives Apartment provides appropriate setbacks and landscape buffering between vehicle accesses and parking areas to maintain the amenity of adjoining residences.</p>	<p>AS5.1 Development for a Relatives Apartment ensures vehicle access and parking areas comply with the requirements Specified in Planning Scheme Policy No 1.</p>

Table 4.28.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
SO6	Development being a Class 10 Building protects and enhances the amenity and character of the area by ensuring that large, stand-alone class 10 or 'ancillary' buildings are not constructed on vacant land.	AS6.1	Development being a Class 10 Building that is ancillary to a Dwelling House provides that— <ul style="list-style-type: none"> (a) the floor area of a Class 10 Building does not exceed a total of 60m² where the site has an area less than 2,000m²; or (b) the floor area of a Class 10 Building does not exceed a total of 100m² where the site has an area of 2,000m² or greater; and (c) has a minimum setback to any boundary of 10 metres for lots over 2 hectares; and (d) has a minimum front setback of 10 metres and a side setback (measured perpendicular) of 5 metres for lots 2 hectares and under; and (e) a maximum of one structure may be considered for approval if Self-assessable
		AS 6.2	Development being a Class 10 Building that is ancillary to a Dwelling House provides that development in respect of the Dwelling House on the premises of which the Class 10 Building is ancillary is to commence within 12 months of the date of approval of the Class 10 Building.
Servicing			
SO7	Development is provided with an appropriate level of servicing commensurate with its needs	AS7.1	The development is provided with a reticulated water supply for the needs of the use, if included in the Water and Sewerage Defined Areas for Agnes Water, 1770, Bororen and Miriam Vale as shown on Map 2.1.1; and <p>The services shall comply with the relevant requirements specified in Schedule 1 of the <i>'Works, Services and Infrastructure Code'</i>.</p>
		AS7.2	The development is connected to a reticulated sewer network, where located within Area A of the Water and Sewerage Defined Area on Map 2.1.1; <p>And</p> The services shall comply with the relevant requirements specified in Schedule 1 of the <i>'Works, Services and Infrastructure Code'</i> .

DIVISION 29 – FORESTRY CODE

4.29.1 Compliance with the Forestry Code

Development complies with the Forestry Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Forestry code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Forestry Code and the purpose of the forestry code being the Overall Outcomes for Forestry.

4.29.2 Purpose of the Forestry Code

The Overall Outcomes for Forestry are the purpose of the Forestry Code.

4.29.2.1 Overall Outcomes for Forestry

The Overall Outcomes for Forestry are as follows:

- (c) Forestry is to provide economic diversification opportunities to rural landowners.
- (d) Forestry is to provide for the sustainable management of a property with outcomes that are consistent with the intended character of the Zone or Locality.
- (e) Forestry is to be compatible with adjacent uses or intended adjacent uses.
- (f) Forestry is to be an efficient use of land resources while ensuring that sustainable management practices are utilised.
- (g) Forestry is to protect natural resources and values.
- (h) Forestry is to provide appropriate access and infrastructure for on-going management requirements and specific harvest haul-out routes.

4.29.2.2 Specific Outcomes and Prescribed Solutions for Forestry

Table 4.29.2.2 (Specific Outcomes and Prescribed Solutions for Forestry) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Table 4.29.2.2 Specific Outcomes and Prescribed Solutions for Forestry

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
<p>SO1 Development—</p> <ul style="list-style-type: none"> (a) is located in previously cleared areas; and (b) does not have an adverse effect on the visual amenity of the surrounding area; and (c) is undertaken in areas that do not conflict visually with the existing land characteristics; and (d) Retains important scenic vistas. 	<p>AS1.1 No Solution Specified.</p>
<p>SO2 Development—</p> <ul style="list-style-type: none"> (a) retains— <ul style="list-style-type: none"> (i) significant species of vegetation; and (ii) wildlife corridors; and (iii) creek corridors; and (iv) habitat areas; and (b) minimises land degradation; (c) avoids— <ul style="list-style-type: none"> (i) steep and unstable land; & (ii) land subject to flooding;& (iii) Land subject to high bushfire risk. 	<p>AS2.1 No Solution Specified.</p>
<p>SO3 Development is set back from a property boundary, Watercourse or transmission line to ensure that human health and safety, property and infrastructure and the natural environment is not adversely affected by—</p> <ul style="list-style-type: none"> (a) fire; and (b) invasive weeds (including wild seedlings of plantation species);& (c) Erosion. 	<p>AS3.1 Development is set back a minimum distance of—</p> <ul style="list-style-type: none"> (a) 20 metres from a property boundary; and (b) 100 metres from a property boundary where the development is a high fire hazard forest type or contains a high hazard area identified on the Bushfire hazard Overlay Map; and (c) twice the height of a mature tree from a transmission line; and
<p>SO4 Development minimises adverse environmental impacts, having particular regard to—</p> <ul style="list-style-type: none"> (a) the topography of the site; and (b) soil disturbance, erosion and sedimentation; and (c) natural water systems; and (d) Remnant vegetation¹. 	<p>AS4.1 Development utilises a combination of the following methods of soil disturbance, erosion and sedimentation control—</p> <ul style="list-style-type: none"> (a) trash retention; or (b) contour banks; or (c) strip or spot cultivation; or (d) cultivating on the contour; or (e) placement of roads along ridgelines whilst avoiding steep slopes; or (f) interception of runoff from exposed areas; or (g) retention of vegetation in gullies, Waterway corridors and steep slopes; or (h) Stabilisation and rehabilitation of disturbed areas. <p>AS4.2 Development provides that internal roads are designed and constructed such that they comply with the requirements Specified in Planning Scheme Policy No 1.</p>

¹ Approvals under the Vegetation Management Act 1999 may be required for any vegetation clearing

Table 4.29.2.2 Specific Outcomes and Prescribed Solutions for Forestry

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
SO5 Development maintains visual amenity, having regard to existing landscape character.	AS5.1 Development provides that a class 10 Building, structure or an open area is provided for the storage of any equipment, materials, machinery or tools of trade and is effectively screened from view from adjoining properties or roads.
SO6 Development does not have an adverse effect on the residential amenity of the surrounding area or conflict with surrounding uses.	AS6.1 Development ensures that machinery for on-site processing is not used— (a) for more than 2 weeks in any 6 month period; and (b) Outside the hours of 7.00am to 6.00pm on any day.
SO7 Development retains natural watercourses and vegetation as an integral part of the drainage system.	AS7.1 No Solution Specified.
SO8 Development provides for safe and efficient access to the premises.	AS8.1 No Solution Specified
SO9 Development provides that at the conclusion of the development, the site is left in an environmental condition that is as good as or better than existed before the development commenced.	AS9.1 Development ensures that— (a) The site is revegetated at the conclusion of the use, with local species of vegetation; and (b) If locally inappropriate, the seedlings from the development which germinate once the use ceases are removed.

DIVISION 30 – HOME OCCUPATION CODE

4.30.1 Compliance with the Home Occupation Code

Development complies with the Home Occupation Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Home Occupation Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Home Occupation Code and the purpose of the Home Occupation Code being the Overall Outcomes for a Home Occupation.

4.30.2 Purpose of the Home Occupation Code

The Overall Outcomes for a Home Occupation are the purpose of the Home Occupation Code.

4.30.2.1 Overall Outcomes for a Home Occupation

The Overall Outcomes for a Home Occupation are as follows:

- (c) The Home Occupation is ancillary to the residential use of the site and at a scale appropriate to the locality; and
- (b) The Home Occupation does not compromise the amenity of the area.

4.30.2.2 Specific Outcomes and Prescribed Solutions for a Home Occupation

Table 4.30.2.2 (Specific Outcomes and Prescribed Solutions for a Home Occupation) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.30.2.2 Specific Outcomes and Prescribed Solutions for a Home Occupation

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Extent of Use			
S01	The Home Occupation remains ancillary to the residential use of the site in terms of its scale and impacts on surrounding amenity.	AS1.1	The Home Occupation use (as defined in Part 1 of the Scheme) is contained within an existing residential building or outbuilding.
		AS1.2	The Home Occupation use occupies not more 50m ² of the building.
		AS1.3	The use is conducted by no more than one person not resident at the residence.
		AS1.4	The use does not display goods, whether in a window or otherwise.
		AS1.5	The use does not cause more than two visitors to ordinarily be at the premises at one time.
		AS1.6	The use does not impose any additional load on any public utility undertaking, such as water supply or sewerage connection.
Amenity			
S02	No traffic, noise or waste is generated or load imposed on any public utility greater than that which is normally associated with a detached dwelling.	AS2.1	Any commercial vehicle associated with the use is located behind the residence.
		AS2.2	No more than 12 additional vehicle trips per day (where arriving is one trip and departing is another) are generated by the use
		AS2.3	Odour emissions do not produce a noticeable smell (in excess of 1 odour unit) beyond the site boundaries.
		AS2.4	Development will not result in noise levels exceeding 5dBA above background noise level.
S03	The use occurs during times when surrounding residents are not likely to be disturbed.	AS3.1	Apart from office activities, work (inclusive of the activities of non-resident workers, attendance of customers and deliveries) is conducted between the hours of 7.00am – 7.00pm weekdays and 8.00am to 4.00pm on Saturdays with no activity permitted on Sundays.

DIVISION 31 – INDUSTRIAL USES CODE

4.31.1 Compliance with the Industrial Uses Code

Development complies with the Industrial Uses Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Industrial Uses Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Industrial Uses Code and the purpose of the Industrial Uses Code being the Overall Outcomes for Industrial Uses

4.31.2 Purpose of the Industrial Uses Code

The Overall Outcomes for Industrial Uses are the purpose of the Industrial Uses Code.

4.31.2.1 Overall Outcomes for Industrial Uses

The Overall Outcomes for Industrial Uses are as follows:

- (a) provide an orderly appearance that enhances the visual and functional requirements of the use;
- (b) does not compromise the amenity of the locality;
- (c) does not detrimentally affect the natural environment;
- (d) does not compromise the transport network due to excessive traffic generation or impacts; and
- (e) Minimises the risk and hazards potentially associated with industries.

4.31.2.2 Specific Outcomes and Prescribed Solutions for Industrial Uses

Table 4.31.2.2 (Specific Outcomes and Prescribed Solutions for Industrial Uses) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.31.2.2 Specific Outcomes and Prescribed Solutions for Industrial Uses

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Site Suitability			
SO1	The use is developed on a site included in an industrial area. Where in another area, the location is suitable considering topography, accessibility, provision of utility services, surrounding land uses, potential social and community impacts and the desired character of the area.	AS1.1#	Uses are established on land included within the <i>Light Industry</i> and <i>General Industry Zones</i> .
SO2	The site is suitable for the intended use in terms of its size and configuration.	AS2.1	The site has a minimum area of 2,000m ² .
		AS2.2	The site has a minimum road frontage of 25 metres.
		AS2.3	The site has a minimum average width of 25 metres.
		AS2.4	Development provides that the maximum site coverage does not exceed 50%

Table 4.31.2.2 continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Building Design and Layout			
SO3	Buildings are designed and sited to be generally compatible with those in the general area and also achieve an acceptable standard of amenity.	AS3.1	All storage areas and vehicle parking areas are screened from the street frontage and any adjoining land that is not included in the <i>Light Industry</i> or <i>General Industry Zones</i> .
		AS3.2	Development other than in the General Industry Zone provides that the maximum length of any section of building is 50 metres.
SO4	Buildings and unscreened open storage areas are setback from the road frontage to provide adequate space for landscaping and the establishment of an attractive streetscape.	AS4.1	No Solution Specified.
SO5	Premises are located to minimise impacts on adjoining non-industrial uses.	AS5.1	A 1.8 metre high solid visually impermeable fence is provided to each boundary that adjoins a non-industrial use.
		AS5.2	Development provides that any Building, structure or outdoor storage or display area is located at least 10 metres from a side or rear boundary that adjoins any non-industrial premises.
		AS5.3	Development on land which adjoins premises utilised for residential purposes is not conducted – (a) on a Sunday or public holiday; or (b) Between the hours of 8.00pm and 6.00am on a weekday or a Saturday.
Provisions for Service Stations			
SO6	Premises are located to minimise impacts on adjoining non-industrial uses.	AS6.1	The layout of a Service Station (as defined in Part 1 of the Scheme) provides that: - motor fuel pumps are setback a minimum of 6 metres from road frontages; - Liquid petroleum tanks are located a minimum of 3 metres away from side boundaries and screened with fencing a minimum of 1.5 metres in height.
		AS6.2	Where the Service Station is located adjacent to land Zoned <i>Low Density Residential</i> or <i>Medium Density Residential</i> , a minimum 3 metre wide side and rear building setback is provided together with a 1.8 metre high screen fence.
		AS6.3	Development for a Service Station shall make provision for: - the access to the premises to be located at least 15 metres from any road intersection; - On-site loading and unloading areas to be located at least 6 metres from any road frontage.
		AS6.4	An average minimum 2 metre wide landscaping strip is provided to all road frontages.
SO7	Building design and layout allow for necessary infrastructure and service requirements.	AS7.1	Reinforced industrial crossings are provided not less than 9 metres apart at safe access points.

Table 4.31.2.2 continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Landscaping			
SO8	The site is attractively landscaped and buffered in order to mitigate visual impacts.	AS8.1	At least 10% of the site is landscaped.
		AS8.2	With the exception of a Service Station, a landscape strip with a minimum average width of 2 metres is provided along any site frontage.
		AS8.3	Existing trees are to be retained where not within the building footprint or vehicle manoeuvring areas.
Service and Access Requirements			
SO9	Building design and layout allow for necessary infrastructure and service requirements.	AS9.1	Access is via a sealed surface.
		AS9.2	With the exception of a Service Station, industrial crossings are provided in accordance with Planning Scheme Policy No 1.
		AS9.3	Concrete kerbing and channelling is provided for the full length of the road frontage.
		AS9.4	Industrial crossings are provided not less than 9 metres apart at safe access points.
		AS9.5	Where the existing road is paved but not for its full width, the development provides paving to the width Specified in Planning Scheme Policy No 1.
			OR
			Where the existing road is not paved, the development provides a paved road
		AS9.6	The design provides for the on-site storage of refuse so that it is not visible from the street.
Environmental Factors			
S10	Waste Management use provides for the collection/treatment/ disposal of all solid and liquid wastes such that: - the off-site release of contaminants does not occur; - There are no significant adverse impacts on the quality of surface water or ground water resources.	AS10.1#	Waste water is disposed of to Council's sewerage system.
			OR
			Where industrial on-site treatment systems are provided, the associated off-site sludge disposal is to an approved waste disposal facility.
		AS10.2#	If pre-treatment of liquid waste is required, noise generating equipment is acoustically baffled to reduce noise. Covers are provided over odour generating processes with odour stripping of waste air.
		AS10.3#	There is no discharge of waste to local streams, natural wetlands or dry watercourses.
SO11	Air Quality The emission of any odour, dust and air pollutants is minimised to ensure no nuisance is caused beyond the site boundaries.	AS11.1	Development provided that emissions beyond the site do not exceed the levels stipulated under the <i>Environmental Protection Act 1994</i> and subordinate legislation.

Table 4.31.2.2 continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
SO12	NOISE The noise generated by the activity does not cause nuisance to adjoining properties or noise sensitive areas.	AS12.1	No Solution Specified.
SO13	Stormwater Stormwater does not contaminate surface or ground water.	AS13.1	Provision is made for spills to be banded and retained on site for removal and disposal.
		AS13.2	Development does not result in on-site ponding of stormwater.
		AS13.3	Development provides that all activities that produce potential contaminants are conducted within a roofed and banded area.
SO14	Light Light emissions from industrial activities do not cause nuisance beyond site boundaries.	AS14.1	Illumination levels at 1.5 metres from the site boundary do not exceed 8 lux (measured upwards from the ground level).
		AS14.2	Development provides that an illuminated Advertising Device is not visible from surrounding residential uses and is shielded and directed so as to limit glare.

DIVISION 32 – INTENSIVE ANIMAL HUSBANDRY AND AQUACULTURE CODE

4.32.1 Compliance with the Intensive Animal Husbandry and Aquaculture Code

Development complies with the Intensive Animal Husbandry and Aquaculture Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Intensive Animal Husbandry and Aquaculture Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Intensive Animal Husbandry and Aquaculture Code and the purpose of the Intensive Animal Husbandry and Aquaculture Code being the Overall Outcomes for Intensive Animal Husbandry and Aquaculture

4.32.2 Purpose of the Intensive Animal Husbandry and Aquaculture Code

The Overall Outcomes for Intensive Animal Husbandry and Aquaculture are the purpose of the Intensive Animal Husbandry and Aquaculture Code.

4.32.2.1 Overall Outcomes for Intensive Animal Husbandry and Aquaculture

The Overall Outcomes for Intensive Animal Husbandry and Aquaculture are as follows:

- (a) Intensive Animal Husbandry and Aquaculture (both major and minor) occurs on sites that are appropriate in size and suitably located for the proposed use;
- (b) Intensive Animal Husbandry and Aquaculture does not compromise the rural character and amenity of the locality; and
- (c) Intensive Animal Husbandry and Aquaculture does not detrimentally affect the environmental values of the area.

4.32.2.2 Specific Outcomes and Prescribed Solutions for Intensive Animal Husbandry and Aquaculture

Table 4.32.2.2 (Specific Outcomes and Prescribed Solutions for Intensive Animal Husbandry and Aquaculture) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.32.2.2 Specific Outcomes and Prescribed Solutions for Intensive Animal Husbandry and Aquaculture

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE)	PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Site Suitability			
SO1	The site is suitably located to ensure the use does not impact on the environmental values of the area.	AS 1.1	The site, or the portion of the site to be utilised for the activity: <ul style="list-style-type: none"> - has slopes of less than 10% when measured across the site, or the portion of the site to be used for the activity; - does not occur on land located below highest astronomical tide (except where an aquaculture activity); - is provided with a reliable water supply and has a capacity to store a minimum of 2 days water supply; and - is connected to electricity
SO2	Development does not result in the alienation or loss of Good Quality Agricultural Land.	AS2.1	Lands identified as GQAL Classes A, B or C1 on the Planning Scheme Overlay Map 4.43.1, 4.43.2 and 4.43.3 - Good Quality Agricultural Land, are not developed for Aquaculture.
Siting and Layout			
SO3	The site is of sufficient area and shape to accommodate the building(s), car parking and manoeuvring areas and the like.	AS3.1	The site is regularly shaped and has a minimum area of 10 hectares for other than aquaculture.
SO4	The use is readily accessible in order to ensure that it does not impact on the road network.	AS4.1	The use is located so that any material and haulage routes do not pass through residential or rural residential areas.
		AS4.2	The site is accessed via an asphalt sealed road.
Amenity			
SO5	Intensive Animal Husbandry activities are designed and located on sites so that the use will not result in significant adverse impacts on the amenity of the locality.	AS5.1	Buildings (associated with the use), pens, ponds, other structures and waste disposal areas are setback not less than the distances in <i>Table 4.32.2.3</i> for uses other than aquaculture.
		AS5.2	For uses other than Aquaculture, suitable fencing is provided to prevent the escape of animals.
SO6	Premises (including any buildings, structures or open use areas) and equipment/machinery associated with the use are sited and designed to ensure that the amenity of the adjoining area is maintained.	AS6.1	Equipment and machinery is housed in a separate area/building that is located behind any residence on the land.
		AS6.2	A landscape buffer with a minimum width of 3.0 metres is provided to site boundaries and road frontages to screen machinery and buildings associated with the use.
		AS6.3	On-site landscaping is established and maintained so that it retains existing native vegetation.

Table 4.32.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Environmental Factors			
S07	<p>Waste Management The use must provide for the collection, treatment and disposal of all solid and liquid wastes such that:</p> <ul style="list-style-type: none"> - the off-site release of contaminants does not occur; - There are no significant adverse impacts on the quality of surface water or ground water resources or buildings. 	<p>AS7.1</p>	<p>If pre-treatment of liquid waste is required, noise generating equipment is acoustically baffled to reduce noise. Covers are provided over odour generating processes with odour stripping of waste air.</p>
		<p>AS7.2</p>	<p>There is no discharge of waste to local streams, natural wetlands or dry watercourses.</p>
S08	<p>Air Quality The emission of any odour, dust and air pollutants is minimised to ensure no nuisance is caused beyond the site boundaries.</p>	AS8.1	No Solution Specified.
S09	<p>Noise The noise generated by the activity does not cause nuisance to adjoining properties or noise sensitive areas.</p>	AS9.1	No Solution Specified.

Table 4.32.2.3 – Separation of Buildings, Ponds, Manure Storage, Pens and Land Disposal Areas from the Boundary of Land Used for Specific Purposes (Distances in metres)**

Animal	Range of Animal Numbers	Groups of > ten houses	Other boundaries of land and dry gullies & channels	Water courses, wells or bores	Neighbouring Houses
Piggery	20-79	400	20	100	100
	80-200	5m/pig	20	100	150
	more than 200	1000	20	100	200
Dairy Bails and Yard	More than 20	100	10	50	30
Beef Cattle – Feedlot or Stockyard***	20-50*	100	20	20	50
Poultry	100-200	100	10	50	60
	200-500	200	20	50	60
	>500	300	20	100	150
Aquaculture	>5,000m ²	100	50	100	100
Kennel or Cattery	More than 10	100	15	100	100

* For over 50 animals, the use is to be in accordance with "Queensland Government Guidelines for Establishment and Operation of Cattle Feedlots".

** For situations less than the thresholds identified in column 2 – for the animals Specified in column 1, no specific requirements apply.

*** For a Stockyard to be considered a Self-assessable use, any such facility must be located a minimum 200m from the boundary of any adjoining property.

DIVISION 33 – MULTIPLE RESIDENTIAL DEVELOPMENT CODE

4.33.1 Compliance with the Multiple Residential Development Code

Development complies with the Multiple Residential Development Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Multiple Residential Development Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Multiple Residential Development Code and the purpose of the Multiple Residential Development Code being the Overall Outcomes for Multiple Residential Development.

4.33.2 Purpose of the Multiple Residential Development Code

The Overall Outcomes for Multiple Residential Development are the purpose of the Multiple Residential Development Code.

4.33.2.1 Overall Outcomes for Multiple Residential Development

The Overall Outcomes for Multiple Residential Development are as follows:

- (a) A mix of permanent residential and tourist accommodation with varying residential types, styles and densities is provided;
- (b) Multiple Residential Development is located in close proximity to essential services ;
- (c) Multiple Residential Development is designed and located so that the amenity of adjoining residents is not detrimentally affected; and
- (d) The environmental values of the area are maintained or enhanced.

4.33.2.2 Specific Outcomes and Prescribed Solutions for Multiple Residential Development

Table 4.33.2.2 (Specific Outcomes and Prescribed Solutions for Multiple Residential Development) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.33.2.2 Specific Outcomes and Prescribed Solutions for Multiple Residential Development

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Site Size, Location and Suitability			
SO1	Multiple Residential Development is developed on a site that is conveniently accessible to, or serviced by commercial and/or community facilities.	AS1.1	No Solution Specified.
SO2	For a Dual Occupancy in the Low Density Residential Zone the site shall have a minimum site area of 800m ² and a minimum frontage of 20 metres.	AS2.1	No Solution Specified
SO3	For a Dual Occupancy or a Multiple Dwelling in the Medium Density or Tourist Commercial Zone the site shall have a minimum site area of 800m ² and a minimum frontage of 20 metres	AS3.1	No Solution Specified
Hostel/Backpacker Accommodation			
SO4	Sites for hostel/backpacker type accommodation shall have a minimum site area of 1,200m and be suitable to accommodate the need, without adversely affecting surrounding areas due to traffic, noise or parking effects.	AS3.1	Each bedroom is to allow 2.5m ² floor area per person.
		AS3.2	The maximum density of beds is 1 bed per 17m ² of site area.
		AS3.3	Sites are located within walking distance (i.e. 400 metres) from a bus set-down area. OR Coach set down areas are provided within the site in accordance with the relevant specifications in Planning Scheme Policy No 1.
Access			
SO5	Access is provided to accommodate the needs of residents.	AS4.1	Commercial driveway crossings are provided for the development.
		AS4.2	Concrete kerb and channelling is provided for the full length of the road frontage.
		AS4.3	The road design and standard is in accordance with the requirements of Planning Scheme Policy No 1. OR Where the road design is not in accordance with the requirements of Planning Scheme Policy No 1, the road is to be upgraded to comply with those requirements.
SO6	The premises are on a site with vehicle access from a road having adequate capacity for the traffic volumes expected to be generated.	AS5.1	No Solution Specified.

Table 4.33.2.2 continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE)	PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Building Design and Siting			
SO7	Development is of a size and form consistent with the intended character of the area/locality.	AS6.1	For Dual Occupancy in the <i>Low Density Residential</i> or <i>Medium Density Residential Zones</i> , the building height is no more than 8.5 metres, and the maximum number of storeys is two storeys (despite provisions in the relevant Zone Code). OR For Multiple Dwellings and Accommodation Buildings where located within the <i>Medium Density Residential Zone</i> building height is as specified in the <i>Medium Density Residential Zone</i> . OR For Multiple Dwellings and Accommodation Buildings where not located in the <i>Medium Density Residential Zone</i> building height is as Specified in the relevant Zone Code
		AS6.2	Buildings in Agnes Water/Seventy Seventy should provide a minimum eaves overhang of 600mm and a minimum roof pitch of 5 degrees to reflect the Queensland vernacular style.
SO8	Site cover provides for adequate open space to ensure a pleasant residential environment.	AS7.1#	Site cover is not more than 50% for buildings up to 8.5m in height above natural ground level. OR Site cover is not more than 40% for buildings over 8.5m in height above natural ground level.
		AS7.2#	The maximum site density does not exceed 1 unit per 150m ² of site area (excluding backpacker accommodation, where the density is stated in AS3.4).

Table 4.33.2.2 continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Buffers and Privacy			
SO9	Building setbacks make efficient use of the site, provide amenity for residents and allow sufficient space for vehicle parking.	AS8.1#	Front setbacks are provided as per the requirements of the relevant Zone Code. OR Where front setbacks are not Specified in the relevant Zone Code, buildings are setback a minimum of 6 metres from the primary road frontage and a minimum of 3 metres from the secondary road frontage.
		AS8.2#	Side and rear setbacks are provided as per the relevant Zone Code OR Where not specified in the relevant Zone Code, buildings are set back a minimum of 1.0 metre from a side or rear boundary plus an additional 1.5 metres for each storey above ground level.
SO10	Privacy of adjoining dwellings is maintained.	AS9.1#	Where the windows of a bedroom or living area look directly at similar room windows in an adjacent dwelling (including other dwellings on the site) or where the adjoining land is vacant and the zoning permits residential development, and where the windows in question are within a distance of 4 metres at ground level and 8 metres above ground floor, privacy is protected by: <ul style="list-style-type: none"> - Sill heights a minimum of 1.6 metres above floor level; or - Fixed external screens; or - 1.8m high fence (to screen ground floor windows).
Building Treatment			
SO11	The appearance of building bulk is reduced by design elements.	AS10.1#	Development maintains or enhances the predominant character of buildings in the surrounding area through building design, roof form, detailing and architectural style.
		AS10.2	(a) Development provides that a Building- (a) has a maximum unarticulated length of 15 metres to the street frontage; and (b) Uses bay windows, verandas, balconies, wall offsets or other measures to create articulation.
		AS10.3	Building bulk is consistent with the scale of development on the premises and on adjacent premises.
Car Parking			
SO12	Car parking areas are sited appropriately so as to not detrimentally impact on amenity.	AS11.1	No Solution Specified.

Table 4.33.2.2 continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Open Space			
SO13	Development provides sufficient private and communal open space for residents' needs.	AS12.1	For a ground floor dwelling unit, ground floor private open space is provided with a minimum area of 35m ² and minimum dimension of 3m.
		AS12.2	For above ground dwelling units, private open space is provided as a balcony with a minimum area of 15m ² and a minimum dimension of 3m.
		AS12.3	Communal open space for clothes drying and recreational facilities is provided where more than 25% of dwelling units do not have access to ground floor open space. At least one screened and continuous area is provided, being a minimum of 50m ² and with a minimum dimension of 5 metres.
SO14	Fencing and walls: <ul style="list-style-type: none"> - effectively define and screen private open space and service areas; - provide an adequate screen to living and open space areas on adjoining sites; - enable some outlook from buildings to the street for safety and surveillance; and - Assist in highlighting entrances. 	AS13.1	Height of fences/walls on any road alignment do not exceed: <ul style="list-style-type: none"> - 1.2 metres if solid; or - 1.8 metres if the fence has openings that make it not less than 50% transparent.
Landscaping			
SO15	The development must include landscaping that contributes to a pleasant and safe environment and integrates well with the neighbourhood.	AS14.1	Landscaping facilitates surveillance from either the street or at least one habitable room or building.
		AS14.2	Established trees are retained where not located in the footprint of the new building or access and manoeuvring areas.
Service Requirements			
SO16	Building design and layout allows for necessary infrastructure and service requirements. These areas must be located to prevent adverse impacts on neighbouring properties.	AS15.1	The design provides for the on-site storage of refuse.
		AS15.2	Refuse disposal and storage areas are screened by a solid fence or wall a minimum of 1.2 metres in height.
		AS15.3	Refuse storage areas within two metres of any street boundary are screened by a 1.8 metre high timber fence.
		AS15.4	Developments comprising eight or more dwelling units are provided with communal commercial skip bins with an additional collection day holding pad immediately inside the front boundary.
		AS15.5	Air conditioning units and plant are screened from any street or public area.

DIVISION 34 – ROADSIDE STALL CODE

4.34.1 Compliance with the Roadside Stall Code

Development complies with the Roadside Stall Code if in the case of –

- (a) Self-assessable Development, there is compliance with the Acceptable Solutions of the Roadside Stall Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Roadside Stall Code and the purpose of the Roadside stall Code being the Overall Outcomes for a Roadside Stall.

4.34.2 Purpose of the Roadside Stall Code

The Overall Outcomes for a Roadside Stall are the purpose of the Roadside Stall Code.

4.34.2.1 Overall Outcomes for a Roadside Stall

The Overall Outcomes for a Roadside Stall are as follows:

- (a) Roadside stalls do not impact on the rural amenity of the area; and
- (b) Roadside stalls do not adversely impact on the road network.

4.34.2.2 Specific Outcomes and Prescribed Solutions for a Roadside Stall

Table 4.34.2.2 (Specific Outcomes and Prescribed Solutions for a Roadside Stall) identifies in—

- (a) *Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and*
- (b) *Column 2, the Probable Solutions in respect of which assessable development is to be assessed.*

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.34.2.2 Specific Outcomes and Prescribed Solutions for a Roadside Stall

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT-ASSESSABLE)	
Scale			
SO1	Roadside stalls are small-scale rural activities only that complement the rural character.	AS1.1	Structures and buildings associated with the use are limited to a maximum gross floor area of 30m ² .
		AS1.2	All buildings and structures are to be constructed of timber and/or corrugated iron.
		AS1.3	The roadside stall is for the sale of produce grown on the same rural site.
Impact on Road Network			
SO2	Development does not impact on the road network.	AS2.1	Parking spaces are located on the site (not within the road reserve).
		AS2.2	Access to the property (the crossover) from a road is of the same surface type as the road from which access is obtained.
		AS2.3	Access, parking and manoeuvring areas within the property boundaries are constructed to a minimum all-weather gravel standard in accordance with Planning Scheme Policy No 1.

DIVISION 35 – TELECOMMUNICATION FACILITIES CODE

4.35.1 Compliance with the Telecommunication Facilities Code

Development complies with the Telecommunications Facilities Code if in the case of –

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Telecommunications Facilities Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Telecommunications Facilities Code and the purpose of the Telecommunications Facilities Code being the Overall Outcomes for a Telecommunications Facility.

4.35.2 Purpose of the Telecommunication Facilities Code

The Overall Outcomes for Telecommunication Facilities are the purpose of the Telecommunication Facilities Code.

4.35.2.1 Overall Outcomes for Telecommunication Facilities

The Overall Outcomes for Telecommunication facilities are as follows:

- (a) Telecommunication facilities do not impact on the amenity of the area; and
- (c) Telecommunication facilities facilitate safe and effective provision of telecommunication services.

4.35.2.2 Specific Outcomes and Prescribed Solutions for Telecommunication Facilities

Table 4.35.2.2 (Specific Outcomes and Prescribed Solutions for Telecommunication Facilities) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.35.2.2 Specific Outcomes and Prescribed Solutions for Telecommunication Facilities

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Buffers and Setbacks			
S01	Telecommunication Facilities do not adversely affect adjoining land uses.	AS1.1	Telecommunication Facilities (as defined in Part 1 of the Scheme) are located a minimum distance of 200 metres from any Residential use or building (as defined in Part 1 of the Scheme).
Visual Profile			
S02	Telecommunication Facilities must be sited and designed such that they are visually integrated with the landscape or townscape so as not to be visually obtrusive.	AS2.1	The height of any Telecommunication Facility does not protrude more than five (5) metres above the level of the existing tree canopy or building rooftops in the townscape.
		AS2.2	Telecommunication Facilities are constructed of materials in accordance with Planning Scheme Policy No 1.
		AS2.3	A landscaped buffer a minimum of 10 metres in width is to be provided for the full length of the site boundary and is to consist of a mixture of native trees and shrubs, in accordance with Planning Scheme Policy No 1
Health and Safety			
S03	Telecommunication Facilities must be constructed operated and managed so public health and safety is maintained.	AS3.1	The emission of light, vibration, smell or 'radio frequency' radiation beyond the site by the Telecommunications Facility is within the standards set out in <i>AS2772.1 Radio Frequency Radiation – Maximum Exposure Levels</i> .
		AS3.2	Security fencing is provided on the site to prevent unauthorised entry.
Access			
S04	Stand alone Telecommunication Facilities must be provided with adequate access for servicing and maintenance of the facility.	AS4.1	Stand alone Telecommunication Facilities are provided with a vehicular driveway of a maximum width of 4 metres and are constructed to provide an unformed gravel driveway.

DIVISION 36 – TOURIST CABIN(S) CODE

4.36.1 Compliance with the Tourist Cabin(s) Code

Development complies with the Tourist Cabin(s) Code if in the case of –

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Tourist Cabin(s) Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Telecommunications Facilities Code and the purpose of the Tourist Cabin(s) Code being the Overall Outcomes for a Tourist Cabin(s).

4.36.2 Purpose of the Tourist Cabin(s) Code

The Overall Outcomes for a Tourist Cabin(s) are the purpose of the Tourist Cabin Code.

4.31.2.1 Overall Outcomes for a Tourist Cabin(s)

The Overall Outcomes for a Tourist Cabin(s) are as follows:

- (a) Is a self contained cabin in a natural, rural or semi-rural setting; and
- (b) Is of a scale that does not produce an undesirable amenity impact and is consistent with the character of the surrounding area; and
- (c) Does not hinder the carrying out of Agriculture or Animal Husbandry in a rural area; and
- (d) Does not detrimentally impact upon the biodiversity of a rural area.

4.36.2.2 Specific Outcomes and Prescribed Solutions for a Tourist Cabin(s)

Table 4.36.2.2 (Specific Outcomes and Prescribed Solutions for Telecommunication Facilities) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.36.2.2 Specific Outcomes and Prescribed Solutions for a Tourist Cabin(s)

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)
SO1 Development does not result in a built form that is visually intrusive.	AS1.1 Development has a maximum site coverage of 10%.
SO2 Development has a sufficient area to accommodate the development while retaining the predominantly natural character and amenity of the site and surrounding area.	AS2.1 Development has a minimum site area of 10 hectares. AS2.2 Development provides that each cabin has a maximum gross floor area excluding veranda of 100m ² . AS2.3 Development has an accommodation density in accordance with Table 4.36.2.3 (Tourist Cabin accommodation density).
SO3 Development does not adversely impact on— (a) the privacy and amenity of surrounding areas; and (b) Existing Agriculture or Animal Husbandry uses in surrounding areas.	AS3.1 Development— (a) In the Rural Zone has a minimum setback of 40 metres from a property boundary. AS3.2 Development involving 2 or more cabins or their equivalent does not overlook the living areas of adjoining premises. AS3.3 Development provides that illumination levels 1.5 metres outside the site do not exceed 8 lux. AS3.4 Development provides Landscaping if any use area is located within 50 metres of a residence on an adjoining Lot.
SO4 Development complements the style, scale and character of existing uses in the street and surrounding local area and contributes positively to the Streetscape.	AS4.1 Development that involves units in an attached formation provides that there are not more than 2 attached units in any grouping.
SO5 Development which involves more than 2 Tourist Cabin uses non-reflective materials and colours that are sympathetic to the landscape.	AS5.1 No Solution Specified.
SO6 Development which involves more than 2 Tourist Cabins provides that the Tourist Cabins are sited such that they are not visually prominent or intrusive.	AS6.1 Development which involves more than 2 Tourist Cabins provides that the Tourist Cabins are not located on ridge lines that are highly visible from public roads or surrounding areas.
SO7 Development provides that any Advertising Devices are consistent with the style and character of the surrounding area.	AS7.1 Development provides that only 1 Advertising Device is erected on the site for the purpose of identifying or advertising the use. AS7.2 Development provides that the Advertising Device is not illuminated, flashing, moving or rotating.
SO8 Development is located a safe distance from areas used for the keeping of animals, or the storage of larger than domestic quantities of chemicals or petroleum products, to minimise any risks to public health.	AS8.1 Development— (a) is not located within— (i) 20 metres of an area where animals other than domestic animals are housed; and (ii) 50 metres of an area where

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)
	<p>agricultural chemicals are stored; and</p> <p>(iii) 50 metres of an area where agricultural chemicals are regularly used; and</p> <p>(iv) 50 metres of an area where petroleum products are stored; and</p> <p>(b) Complies with <i>AS1940 1993: The storage and handling of flammable and combustible liquids</i>.</p>
SO9 Development provides an adequate number of on site car parking spaces for staff and users of the development which are appropriately located, designed and constructed.	AS9.1 Development provides car parking and manoeuvring areas within the property boundary in accordance with the requirements of Planning Scheme Policy No 1.
SO10 Development provides that the disposal of solid waste does not have an adverse effect on the amenity of surrounding areas.	AS10.1 Development provides a solid waste collection area that is both accessible to service vehicles and buffered from sensitive uses on the site and on adjoining sites.

Table 4.36.2.3 Tourist Cabin Accommodation Density

Column 1 Site area (ha)	Column 2 Maximum number of cabins on the site
10 – 20	5
21 – 40	10
41 – 60	15
More than 60	20

General Codes



Advertising Devices Code

DIVISION 37 - ADVERTISING DEVICES CODE

4.37.1 Compliance with the Advertising Devices Code

Development complies with the Advertising Devices Code if in the case of –

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Advertising Devices Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Telecommunications Facilities Code and the purpose of the Advertising Devices Code being the Overall Outcomes for a Advertising Devices

4.37.2 Purpose of the Advertising Devices Code

The Overall Outcomes for Advertising Devices are the purpose of the Advertising Devices Code.

4.37.2.1 Overall Outcomes for the Advertising Devices Code

The Overall Outcomes are the purpose for the Advertising Devices Code. The Overall Outcomes are as follows:

- (a) Signs and Advertising Devices are designed and integrated so as to minimise visual clutter;
- (b) Signs and Advertising Devices do not deleteriously impact upon the character and amenity of rural or residential areas;
- (c) Signs and Advertising Devices are designed, located and constructed to protect personal health and safety and to avoid a traffic hazard by the advertising device;
- (d) Signs and advertising complement or, at least do not unreasonably detract from desirable characteristics of the natural and built environment in which the advertisements are exhibited; and
- (e) Signs and Advertising Devices preserve pedestrian and road safety and do not obscure the view of any official traffic sign or street name.

4.37.2.2 Definitions Used in this Code

Advertising Device – means an advertisement or signs that:

- (a) Is intended to draw public attention or to identify one or more of the following: a building, a business, a product, a service or an event;
- (b) Is placed on land, or is painted, affixed or attached in some way to a building or other structure;
- (c) Is visible from a public road or other public place;
- (d) Includes a structure that forms part of the advertisement or sign, or to which it is attached, or on which it is exhibited.

Awning - means a permanent, roof-like structure attached to and projecting from a building and generally constructed to provide pedestrians with protection against the weather.

Canopy Structure - means a lightweight frame with or without columns supporting a weather protective covering which has no walls and covers a doorway, window or entry. The canopy structure may be freestanding or attached to a building.

Declared Road - means any State-controlled road declared under the *Transport Infrastructure (Roads) Act 1991*.

Facade - means that part of the front of the building that is above the awning or three metres above ground level. The facade may be vertical or sloping.

Fence - means a structure, wall or enclosure used to delineate the boundaries of a site or property or part thereof. It may be designed to restrict access. The term includes construction site fence, backdrop fencing which is dedicated to advertising or identification, and boundary fencing.

Flashing Illuminated Advertising Device - includes any advertising device containing a system of illumination that is capable of turning on and off (flashing) at intervals.

Gable - Gable means the upper part of a wall or the cladding at the end of a ridged roof.

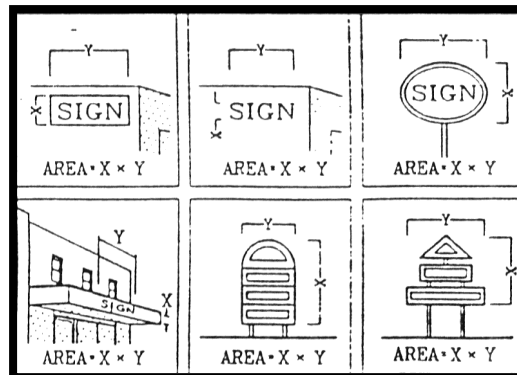
Moving - signs include rotating, tri-vision, carousel, animated, computer controlled, moving display or message signs with a single or variable message. Moving signs may be illuminated as described above.

Real Estate signs – one of the following signs relating to the real estate industry:

- **Development Estate Sign** – is a sign which directs attention to the sale of properties in a newly subdivided part of the Shire where the estate is of significant size.
- **Development Sign** - is a sign which directs attention to the sale of properties/units in a development that has approval
- **Residential for Sale or For Lease Sign** – is a standard sign offering a house or unit for sale or lease.
- **Auction Sign** – is a sign that advertises an impending auction of land or property.
- **Open for Inspection Sign** – is a sign that advertises that a property is open for inspection at a particular time, on a particular day.

Roof/Sky Sign - means a sign placed at or near the top of a building.

Signface Area - is the whole area of a rectangle within which an integrated sign is completely contained, as illustrated:



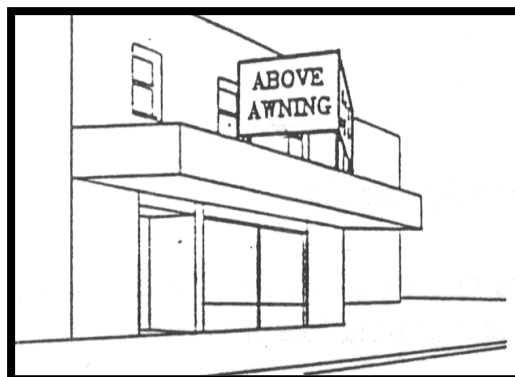
Note: - If the sign has two or more sides (faces), the signface area is to be measured by adding the area of each face together.

Street Furniture - means any fitting or fixture within the road reserve such as bus shelters and seats, garbage bins, illuminated/non-illuminated street signs, lighting or other electrical equipment and traffic control devices.

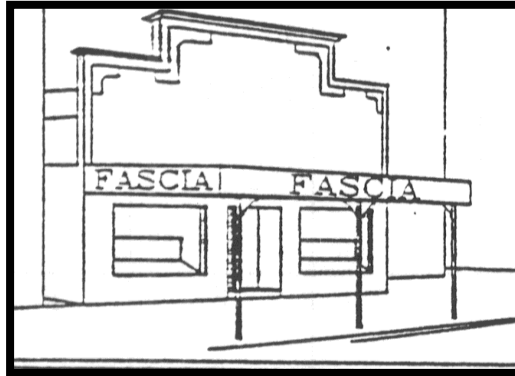
4.37.2.3 Sign and Advertising Device Types)

A-Frame Sign –is any portable, free standing sign supported by an “A” or inverted “T” or similar frame - *No Illustration of an A-Frame Sign is provided.*

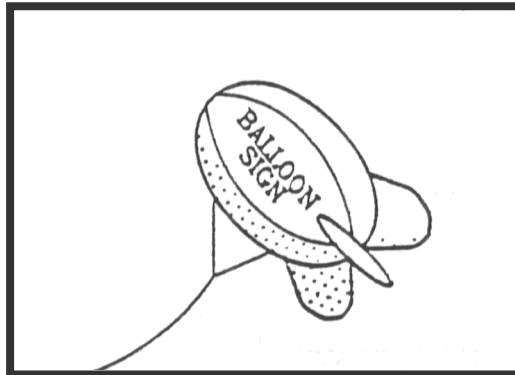
Above Awning Sign - is any advertising sign located on top of and attached to an awning or verandah as shown below -



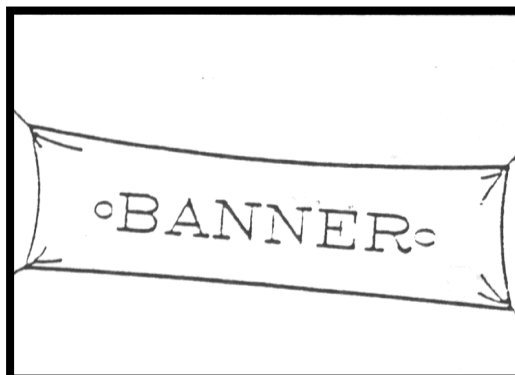
Awning Fascia or Return Fascia Sign - is a flush sign and means any advertising sign painted or attached to the end or front face of an awning as shown below –



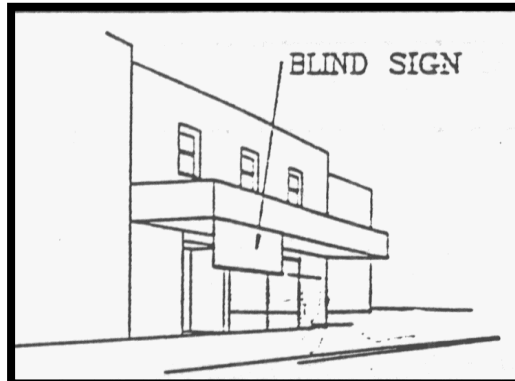
Balloon, Blimp, Kite or Cold Air Inflatable Sign - is any fixed or captive balloon and shall include tethered devices as shown below –



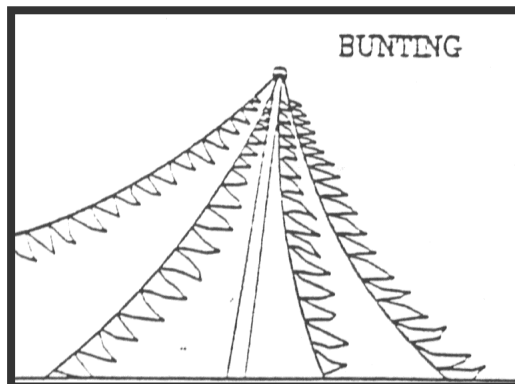
Banner Sign - is any advertising sign intended to be suspended from any structure, tree or pole either with or without supporting framework and displaying an advertisement applied or painted on paper, plastic or similar material, or fabric of any kind as shown below. The term includes real estate, community events and directional messages.



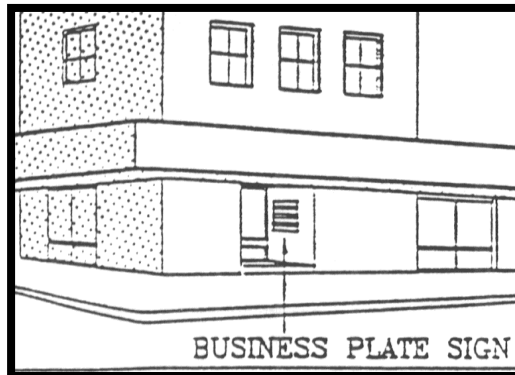
Blind Sign - is a flush sign and means a sign painted or otherwise affixed to a solid or flexible material suspended from an awning, verandah or wall as shown below –



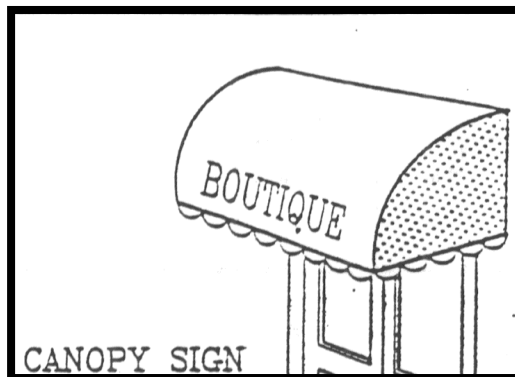
Bunting Sign - includes decorative flags, pennants and streamers as shown below-



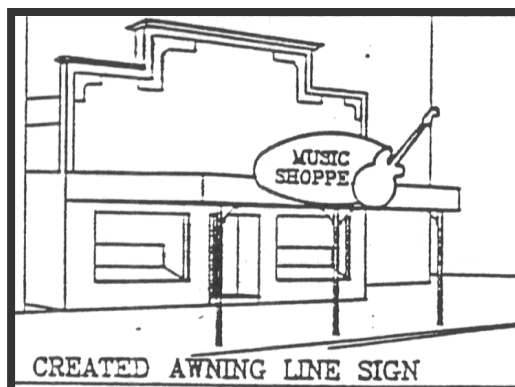
Business Name Plate/Business Hours Sign - is a sign intended to display the name and/or occupation of the business occupant or occupants and may include the hours of operation of the business, as shown below -



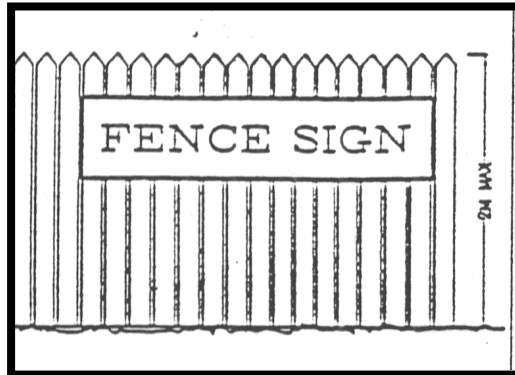
Canopy Sign - is a sign painted on a canopy structure, as shown below –



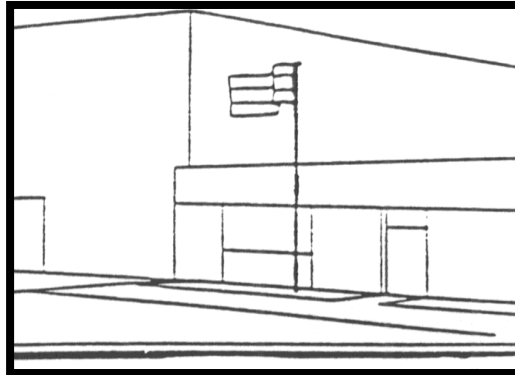
Created Awning Sign - is a manufactured advertising sign positioned on the face, or aligned with the face of an awning, as shown below, where the shape interrupts the natural line of the awning –



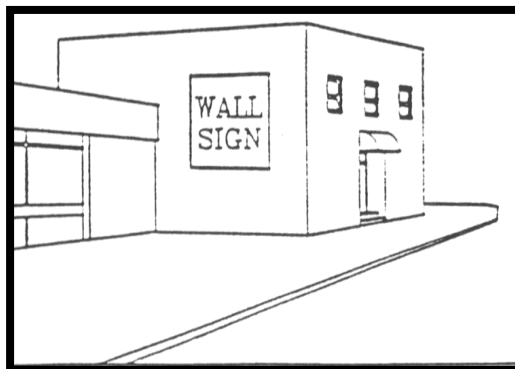
Fence Sign - A fence sign means a sign painted or otherwise affixed to a fence which acts as a permanent partition screen or barrier, as shown below -



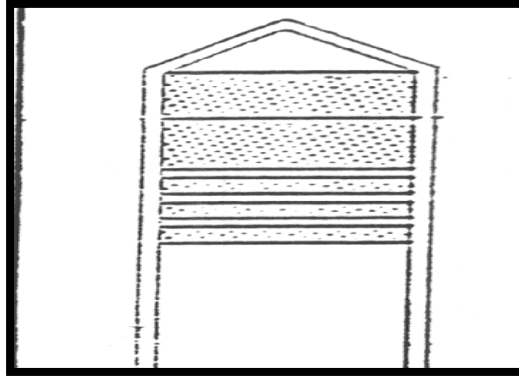
Flag Sign - is any sign in the form of a flag, which is flown from a masthead, fixed either to or in front of a building or suspended from any structure, tree or pole, as shown below -



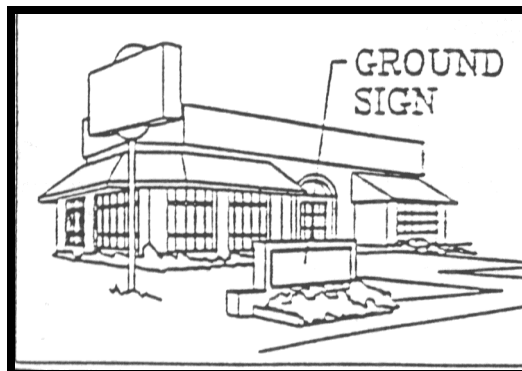
Flush Wall Sign - is any sign painted or otherwise affixed upon and confined within the limits of a wall, as shown below -



Freestanding Sign – is a sign that is independent of a building and is supported by one or more columns, poles or pylons, as shown below. This definition includes signs on which the advertising may not directly relate to the business, activity or occupation carried on, in or upon the site on which the structure is located.



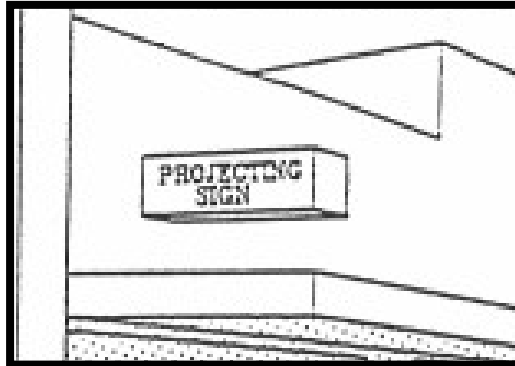
Ground Sign - is an independent sign that identifies the business name and is normally erected at a driveway entrance as a permanent structure, as shown below.



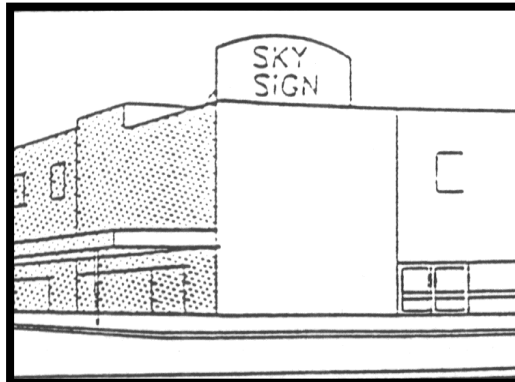
Hamper Sign - is any sign located above the door head or its equivalent height and below the awning level or verandah of a building, as shown below. It may be painted or otherwise affixed upon the building face.



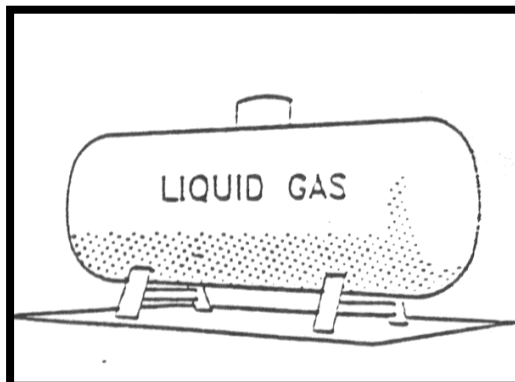
Projecting Sign - is a sign mounted at right angles to the façade, as shown below.



Roof/Sky Sign - is an identification sign placed at or near the top of a building, as shown below.



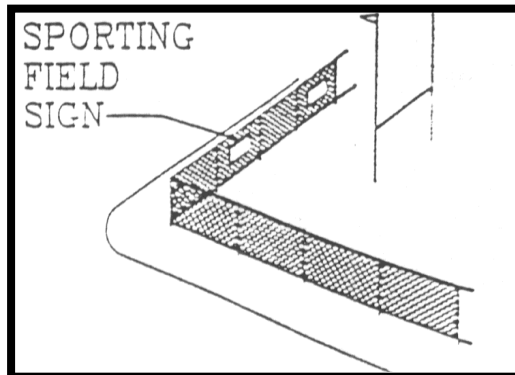
Structure Sign - is a sign painted or otherwise affixed to any structure which is not a building, as shown below. A structure includes batching plants, conveyor housings and storage tanks.



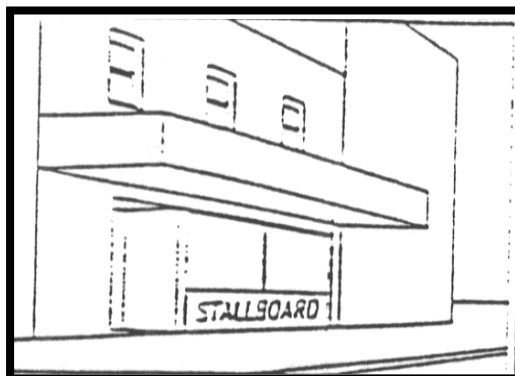
Sign Written Roof Sign – is a sign painted or otherwise affixed to the roof cladding of a building, as shown below -



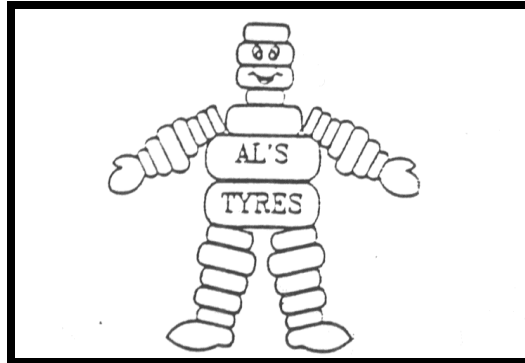
Sporting Field Fence Sign – A sporting field fence sign is a flush sign painted or otherwise affixed to a fence marking the boundaries of a playing field and which faces the field, as shown below -



Stall board Sign - is a flush sign located below the ground floor window, as shown below-



Three Dimensional Replica Object or Shape Sign - is a sign or device that is designed to replicate or copy a real world object or shape. The replica may be enlarged, miniaturised or equal in scale, and be freestanding or form part of a freestanding sign, as shown below -



Under Awning Sign - is a sign attached or suspended under an awning or verandah, as shown below -



Window Sign - is a sign painted or otherwise affixed to the exterior or on the inner surface of the glazed area of any window, as shown below. The term includes devices that are suspended from the window frame and any internal sign designed to be visible from the street, and may also be illuminated. The term does not include product displays or showcases for viewing by pedestrians.



4.37.2.4 Specific Outcomes and Prescribed Solutions for Advertising Devices (All Signs)

Tables 4.37.2.4 & 5 (Specific Outcomes and Prescribed Solutions for Advertising Devices) identifies in—

- (a) *Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and*
- (b) *Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.*

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #

Table 4.37.2.4 Specific Outcomes and Prescribed Solutions for Advertising signs – All Signs

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
General	
SO1 Signs and Advertising Devices: (a) a scale, proportion and form that is appropriate to the streetscape or other setting in which they are located; (b) sited and designed to be compatible with the nature and extent of development on adjoining sites; (c) are sited and designed to: (i) not unduly dominate the visual landscape; (ii) maintain views or vistas of public value; and, (iii) protect the visual amenity of scenic routes and lookouts; and (d) Are designed, sited and integrated so as not to contribute to the proliferation of visual clutter.	AS1.1 The sign does not flash, revolve, move or contain mechanisms that give the impression of movement. AS1.2 All signs shall be located within the confines of the property to which they relate. AS1.3 All signs shall not be located in road reserves or nature strips.

Table 4.37.2.4 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Maximum Signface Area			
SO2	The maximum signface area of signs and Advertising Devices does not detract from the building or location where the device is positioned.	AS2.1	(d) If not specified in the provisions for a particular advertising device in this Code, the maximum signface area on a site does not exceed 18 square metres
Lighting and Illumination of Signs			
SO3	Illumination is appropriate to the location and does not create a nuisance.	AS3.1	Illumination of signs shall not involve flashing lights.
		AS3.2	No reflective paint shall be used.
Standards of Construction			
SO4	Signs and Advertising Devices are constructed to a suitable construction standard.	AS4.1	No support, fixing, suspension or other system required for the proper installation of an advertising device is visible from street level, with the exception of 'freestanding' signs.
		AS4.2	Structural certification from a suitably qualified person is required for the fixing of any structure associated with the installation of a sign or advertising device.
A-Frame Signs			
SO5	A-Frame signs only occur in commercial, business or industrial areas without detracting from the desirable characteristics of the area.	AS5.1	A-Frame signs are only used in the: <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone.
		AS5.2	A-Frame signs: <ul style="list-style-type: none"> (a) have a maximum signface area of 1.5m²; (b) are fixed or weighted to ensure stability; (c) are not located within any landscape/garden area; (d) are limited to one per premises; and (e) Are not located within any pedestrian or vehicular access or parking area.

4.37.2.5 Specific Outcomes and Prescribed Solutions for Advertising Devices – Specific signs

Table 4.37.2.5

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)	
Above Awning Signs			
SO6	Above awning signs are inconsistent and undesirable in any locality.	AS6.1	No Solution specified.
Awning Fascia or Return Fascia Signs			
SO7	Awning fascia or return fascia signs are located in a safe way without detracting from the desirable characteristics of the area.	AS7.1	Awning fascia or return fascia signs: <ul style="list-style-type: none"> (a) do not project above or below the awning line by more than 20% of the vertical depth of the awning face; (b) do not project out from either face of the awning and have a maximum thickness not exceeding 100mm; and (c) Have a minimum clearance of 2.4 metres between the natural ground level and the lowest part of the sign.
Balloon, Blimp, Kite or Cold Air Inflatable Signs			
SO8	Balloon, Blimp, Kite or Cold Air Inflatable Signs are inconsistent with the objectives of this policy and are undesirable in any locality.	AS8.1	No Solution specified.
Banner Signs			
SO9	Banner signs are located in a safe way without detracting from the desirable characteristics of the area.	AS9.1	Banner signs: <ul style="list-style-type: none"> a) have a maximum signface area of 8m²; b) have a minimum clearance of 2.4 metres between the natural ground level and the lowest part of the sign; and c) Are to be in place for a period of no longer than six months.
Blind Signs			
SO10	Blind signs are located in a safe way without detracting from the desirable characteristics of the area.	AS10.1	Blinds: <ul style="list-style-type: none"> (a) are not illuminated; (b) Have a minimum clearance of 2.4 metres between the natural ground level and the lowest part of the sign.
		AS10.2	Blind signs are designed to be complementary to the design of the building or place to which it relates.

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Bunting Signs	
<p>SO11 Bunting signs only occur in commercial, business or industrial areas without detracting from the desirable characteristics or of the area.</p>	<p>AS11.1 Bunting is only used in:</p> <ul style="list-style-type: none"> (a) Retail Showrooms Zone ; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; the (g) Tourist Commercial Zone. <p>AS11.2 (a) Bunting signs are only used on private property.</p>
Business Name Plate/Business Hours Signs	
<p>SO12 Business Name Plate/Business Hours signs are located in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS12.1 Only one business name plate is used per business per entry point.</p> <p>AS12.2 Business Name Plate/Business Hours signs have a maximum signface area of 1.0m², with the exception of Home Occupations that are to have a maximum signface area of 0.2m².</p>
Canopy Signs	
<p>SO13 Canopy signs are located in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS13.1 Canopy signs:</p> <ul style="list-style-type: none"> (a) do not exceed a height of 600mm; (b) do not project above or below the canopy and building on which it is displayed; and (c) Are not illuminated. <p>Canopy signs:</p> <ul style="list-style-type: none"> (a) do not project out from the surface of the canopy; (b) have a minimum clearance of 2.4 metres between the natural ground level and any fixed part of a canopy; (c) have a minimum clearance of 2.4 metres between the natural ground level and any flexible part of a canopy; and (d) Are not illuminated.

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Created Awning Signs	
<p>SO14 Created Awning Signs are located in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS14.1 Created Awning Signs:</p> <ul style="list-style-type: none"> (a) do not extend more than 600 mm above the fascia to which it is attached; and, (b) Have a minimum clearance of 2.4 metres between the natural ground level and the lowest part of the sign. <p>Created awning signs:</p> <ul style="list-style-type: none"> (a) do not project out from either face of the awning; and (b) Have a "created" signface area not exceeding 25% of the existing awning face area.'
Fence Signs	
<p>SO15 Fence signs are located in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS15.1 Fence signs (general):</p> <ul style="list-style-type: none"> (a) have a maximum allowable signface area of 5m²; (b) do not project above the fence to which it is attached; and (c) Are limited to one (1) per road frontage. <p>AS15.2 Sporting Field Fence Signs:</p> <ul style="list-style-type: none"> (a) do not exceed 1.2 metres in height; (b) are only painted or otherwise affixed to a fence marking the boundaries of a playing field; and (c) Face inwards to the field of play. <p>AS15.3 Sporting Field Fence Signs are placed in such a way that they do not pose a risk of injury to spectators or participants.</p>
Flag Signs	

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
<p>SO16 Flag signs only occur in commercial, business industrial or civic areas without detracting from the desirable characteristics or of the area.</p>	<p>AS16.1 Flag signs are only used in the:</p> <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone. <p>AS16.2 Flag Signs:</p> <ul style="list-style-type: none"> (a) Have a maximum height of 6.0m above natural ground level or 3.0m above a building. (b) have maximum dimensions of: <ul style="list-style-type: none"> (i) 750mm wide x 3.0m high (for vertically suspended flags); and (ii) 2.0m wide x 6.0m long (for horizontally suspended flags); and (iii) Have a minimum distance of 10 metres from any other freestanding or flag sign.
Flush Wall Signs	
<p>SO17 Flush Wall signs are located in any locality in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS17.1 Flush Wall Signs:</p> <ul style="list-style-type: none"> (a) have a maximum thickness of 300mm; (b) do not project above the eaves or parapet of a building; and (c) do not project beyond the property boundary, except as an authorised encroachment on to a road reserve (i.e. not located on walls that have a nil setback to a side or rear boundary); <p>Flush Wall Signs:</p> <p>AS17.2</p> <ul style="list-style-type: none"> (a) do not obscure any window or architectural feature of the building on which it is located, and (b) Have a maximum signface area not exceeding 50% of the visible area of a wall (when viewed at street level).

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Freestanding Signs	
SO18	<p>AS18.1 Freestanding signs that do not relate to the site on which they are located (non-site specific 'billboard' type signs) are permitted only within the rural area on the approach to Agnes Water between the turn-off for Eurimbula National Park and the 80 km sign at the right hand bend heading to Agnes Water and main roads in defined areas between 1km and 5km from each town site locality boundary, as identified on the attached maps, and shall be subject to the following criteria:</p> <ul style="list-style-type: none"> (a) have standard (minimum and maximum) dimensions of 3 m by 6 m (signface area of 18 sqm or 36 sqm where double sided); (b) have a standard height of approximately 6m from ground level to the top of the sign; (c) be sited within private property with a nil setback to the front boundary; (d) be located a minimum distance of 100m between signs; (e) may be double sided; and (f) Shall not be illuminated in any way. <p>AS18.2 Freestanding signs:</p> <ul style="list-style-type: none"> (a) have a maximum signface area of 3m² (except for a pylon type sign if the width of the sign does not exceed half the height of the sign); (b) have a maximum height of 6 metres; (c) are limited to: <ul style="list-style-type: none"> (i) One (1) sign on a site where the total street frontage is 30 metres or less; (ii) Two (2) signs on a site with a total street frontage greater than 30 metres. (d) Have a minimum spacing of the combined height of both signs multiplied by 4 (e.g. If a 6m high and a 3m high freestanding sign were to be placed on the site they would have to be 36 metres apart (6 + 3 = 9 therefore 9 x 4 = 36); (e) do not face an adjoining site unless it is 3.0 metres or more from the boundary of that site; (f) are to be located for no longer than nine months where located within the Medium Density Residential Zone; (g) Are located entirely on private property.

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Ground Signs	
<p>SO19 Ground signs occur in the commercial or industrial areas, and are located in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS19.1 Ground Signs are located only in the:</p> <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone. <p>AS19.2 Ground Signs:</p> <ul style="list-style-type: none"> (a) do not exceed 1.5m in height or a total area of 4m²; and (b) Are limited to one (1) per 100m of site frontage. <p>Ground Signs are displayed within a landscaped environment.</p>
Hamper Signs	
<p>SO20 Hamper signs are located in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS20.1 Hamper signs are located only in the:</p> <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone. <p>AS20.2 Hamper Signs:</p> <ul style="list-style-type: none"> (a) have a maximum thickness of 300mm; and (b) Have a minimum clearance of 2.4 metres between the natural ground level and lowest part of the sign. <p>Hamper Signs:</p> <ul style="list-style-type: none"> (a) have a maximum signface area limited to that area between the door head and the underside of the verandah or awning roof; and (b) Do not extend beyond the length of the building wall above the door head (refer to the diagram of the Hamper Sign indicating the door head).

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Projecting Signs			
SO21	Projecting Signs are located in a safe way without detracting from the desirable characteristics of the area.	AS21.1	Projecting Signs are located only in the: <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industrial Zone; (f) General Industrial Zone; and the (g) Tourist Commercial Zone.
		AS21.2	Projecting Signs: <ul style="list-style-type: none"> (a) have a minimum clearance of 2.4 metres between the natural ground level and the lowest part of the sign; (b) are at least 2.0 metres from any side or rear boundary; (c) have a maximum thickness of 300mm; (d) do not project higher than the roof or the top of the parapet, whichever is greater; and (e) Do not project from the supporting wall, more than 1.0 metre.
Real Estate Signs – Development Signs			
SO22	Real Estate Signs – Development Signs only occur in residential, commercial, business industrial or Rural areas without detracting from the desirable characteristics or of the area.	AS22.1	A maximum of one sign per property.
		AS22.2	Maximum allowable signface shall be 3 square metres.
		AS22.3	The sign is to be located within the property boundaries.
		AS22.4	The sign is to be removed when the development is sold or within nine months from approval, which ever is the sooner.

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)	
Real Estate Signs – Residential for Sale or Lease			
SO23	Real Estate Signs – Residential for Sale or Lease signs are located in any residential locality in a safe way without detracting from the desirable characteristics of the area.	AS23.1	A maximum of one sign per agent, per property.
		AS23.2	Maximum allowable signface shall be 3.75 square metres.
		AS23.3	The sign is to be located within the property boundaries.
		AS23.4	The sign is to be removed within 7 days of the property being sold, or within 9 months of the day of erection – whichever is the sooner.

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)
SO24	Real Estate Signs - Auction only occur in residential, commercial, business industrial or civic areas without detracting from the desirable characteristics or of the area.	<p>AS24.1 A maximum of one sign per property.</p> <p>AS24.2 Maximum allowable signface shall be 3.75 square metres.</p> <p>AS24.3 The sign is to be located within the property boundaries.</p> <p>AS24.4 The sign is to be removed within 7 days of the property being sold, or within 9 months of the day of erection – whichever is the sooner.</p>
Real Estate Signs –Open for Inspection Signs		
SO25	Real Estate Signs –Open for inspection signs only occur in a residential locality without detracting from the desirable characteristics or of the area.	<p>AS25.1 A maximum of one sign per property.</p> <p>AS25.2 Maximum allowable signface shall be 0.6 square metres.</p> <p>AS25.3 The sign is to be located within the property boundaries</p> <p>AS25.4 The sign shall only be placed on the site the day of the opening and is to be removed on the same day.</p>
Roof/Sky Signs		
SO26	Roof/Sky Signs only occur in commercial, business or industrial areas without detracting from the desirable characteristics or of the area.	<p>AS26.1 Roof/Sky signs are only used in the: (a) Retail Showroom Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industrial Zone; (f) General Industrial Zone; and the (g) Tourist Commercial Zone.</p> <p>AS26.2 Roof/Sky signs do not exceed 1.5 metres in height¹.</p> <p>AS26.3 Roof/sky signs are limited to one per building and are designed to be complementary to the design of the building or place to which it relates.</p>

¹Note: The height of the entire structure is included in the definition of building height, and will need to comply with the building height limits defined elsewhere in the relevant Zone Codes within Part 4 of the Scheme.

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)	
Structure Signs			
SO27	Structure Signs only occur in commercial, business or industrial areas without detracting from the desirable characteristics or of the area.	AS27.1	Structure signs are only used in the: <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone.
		AS27.2	Structure signs: <ul style="list-style-type: none"> (a) do not project beyond the structure, to which the sign is attached; and (b) have a maximum signface area of 4.0m²
Sign Written Roof Signs			
SO28	Sign Written roof Signs only occur in commercial, business industrial or Rural areas without detracting from the desirable characteristics or of the area.	AS28.1	Sign Written Roof signs are only used in the: <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone.
		AS28.2	Sign Written Roof Signs: <ul style="list-style-type: none"> (a) are limited to one (1) per site; and (b) Have a signface area not exceeding 30m².

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)
Stall board Signs	
<p>SO29 Stall board signs are located in any locality in a safe way without detracting from the desirable characteristics of the area.</p>	<p>AS29.1 Stall board Signs are located only in the:</p> <ul style="list-style-type: none"> (a) Retail Showroom Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone. <p>AS29.2 Stall board Signs:</p> <ul style="list-style-type: none"> (a) have a maximum thickness of 300mm; and (b) Do not project beyond the property boundary. <p>Stall board signs are designed to be complementary to the design of the building or place to which it relates.</p>
Three Dimensional Replica Object or Shape Signs	
<p>SO30 Three Dimensional Replica Object or Shape signs only occur in commercial, business industrial or civic areas without detracting from the desirable characteristics or of the area.</p>	<p>AS30.1 Three Dimensional Replica Object or Shape signs are only used in the:</p> <ul style="list-style-type: none"> (a) Retail Showrooms Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone. <p>AS30.2 Three dimensional replica object or shape signs:</p> <ul style="list-style-type: none"> (a) comply with the applicable provisions relating to wall or facade signs, awning signs, roof signs and freestanding signs, depending on the proposed location of the three-dimensional replica object or shape sign on that site; and (b) Have a signface area that is to be measured as having two sides.

Table 4.37.2.5 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE-ASSESSABLE & IMPACT- ASSESSABLE)	
Under Awning Signs			
SO31	Under Awning signs only occur in commercial, business industrial or civic areas without detracting from the desirable characteristics of the area.	AS31.1	Under Awning signs are only used in the: <ul style="list-style-type: none"> (a) Retail Showrooms Zone; (b) Commercial Services Zone; (c) District Business Centre Zone; (d) Local Business Centre Zone; (e) Light Industry Zone; (f) General Industry Zone; and the (g) Tourist Commercial Zone.
		AS31.2	Under Awning Signs: <ul style="list-style-type: none"> (a) are oriented at right angles to the building frontage; (b) are no longer than the width of the awning or verandah to which they are attached; (c) are no greater than 0.6 metres in height and 0.3 metres in depth (d) have a maximum signface area of 1.4m²; (e) have a minimum clearance of 2.4 metres between natural ground level and the lowest part of the sign; (f) are centrally located along the frontage of each shop or tenancy with only one (1) sign allowed per shop or tenancy, and, in the case of a shopping arcade, one additional sign will be allowed at the arcade entrance; and (g) Are not constructed of glass.
Window Signs			
SO32	Window Signs are located in a safe way without detracting from the desirable characteristics of the area.	AS32.1	Window Signs: <ul style="list-style-type: none"> (a) are located only on premises that the advertising relates to; (b) are located on ground floor windows only; (c) are not illuminated if located within the Low Density Residential, Medium Density Residential, Rural or Rural Character Zones; and, (d) Are limited to one (1) per tenancy.

DIVISION 38 - LANDSCAPING CODE

4.38.1 Compliance with the Landscaping Code:

Development complies with the Landscaping Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Landscaping Code
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Landscaping Code and the purpose of the Landscaping Code, being the Overall Outcomes for Landscaping.

4.38.2 Purpose of the Landscaping Code

The Overall Outcomes for the Landscaping Code are the purpose of the Landscaping Code.

4.38.2.1 Overall Outcomes for the Landscaping Code

The Overall Outcomes for Landscaping are as follows:

- (a) Landscaping enhances the amenity of the area;
- (b) Landscaping treatments complement the scale and appearance of the development;
- (c) Landscaping provides attractive streetscapes that are functional and enhance the local character for the area;
- (d) Provides attractive buffers between differing land uses; and
- (e) Provides for community safety and does not impact on essential services.

4.38.2.2 Specific Outcomes and Prescribed Solutions for Landscaping Code

Table 4.38.2.2 (Specific Outcomes and Prescribed Solutions for Landscaping) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

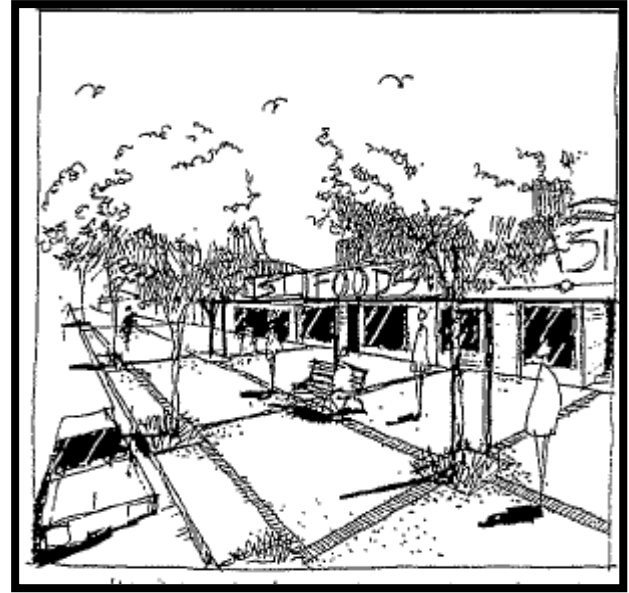
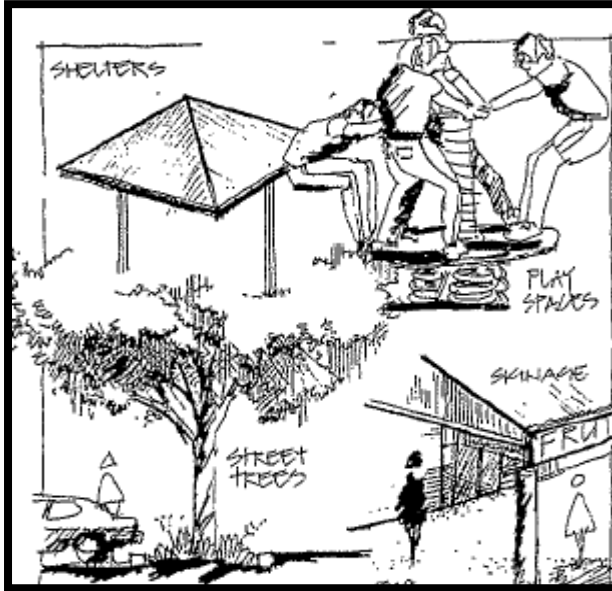
4.37.2.2 Specific Outcomes and Prescribed Solutions for Landscaping Code

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
General			
SO1	Existing Significant Vegetation is retained on site, where possible and new planting utilises native species.	AS1.1#	Site design retains existing trees that are not within areas required for access, car parking or building construction.
		AS1.2	Plant species are to be from those listed in Schedule 1 to this Division (38).
SO2	Plant selection is functional and considers screening and buffering, street presentation and shading.	AS2.1	No Solution Specified.
SO3	Landscaping undertaken within the townships complements the existing streetscape character of the area and does not affect the overall functioning of the street.	AS3.1	Landscaping provides opportunities to shade pedestrians and parked vehicles at the following rates: <ul style="list-style-type: none"> a) for a car park exceeding five spaces - one shade tree for every six parking spaces; and b) Along a footpath on private property - one shade tree every 20 metres. <p>Shade planting species are defined in Schedule 1 to this Division (38).</p>
		AS3.2	Street furniture is to be of a similar design to existing street furniture (refer to Schedule 1 to Division 38).
		AS3.3	For land in the Low Density Residential, Medium Density Residential, Tourist Commercial, Commercial Services, Retail Showrooms, Local Business and District Business Zones, hard landscaping elements includes public features shown in Figures 1 & 2 , such as: <ul style="list-style-type: none"> (i) seating; (ii) shade structures or shelters; (iii) rubbish bins; (iv) drinking fountain; (v) pathways; (vi) garden beds with planting; (vii) street trees; (viii) irrigation systems; (ix) street lighting; and (x) Play spaces. <p style="text-align: center;">OR</p> <p>For the Rural and Rural Character Zones, landscaping consists of endemic vegetation, as shown in Figure 3.</p>
		AS3.4	Landscaping allows an unobstructed pathway for pedestrian movement where required by the relevant Zone or use Code.
		AS3.5	The footpath is paved for the full length of the site (refer to Planning Scheme Policy No 1.

4.37.2.2 Specific Outcomes and Prescribed Solutions for Landscaping Code

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Landscaping buffers			
SO4	Landscaping along site boundaries screens incompatible activities and enhances the appearance of the development.	AS4.1	Trees and shrubs with spreading canopies are provided in all landscape areas.
SO5	The amenity of a development is enhanced through buffer planting and screening.	AS5.1	Landscaped areas have a minimum dimension of one metre.
		AS5.2	Landscaped areas with a minimum width of 1.5m are provided in areas adjoining retaining walls, unbroken walls greater than 15m in length, parking areas and recreational uses consists of trees, shrubs and ground covers at a rate of one tree per square metre, two shrubs per square metre and three ground covers per square metre.
Safety			
SO6	The location and species selected ensure the safety of vehicles, cyclists and pedestrians by taking into consideration sight lines and crime prevention methods during design.	AS6.1	Landscaping enables visibility along pathways and restricts opportunities for concealment by including species that include low shrubs and ground covers as defined in Schedule 1 to Division 38, and mature trees with their canopy located above 1.8m high.
		AS6.2	Bike paths are provided for Commercial Uses, Accommodation Building, Dual Occupancy, Community Uses and Multiple Dwelling (as defined in Part 1), where bikeways are identified in the Bikeways and Pathways Strategy as shown in Planning Scheme Policy No 2
		AS6.3	Dense shrubby vegetation over 1.2m in height as defined in Schedule 1 to Division 38 is not used immediately adjacent to street frontages and open space areas and is located a minimum of: <ul style="list-style-type: none"> a) 1m from driveways; and b) 10m from the kerb at an intersection.
Utilities and Services			
SO7	The location and type of planting must not compromise the function and accessibility of services and facilities.	AS7.1	An irrigation control device is provided in common landscape and recreation areas.
		AS7.2	Landscaping does not intrude on any drainage or overhead utilities, (e.g. low-growing species are planted beneath overhead power lines, and deep-rooted plants are avoided near underground pipes).

•
Indicative Landscape Treatments



Figures 1 & 2: Indicative urban landscape treatments.

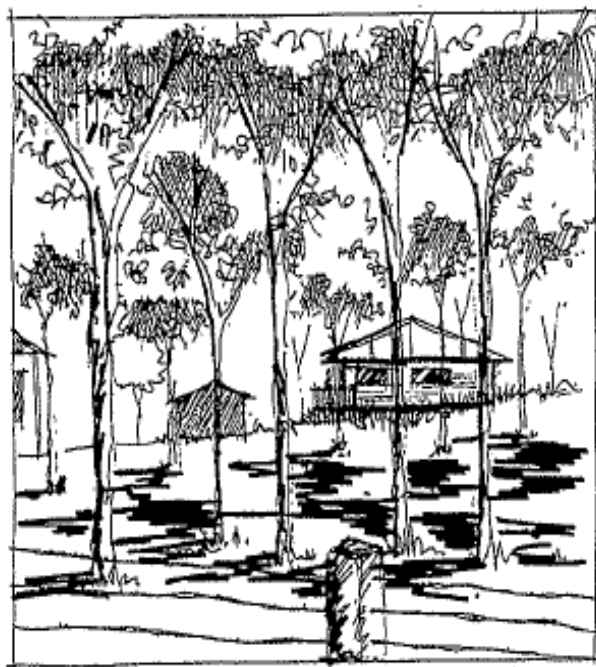


Figure 3: Indicative rural landscape.

4.38.3 Schedule 1 to Division 38 – Native Species

Range of Acceptable Native Species for Buffer Planting

Species similar to the following:

For treatment of open landscape areas:

TREES

Acacia spp. (Wattle)
 Alphitonia spp. (Ash)
 Angophora spp. (Apple Gum)
 Araucaria spp. (e.g. Hoop Pine)
 Banksia spp. (Banksia)
 Corymbia spp. (Gum)
Cupaniopsis spp. (Tuckeroo)
Elaeocarpus spp. (Quantong)
 Eucalyptus spp. (Gum)
Flindersia spp. (e.g. Crow's Ash)
 Grevillea spp. (Grevillea)
Lophostemon spp. (e.g. Brush Box)
 Pandanus spp. (e.g. Screw Pine)
 Xanthostemon spp. (Golden Penda)

FERNS AND PALMS

Asplenium spp. (Bird's Nest Fern)
 Cycas spp. (Cycad)
 Livistona spp. (e.g. Cabbage Tree Palm)

SHRUBS

Austromyrtus spp. (Midgenberry)
 Baeckea spp. (Baekea)
 Banksia spp. (Banksia)
 Calytrix spp. (Star Flower)
 Crinum spp. (e.g. Swamp Lily)
 Grevillea spp. (Grevillea)
 Hakea spp. (Hakea)
 Jacksonia spp. (e.g. Dogwood)
 Kunzea spp. (Kunzea)
 Leptospermum spp. (Tea Tree)
 Westringia spp. (e.g. Coast Rosemary)

GROUNDCOVERS

Cissus spp. (Kangaroo Vine)
 Dianella spp. (Flax Lily)
 Dietes spp. (Wild Iris)
 Gahnia spp. (Saw Sedge)
 Hardenbergia spp. (Pea Flower)
 Hibbertia spp. (Snake Vine)
 Lomandra spp. (Mat Rush)
 Scaevola spp. (Fan Flower)
 Viola spp. (Violet)

For Treatment of landscape areas within individual property boundaries:**TREES**

Allocasuarina spp. (She-oak)
 Backhousia spp. (Lemon-scented Myrtle)
 Buckinghamia spp. (Ivory Curl Tree)
 Casuarina spp. (She-oak)
Elaeocarpus spp. (Quandong)
 Grevillea spp. (Grevillea)
 Melaleuca spp. (Paperbark)
 Pandanus spp. (e.g. Screw Pine)
 Syzygium spp. (Lilly Pilly)
 Xanthostemon spp. (Golden Penda)

FERNS AND PALMS

Asplenium spp. (Bird's Nest Fern)
 Cycas spp. (Cycad)
 Livistona spp. (e.g. Cabbage Tree Palm)

SHRUBS

Austromyrtus spp. (Midgenberry)
 Baekea spp. (Baekea)
 Banksia spp. (Banksia)
 Calytrix spp. (Star Flower)
 Crinum spp. (e.g. Swamp Lily)
 Grevillea spp. (Grevillea)
 Hakea spp. (Hakea)
 Jacksonia spp. (e.g. Dogwood)
 Kunzea spp. (Kunzea)
 Leptospermum spp. (Tea Tree)
 Westringia spp. (e.g. Coast Rosemary)

GROUNDCOVERS

Cissus spp. (Kangaroo Vine)
 Dianella spp. (Flax Lily)
 Dietes spp. (Wild Iris)
 Gahnia spp. (Saw Sedge)
 Hardenbergia spp. (Pea Flower)
 Hibbertia spp. (e.g. Snake Vine)
 Lomandra spp. (Mat Rush)
 Scaevola spp. (Fan Flower)
 Viola spp. (Violet)

Note: Trees species that will provide shade have been underlined.

DIVISION 39 - PARKING & ACCESS CODE

4.39.1 Compliance with the Parking and Access Code:

Development complies with the Parking and Access Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable solutions of the Parking and Access Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Parking and Access Code and the purpose of the Parking and Access Code, being the Overall Outcomes for Parking and Access.

4.39.2 Purpose of the Parking and Access Code

The Overall Outcomes for the Parking and Access Code are the purpose of the Parking and Access Code.

4.39.2.1 Overall Outcomes for the Parking and Access Code

The Overall Outcomes for Parking and Access are as follows:

- (a) The amount of parking provided for a particular development is sufficient to ensure adequate traffic management;
- (b) Parking and access areas, passenger set-down/pick-up areas and goods loading/unloading facilities are provided in a safe and efficient manner;
- (c) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access; and
- (d) Access and on-site arrangements do not compromise the safety and efficiency of the transport network.

4.39.2.2 Specific Outcomes and Prescribed Solutions for Parking and Access Code

Table 4.39.2.2 (Specific Outcomes and Prescribed Solutions for Parking and Access) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #

Table 4.39.2 Specific Outcomes and Prescribed Solutions for Parking and Access Code

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Car Parking Requirements			
SO1	Sufficient car parking spaces are provided on the site to accommodate the amount and type of vehicle traffic likely to be generated by the proposed use.	AS1.1#	Car parking is provided as per Schedule 1 to this Code.
		AS1.2	Required car parking is constructed in accordance with specifications in Planning Scheme Policy No 1.
SO2	Cycle parking shall be provided, where appropriate, within the site.	AS2.1	For Commercial and Community Uses (as defined in Part 1 of this Scheme), one bicycle rack is provided for every 15 car parking spaces or part thereof.
SO3	Car Parking requirements shall reflect the overall area of the use and consequent likely traffic generation of a development.	AS3.1	The same car parking policy rate as applies to gross floor area shall apply to additional outdoor use, display or eating areas associated with the land use.
Car Parking Location			
SO4	On-site car parking areas are conveniently located, easily accessible, attractive and safe to use.	AS4.1	Visitor parking is provided at the front or on the main approach side of the site. Visitor parking with access to the building entry within 20 metres.
		AS4.2	Car parking areas are located directly adjacent and within a maximum of 40m of the building entry
Access			
SO5	Access points are located to operate efficiently and safely and to minimise conflicts. Consideration should be given to: <ul style="list-style-type: none"> a) the amount and type of vehicular traffic; b) the type of use and road traffic conditions; c) the nature and extent of future street or intersection improvements; d) current and future on street parking; and e) Available site distances. 	AS5.1	No Solution Specified.

Table 4.39.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Design & Layout			
SO6	Car parking spaces are of a suitable size and dimension to meet user requirements.	AS6.1	Car parking spaces are designed in accordance with Planning Scheme Policy No 1.
SO7	Service vehicle and loading areas are of a suitable size and dimension to meet user requirements.	AS7.1	Service vehicle loading areas are designed in accordance with Planning Scheme Policy No 1.
SO8	Parking spaces are available and easily accessible for persons with disabilities and/or mobility difficulties ¹ .		No Solution Specified.
SO9	Car parking layout, manoeuvring and service areas are designed to ensure they are safe, convenient and functional.	AS9.1	The design and layout of car parking areas, including car park widths, aisle widths and circulation areas are in accordance with Planning Scheme Policy No 1.
Service Vehicles			
SO10	Adequate provision shall be made for servicing of premises.	AS10.1	Development incorporates: a) the provision of loading Zones and loading bays in accordance with Schedule 1 to this Code; and b) Rear service access for service vehicles.
		AS10.2	Service access and location for Commercial or Industrial uses (as defined in Part 1 of the Scheme) is not provided within 10m of a lot Zoned Low Density Residential or Medium Density Residential.
On-site Vehicle Movement			
SO11	On-site driveways, manoeuvring areas and vehicle parking/standing areas must be designed, constructed and maintained such that they: a) are at gradients suitable for intended vehicle use; b) consider the shared movements of pedestrians and cyclists; c) are effectively drained and sealed; and d) Are available at all times they are required.	AS11.1	Parking areas are line marked, signed and are not used for purposes other than car parking.
		AS11.2	Crossovers and on-site driveways, car parks and vehicle manoeuvring areas are sealed with a hard stand surface, i.e. bitumen or concrete other than within the Rural Zone, except where the standard is specifically specified within another Code.
		AS11.3	On-site driveways, car parks and vehicle manoeuvring areas have gradients and other design features in accordance with Planning Scheme Policy No 1.
		AS11.4	On site driveways, car parks and vehicle manoeuvring areas are adequately drained in such a way that adjoining and downstream land is not adversely affected.
SO12	Suitable access and on-site manoeuvring is provided for the use.	AS12.1	Circulation and/or turning areas comply with the provisions of Planning Scheme Policy No 1.

¹ The Building Code of Australia has requirements for disabled car parking which must be complied with for all buildings in classes 3 to 9.

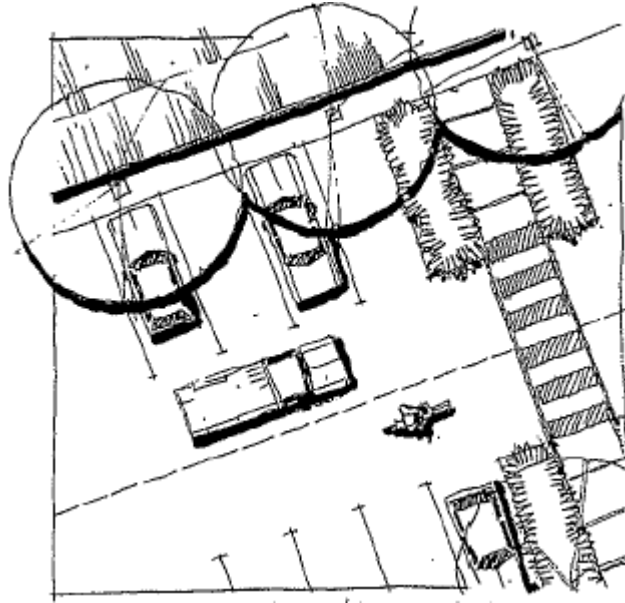


Figure 1: Car Parking is designed to enable easy access to shops by the public.

4.39.3 Schedule 1 to Division 39– Car Parking Requirements

For the purpose of interpreting the following table:

- VAN** - Means a van (for vehicle dimensions and manoeuvring requirements see *Australian Standard AS 2890.2 – Off Street Parking. Commercial Vehicle Facilities*).
- SRV** - Means Small Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see *Australian Standard AS 2890.2 – Off Street Parking. Commercial Vehicle Facilities*).
- HRV** - Means Heavy Rigid Vehicle (for vehicle dimensions and manoeuvring requirements see *Australian Standard AS 2890.2 – Off Street Parking. Commercial Vehicle Facilities*).
- AV** - Means Articulated Vehicle (for vehicle dimensions and manoeuvring requirements see *Australian Standard AS 2890.02 – Off Street Parking. Commercial Vehicle Facilities*).

The minimum number of car parks is given in the Schedule below. Where the number of spaces calculated is not a whole number, the number of spaces provided is the next highest whole number.

Use	Minimum Number of Car Parking Spaces	Minimum Number of Service Vehicle Spaces
Rural Uses		
Roadside Stall	1 space per 20sqm of gross floor/sales/display area with a minimum of 2 spaces, plus an additional space and manoeuvring area for towing vehicles.	No requirement specified.
Rural Service Industry	1 space per 30sqm of office, sales area plus 1 space per 100sqm of other buildings and industrial structures on the site related thereto.	AV where site area is less than 2,000sqm. HRV otherwise.
All other rural uses (as defined in Part 1, Land Use Definitions)	No specific requirement.	No specific requirement.
Residential Uses		
Accommodation Building	1 space per rooming unit 1 space for every 10 beds (for Hostels and Backpackers establishments), AND An additional and separate area of parking is to be provided for boats and trailers at a rate of 1 boat or trailer space per 10 dwelling or rooming units or part thereof. (except for Hostels, Backpackers establishments and accommodation or disabled or disadvantaged persons). A minimum of 50% of the required bays are to be covered.	Service vehicle space or as determined by Council.
Bed & Breakfast	1 space per guest room, in addition to any required resident parking.	Nil
Caravan Park	1 space for each caravan site and/or cabin plus one space for each 20 sites for visitors, with a minimum of 2 to be provided.	1 HRV
Caretaker's Residence	2 spaces.	Nil
Dual Occupancy	2 spaces per dwelling unit.	Nil
Dwelling House	For lots of less than 4000m ² , 2 spaces	Nil

Use	Minimum Number of Car Parking Spaces	Minimum Number of Service Vehicle Spaces
Home Occupation	1 additional space, plus 1 additional space for every non-resident employee.	Nil
Multiple Dwelling	1 space per one bedroom dwelling unit. 2 spaces per two or more bedroom dwelling unit. AND An additional 1 visitor space per 10 units (or part thereof), with a minimum of 2 visitor spaces. For more than 4 multiple dwellings, an additional and separate area of parking is to be provided for boats and trailers at a rate of 1 boat or trailer space per 10 dwelling units or part thereof. A minimum of 50% of the required bays are to be covered.	Nil
Multiple Rural Occupancy	2 spaces per dwelling.	Nil
Relatives Apartments	1 space.	Nil
Retirement Village	1.5 spaces per dwelling unit, 0.5 spaces per rooming unit, and 1 space per 4 hostel/ nursing home beds; plus 1 emergency vehicle area where development is containing a nursing home or hostel.	1 SRV
Rural Workers Accommodation	1 space per unit or rooming unit.	Nil
Tourist Cabins	1 space per unit; Plus 1 space per 2 employees.	1 SRV
Commercial Uses		
Car Park	As included in the use	Not applicable.
Catering Premises	1 space per 10m ² of gross floor area, inclusive of any alfresco dining areas.	1 SRV
Commercial Premises	1 space per 30m ² of gross floor area	1 SRV or as determined by Council.
Hotel - Function rooms, bar, dining room, etc. - Balance of building	1 space per 10m ² of gross floor area Note: The parking rates for any accommodation areas are as defined for Accommodation Building.	1 SRV or as determined by Council.
Local Shop	1 space per 15m ² of gross floor area	1 SRV or as determined by Council.
Medical Centre	1 space per 30m ² of gross floor area	One ambulance vehicle pick-up and set-down space if more than 2 practitioners work from the site at any one time, plus 1 SRV.
Outdoor Sales Premises	4 spaces plus 1 additional space for every 100m ² of gross floor area for any sales area and associated buildings.	1 AV
Shop	1 space per 15m ² of gross floor area	1 SRV if less than 500 m ² Gross Floor Area or 1 SRV and 1 HRV if 500 – 1999 m ² gross floor area and as determined by Council if greater than 1999 m ² gross floor area.
Storage Facility	1 space per 200m ² of gross floor area, Plus 1 car space per 200m ² of open area.	1 HRV if less than 999 m ² of Gross Floor Area, or 1 AV if 1000 – 1999 m ² Gross Floor Area and as determined by Council if greater than 1999 m ² gross floor area.
Showroom	1 space per 40m ² of total leasable area.	1 HRV space where the gross floor area is less than

Use	Minimum Number of Car Parking Spaces	Minimum Number of Service Vehicle Spaces
	Car parking areas are situated at the front of, or on the approach side of the site.	1,000m ² . 1 AV space where the gross floor area is between 1,000m ² and 2,000m ² . As determined by the Local Government where the gross floor area is greater than 2,000m ² . 1 customer loading areas, suitable for at least 1 car towing a trailer is to be located within 20 metres of the building entrance. This could be in the form of a dedicated loading dock or drive-through loading or unloading area.
Tourist Facility	No requirement specified	No requirement specified
Transport Terminal	1 space per two employees	AV
Veterinary Facility	1 space per 50m ² of gross floor area	1 SRV
Industrial Uses		
Extractive Industry	No requirement specified	No requirement specified
Light Industry	1 space per 30m ² of gross floor area of office, sales and ancillary buildings, plus 1 space per 100m ² of gross floor area for other buildings and industrial structures on site.	AV where site has an area of not less than 2,000m ² . HRV otherwise
General Industry	1 space per 50m ² of total leasable area; or 30 spaces per hectare of site area; or 0.75 space per employee, whichever is the greatest.	1 SRV space; and HRV and AV spaces as determined by the Local Government.
Service Station	1 space per 15m ² of shop and sales area plus 1 space per of balance gross floor area, plus 2 spaces for every vehicle workshop bay.	1 AV
Special Industry	1 space per 30m ² of gross floor area of office, sales and ancillary buildings, plus 1 per 100m ² of other buildings and industrial structures on site.	1 AV where site has an area of not less than 2,000m ² . 1 HRV otherwise
Vehicle Workshop	2 spaces per vehicle workshop bay plus 1 space per 30m ² of gross floor area of office and sales area.	1 SRV
Waste Facility	No requirement specified	No requirement specified

Use	Minimum Number of Car Parking Spaces	Minimum Number of Service Vehicle Spaces
Community Uses		
Cemetery	No requirement specified	No requirement specified
Child Care Centre	1 car space per 30m ² of gross floor area, plus an off-street area sufficient in size to accommodate three vehicles for pick-up and set-down purposes.	1 SRV
Community Facilities	As relevant to the use: <ul style="list-style-type: none"> - Emergency Services – 1 space per 30m² of gross floor area of the building and any administrative component. - Public Centre or Hall – 1 space per 4 persons capable of being accommodated. - Cultural or Civic Uses – 1 space per 40m² of gross floor area. - Tourist or Information Centre – 1 space per 30m² of gross floor area. - Any other use – as determined by Council. 	1 SRV
Educational Establishment	1 car space per 50m ² of gross floor area, plus an off-street area sufficient in size to accommodate three vehicles for pick-up and set-down purposes.	1 SRV
Hospital	1 space for every 4 beds plus 1 space for every 2 employees and 1 space per 50m ² of gross floor area of any area for public assembly. 1 ambulance parking space at a rate of 1 per 50 beds – located outside the reception area with a length of 10.5m.	1 SRV
Institution	1 car space per 30m ² of gross floor area	1 SRV
Place of Worship	1 space per 4 persons capable of being accommodated.	1 VAN
Public Utility	No requirement specified.	SRV
Special Use	For any administration component – 1 space per 30m ² of gross floor area.	1 SRV
Telecommunication Facility	No requirement specified.	1 SRV
Any other Community Use not defined above.	No requirement specified.	No specific rate.
Recreational Uses		
Indoor Recreation	As relevant to the use: <ul style="list-style-type: none"> - Health, Gym or Fitness Centre – 1 space per 25m² of gross floor area. - Sport or Leisure Centre – 1 space per 4 spectator seats, 3 spaces per squash court or similar, 1 per 25m² of gross floor area of basketball, soccer, netball, cricket or similar. All other Sport or Leisure Centre uses – as determined by Council. - Amusement Centre – 1 space per 30m² of gross floor area. - Cinema or Theatre – 1 space per 4 seats. - Nightclub – 1 space per 10m² of gross floor area. - Function Centre or Club Premises – 1 space per 4 persons capable of being accommodated. 	1 SRV.
Outdoor Recreation	No requirement specified	No requirement specified
Park	No requirement specified	No requirement specified
Any other Recreational Use, not defined above	No requirement specified	No requirement specified

DIVISION 40 - RECONFIGURING A LOT CODE

4.40.1 Compliance with the Reconfiguring a Lot Code:

Development complies with the Reconfiguring a Lot Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Reconfiguring a Lot Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Reconfiguring a Lot Code and the purpose of the Reconfiguring a Lot Code, being the Overall Outcomes for Reconfiguring a Lot.

4.40.2 Purpose of the Reconfiguring a Lot Code

The Overall Outcomes for Reconfiguring a Lot are the purpose of the Reconfiguring a Lot Code.

4.40.2.1 Overall Outcomes for Reconfiguring a Lot

The Overall Outcomes for Reconfiguring a Lot are as follows:

- (a) New lots are suitable for future uses and are appropriately designed and sited given the topography and landscape elements of the area;
- (b) The design is an efficient use of the land;
- (c) A suitable level of infrastructure is provided;
- (d) Reconfiguring a Lot does not impact on the Shire's natural resources such as water, native habitat area and known areas of cultural significance;
- (e) Good Quality Agricultural Land and other economic resources are not compromised;
- (f) The design provides for the convenient and safe movement of people; and
- (g) The road network is efficient and safe.

4.40.2.2 Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot

Table 4.40.2.2 (Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note - Acceptable Solutions that are relevant to Minor Building Work are marked #.

Table 4.40.2.2 Specific Outcomes and Prescribed Solutions for Reconfiguring a Lot

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Land Configuration			
SO1	Lots comply with the minimum area and frontage specified in Schedule 1 of this code.	AS1.1	No Solution specified.
Environmental Considerations			
SO2	The layout is designed to: <ul style="list-style-type: none"> a) protect natural and cultural features; b) Address site constraints such as, steep slopes, soil erosion, flooding, overland flow, storm surges, bushfire risk etc; c) retain special features such as trees and views; d) provide adequate buffers to risks and hazards such as noise impacts, air quality, radioactivity, etc; and e) Ensure that adequate buffers are provided between incompatible land uses. 	AS2.1	No Solution specified.
SO3	Roads provide adequate vehicular access to the coast at locations that avoid impacts on coastal vegetation and habitat values e.g. Roads are perpendicular to the coast rather than coastal esplanades.	AS3.1	No Solution specified.
SO4	Pedestrian access is provided at locations that avoid impacts on coastal vegetation and habitat values.	AS4.1	No Solution specified.

Table 4.40.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Low Density Residential, Medium Density Residential and Rural Character Zones		Residential and Rural Character Zones	
SO5	In the Low Density Residential, Medium Density Residential and Rural Character Zones, any Reconfiguring a Lot resulting in ten or more lots, provides for a neighbourhood with a strong and positive identity, through: <ul style="list-style-type: none"> a) clearly identifiable street and open space networks; b) appropriate responses to site characteristics and settings (including landmarks and views); c) integration with the surrounding urban and natural environment; and d) Shared use of public facilities by adjoining communities (where relevant). 	AS5.1	Site layout takes into consideration the following minimum information: <ul style="list-style-type: none"> a) proposed street network; b) proposed access arrangements; c) proposed uses of individual lots; d) proposed locations of buildings on each lot; e) proposed open space; and f) Proposed landscape work theme.
		AS5.2	Site layout takes into consideration the characteristics and constraints of the site.
Rural Zone			
SO6	Reconfiguring a Lot does not compromise the viability of existing Rural Uses in the Rural Zone.	AS6.1	Good Quality Agricultural Land (GQAL) being Class A, B or C1 agricultural lands as identified on the Planning Scheme Maps 4.43.1, 4.43.2 & 4.43.3 – Good Quality Agricultural Land, is not further subdivided.
Buffers			
SO7	The layout provides for the integration of development into the area and ensures minimum impact on the amenity of adjacent and nearby areas, and provides for reasonable buffers between any existing or potential incompatible land uses.	AS7.1	No Solution specified.
Road Layout & Access			
SO8	Roads both abutting and within a development are suitably designed and constructed having regard to the proposed use of the lots.	AS8.1	Roads are designed and constructed in accordance with the design standards in Planning Scheme Policy No 1
		AS8.2	Roads efficiently connect to other parts of the neighbourhood/area and utilise the shortest route possible to community infrastructure and services (particularly in the townships).
SO9	The street and lot layout facilitates the siting and design of buildings, which conserve non-renewable energy sources and assists in design appropriate for the climatic conditions.	AS9.1	At least 80% of proposed lots within the Low Density Residential and Medium Density Residential Zone run on a north-south axis.
SO10	New roads and accesses are designed to a standard capable of supporting all future uses.	AS10.1	Roads are designed and constructed in accordance with the design standards in Planning Scheme Policy No 1
SO11	Road layout must not compromise the safety and efficiency of the existing road network.	AS11.1	Road Network intersections are provided in accordance with the design standards in Planning Scheme Policy No 1.

Table 4.40.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
SO12	Access arrangements for residential, commercial and industrial development do not impede the traffic performance of the road.	AS12.1	Any land within the Low Density Residential, Medium Density Residential, Rural Character, Local Business, District Business, Commercial Services, Retail Showroom, Tourist Commercial or an Industrial Zone does not provide for direct vehicle access to the Arterial Road (highway) or Sub-Arterial Roads as identified on the Zoning Maps where alternate access options exist.
SO13	The road network design must address: a) the streetscape; b) the topography and vegetation; c) views and vistas; and d) protection of natural drainage and open space systems	AS13.14	The road network is designed and constructed in accordance with the design standards in Planning Scheme Policy No 1.
SO14	Development in the Industrial Zone, the road network provides for the movement and access of heavy vehicles.	AS14.1	The road network is designed and constructed in accordance with Planning Scheme Policy No 1.
Pedestrian and Cyclist Facilities			
SO15	The streets, roads and paths: a) provide a network of pedestrian and cycle routes that connect open spaces, neighbouring residential areas and activity centres; and b) address: (i) potential impacts on vehicular traffic; (ii) potential impacts on other infrastructure and public utilities; (iii) the safety of cyclists and pedestrians; (iv) cost effectiveness; and (v) topography	AS15.1	Bicycle and Pedestrian paths are designed and located in accordance with the design standards in Planning Scheme Policy No 1.
SO16	The alignment and construction of cycle/pedestrian paths: a) allows safe and convenient use by pedestrians and cyclists; b) conserves trees and other significant natural features; and c) Address vistas and landmarks.	AS16.1	No Solution specified.
Public Open Space - Open Space for Recreational Purposes			
SO17	Public open space provided for recreation purposes is of a size, shape and location, and has physical attributes suitable for the intended type of public recreation and leisure activities.	AS17.1	In the Low Density Residential and Medium Density Residential Zones, an area equivalent to a minimum of 10% of the site area is provided as public open space.
		AS17.2	Public open space areas are incorporated such that at least 80% of all proposed lots are within 400m of parkland where in the Low Density Residential or Medium Density Residential Zones, or within 1,500m in the Rural Character Zone.

Table 4.40.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
SO18	Public open space for recreation purposes is provided in a manner which: <ul style="list-style-type: none"> a) meets the recreation and leisure needs of the community; b) facilitates equitable access; c) contributes to the legibility and character of the development and neighbourhood; d) contributes to a connected public open space; e) is readily and safely accessible by vehicles, cyclists and pedestrians; and f) conserves and takes advantage of significant landmarks and natural features 	AS18.1	PUBLIC OPEN SPACE AREAS: <ul style="list-style-type: none"> a) have at least 80% of its area sloping at less than 10%; and b) Conserve any significant areas of natural vegetation.
Access and Easements		AS18.2	PUBLIC OPEN SPACE AREAS: <ul style="list-style-type: none"> a) provide opportunities for multiple use and casual surveillance; and b) Are located away from excessive noise.
SO19	Access easements are of an adequate width and standard to accommodate the land use proposed.	AS19.1	All lots provide frontage and access to a dedicated road in accordance with the frontage or access way width requirements in Schedule 1 of this Code.
Boundary Realignments		AS19.2	Development in the following Zones does not involve rear access (battle axe type) allotments: <ul style="list-style-type: none"> (a) Medium Density Residential Zone; (b) Local Business Zone; (c) Tourist Commercial Zone; (d) District Business Zone; (e) Commercial Services Zone; and the (f) Retail Showroom Zone. <p>Note: Based on compliance with AS19.2 above, Schedule 1 to this Code does not contain minimum access widths for rear lots in these Zones.</p>
SO20	The adjustment of a boundary or boundaries improves the existing situation.	AS20.1	The frontage to depth ratio is greater than the existing allotment. OR Access is provided to an allotment that previously had no access.

4.40.3 Schedule 1: Minimum Dimensions for Reconfiguring a Lot

Zone	Minimum Lot size 1	Minimum frontage	Minimum width of access way
Low Density Residential	600m ²	18m	4m
Medium Density Residential	800m ²	20m	Not applicable
Local Business Centre	1200m ²	20m	Not applicable
District Business Centre	5000m ²	50m	Not applicable
Commercial Services	1 ha	50m	Not applicable
Retail Showroom	5000m ²	50m	Not applicable
Light Industry	2000m ²	25m	9m
General Industry	6000m ²	50m	9m
Rural Character When connected to a reticulated sewer system.	4000m ²	50m	10m
Where not connected to a reticulated sewer system.	2 ha	50m	10m
Special Residential When connected to reticulated water and sewerage supply	2000m ²	25m	7.5m
When not connected to a reticulated water or sewerage supply	4000m ²	25m	7.5m
Rural	200 ha	100m	10m
Special Uses	No specific requirement.	Not applicable	Not applicable
Parkland and Open Space	1000m ²	Not applicable	Not applicable
Conservation	No specific requirement.	Not applicable	Not applicable

¹ Excluding any access easement or strip for access to rear lots.

DIVISION 41 - WORKS, SERVICES & INFRASTRUCTURE CODE

4.41.1 Compliance with the Works, Services and Infrastructure Code

Development complies with the Works, Services and Infrastructure Code if in the case of-

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Works, Services and Infrastructure Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Works, Services and Infrastructure Code and the purpose of the Reconfiguring a Lot Code, being the Overall Outcomes for Works, Services and Infrastructure.

4.41.2 Purpose of the Works, Services and Infrastructure Code

The Overall Outcomes for Works, Services & Infrastructure are the purpose of the Works, Services and Infrastructure

4.41.2.1 Overall Outcomes for the Works, Services and Infrastructure Code

The Overall Outcomes for the Works, Services and Infrastructure Code are the purpose of the Code and are as follows:

- (a) All development is provided with an appropriate level of services; and
- (b) Infrastructure is designed and constructed to a suitable standard according to the size and location of the proposed development.

4.41.2.2 Specific Outcomes and Prescribed Solutions for Works, Services and Infrastructure Code

Table 4.41.2.2 (Specific Outcomes and Prescribed Solutions for a Works, Services and Infrastructure) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 4.41.2.2 Specific Outcomes and Prescribed Solutions for Works, Services and Infrastructure Code

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Infrastructure Services	
SO1 An adequate, safe and reliable supply of potable and general use water is provided	AS1.1# The development is connected to the reticulated water supply where the premises are within Area A of the Water and Sewerage Defined areas on Map 2.1.1. OR
SO2 Provision is made for the treatment and disposal of effluent to ensure there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.	AS2.1# The development is connected to Council's reticulated sewer supply system where the premises are within Area A of the Water and Sewerage Defined areas on Map 2.1.1. OR Where within Area B of the Water and Sewerage Defined areas as indicated on Map 2.1.1, the development is provided with on-site water services in accordance with Planning Scheme Policy No 1. AS2.2# All necessary extensions and connections to the sewerage system are designed and constructed in accordance with Planning Scheme Policy No 1.
SO3 Land is provided with internal and external drainage to an appropriate standard to minimise runoff and impacts on receiving waters.	AS3.1# A reticulated stormwater drainage system is provided for developments to connect into in accordance with Planning Scheme Policy No 1.

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
SO4	The road to the frontage of the site must be constructed to provide for: <ul style="list-style-type: none"> a) safe and efficient movement of vehicles on the road adjacent to the site; b) the safe and efficient movement of vehicles to and from the site; c) the safe and efficient movement of pedestrians and cyclists adjacent to the site; and d) The safe and efficient movement of pedestrians and cyclists to and from the site. 	AS4.1	The road to the frontage of the site is constructed in accordance with relevant specifications in Planning Scheme Policy No 1.
		AS4.2#	Vehicle crossover/s are constructed to provide access to the site in accordance with Planning Scheme Policy No 1.
SO5	Works associated with a material change of use or operational work must not affect the efficient functioning of public utility mains, services or installations.	AS5.1#	Public utility mains, services and installations are altered or repaired in association with the works so that they continue to function and satisfy the provisions of Planning Scheme Policy No 1.
Filling and Excavation			
SO6	Filling and excavation does not result in the instability of a site or adjacent land.	AS6.1#	No Solution specified.
SO7	Filling and excavation does not result in a change to the run off characteristics of a site or have a detrimental impact upon the site, nearby land or infrastructure.	AS7.1	Filling and excavation does not result in the ponding of water on a site or adjacent land.
		AS7.2	Filling and excavation does not result in an increase in flow of water across a site on any other land or a transport corridor.
		AS7.3	Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.
		AS7.4#	Any excavation or filling does not occur within : <ul style="list-style-type: none"> a) 10 metres of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment; or b) 5m of a substation site boundary; or c) 2 metres of a padmount substation; or d) 1 metre of a padmount transformer or an underground cable.
SO8	Filling and excavation does not result in a reduction of the water quality of receiving waters.	AS8.1#	Filling and excavation does not occur within 20m of any 'Watercourse Corridor' (as indicated on the Planning Scheme Maps 4.39.1, 4.39.2, 4.39.3 and 4.39.4 - Environmental Management Overlay).

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
		AS8.2	Water quality complies with relevant specifications in the Planning Scheme Policy No 1.
SO9	Filling and excavation is carried out so that the visual amenity of the area and the privacy of the adjoining properties are not compromised.	AS9.1	No Solution specified.
Flood management			
SO10	An acceptable level of flood immunity is provided for new development and access to new development.	AS10.1	The floor levels of all habitable rooms shall be a minimum of 500mm above the level of 1 in 100 year floods.
Stormwater Management			
SO11	Development prevents or minimises adverse social and environmental impacts on the Shire's waterways, overland flow paths, and constructed drainage network from stormwater run-off originating from or passing through development.	AS11.1	Development is undertaken in accordance with the stormwater management specifications in Planning Scheme Policy No 1.
SO12	Stormwater run-off originating from development is of such quality that environmental values of receiving waters are protected or enhanced.	AS12.1	Development is undertaken in accordance with the stormwater management specifications in Planning Scheme Policy No 1.

Overlay Codes



DIVISION 42 - ACID SULFATE SOILS OVERLAY CODE

4.42.1 Compliance with the Acid Sulfate Soils Overlay Code

Development complies with the Acid Sulfate Soils Overlay Code if in the case of—

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Acid Sulfate Soils Overlay Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Acid Sulfate Soils Overlay Code and the purpose of the Acid Sulfate Soils Overlay Code being the Overall Outcomes for Acid Sulfate Soils.

4.42.2 Purpose of the Acid Sulfate Soils Overlay Code

The Overall Outcomes for Acid Sulfate Soils are the purpose of the Acid Sulfate Soils Overlay Code.

4.42.2.1 Overall Outcomes for Acid Sulfate Soils

The Overall Outcomes for Acid Sulfate Soils are as follows:

- (a) Development occurring on land containing Acid Sulfate Soils (ASS) does not have adverse effects on the natural or built environments or human health;

4.42.2.2 Specific Outcomes and Prescribed Solutions for Acid Sulfate Soils

Table 4.42.2.2 (Specific Outcomes and Prescribed Solutions for Acid Sulfate Soils) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 4. 42.2.2 Specific Outcomes and Prescribed Solutions for Acid Sulfate Soils

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
<p>SO1 Development ensures that works avoid disturbing ASS or are managed to avoid the release of acid and metal contaminants.</p>	<p>AS1.1 The disturbance of acid sulfate soils shall avoid the release of acid and metal contaminants by:</p> <ul style="list-style-type: none"> - not excavating or removing soil or sediment containing ASS; - not permanently or temporarily extracting groundwater that results in the aeration of previously saturated ASS; - not undertaking filling that results in ASS being moved below the watertable or previously saturated ASS being aerated. <p>OR</p> <p>The disturbance of ASS shall avoid the release of acid and metal contaminants by:</p> <ul style="list-style-type: none"> - neutralising existing acidity and preventing the generation of acid and metal contaminants; and - preventing the release of surface or groundwater flows containing acid and metal contaminant into the environment. <p>AS1.2 Where land is identified as being at risk from containing acid sulfate soils, an Acid Sulfate Soil investigation shall be carried out in accordance with <i>State Planning Policy 2/02: Planning and Managing Development involving Acid Sulfate Soils</i> and the guidelines for <i>Sampling and Analysis procedures for Lowland Acid Sulfate Soils in Queensland</i> and submitted to Council with the development application.</p> <p>AS1.3 When an Acid Sulfate investigation identifies the presence of Acid Sulfate Soils an Acid Sulfate Soils Management Plan is prepared (and endorsed by Council) in accordance with the <i>State Planning Policy 2/02 Guideline: Planning and Managing Development Involving Acid Sulfate Soils</i>, and submitted to Council with the development application.</p> <p>Note: The potential to disturb Acid Sulfate Soils, fill areas containing Acid Sulfate Soils or lower the water table in and adjacent to land likely to be affected by Acid Sulfate Soils is to be determined by the results detailed in an Acid Sulfate Soil Investigation Report prepared in accordance with sections 6, 7 and 8 of State Planning Policy 2/02, "<i>Guideline for Planning and Managing Development Involving Acid Sulfate Soils</i>" and submitted as part of a development application.</p>

DIVISION 43 - COASTAL MANAGEMENT OVERLAY CODE

4.43.1 Compliance with the Coastal Management Overlay Code

Development complies with the Coastal Management Overlay Code if in the case of—

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Coastal Management Overlay Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Coastal Management Overlay Code and the purpose of the Coastal Management Overlay Code being the Overall Outcomes for Coastal Management.

4.43.2 Purpose of the Coastal Management Overlay Code

The Overall Outcomes for Coastal Management are the purpose of the Coastal Management Overlay Code.

4.43.2.1 Overall Outcomes for Coastal Management

The Overall Outcomes for Coastal Management Code are as follows:

- (a) The frontal dunes, coastal vegetation and coastal landform are maintained in their current form, allowing natural coastal processes to continue unhindered;
- (b) People and property are protected from damage or injury resulting from natural coastal processes (i.e. storms and storm surge, high velocity winds, and alterations to frontal and secondary dune systems); and
- (c) Development within the 'coastal Zone' is not visually intrusive when viewed from the beach or from developed areas overlooking the development.

4.43.2.2 Specific Outcomes and Prescribed Solutions for Coastal Management

Table 4.43.2.2 (Specific Outcomes and Prescribed Solutions for Coastal Management) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 4 43.2.2 Specific Outcomes and Prescribed Solutions for Coastal Management

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
General		
SO1	<p>Development within the Coastal Management Zone (as shown on Planning Scheme Maps 4.38.1, 4.38.2 & 4.38.3 is sited and designed to avoid impacting on natural coastal processes, by:</p> <ul style="list-style-type: none"> - Avoiding development in a 'coastal control district' or an 'erosion prone area'¹. <p>OR</p> <ul style="list-style-type: none"> - Where it is not possible to locate the development outside the erosion prone area, buffering the development from the natural processes occurring in the coastal Zone, and incorporating suitable design measures to reduce risk to property and life. 	<p>AS1.1 Buildings and structures within the erosion prone area are of a temporary or relocatable nature for safety and recreational purposes, and are located in protected areas as far landward as practicable.</p> <p style="text-align: center;">OR</p> <p>If the land is subject to a development commitment for urban use (e.g. containing approval or zoning that is not Conservation or Parkland and Open Space), all parts of buildings and structures are:</p> <ul style="list-style-type: none"> (a) located as far landward from the foreshore as practicable; (b) are located landward of the seaward alignment of existing permanent buildings or structures on neighbouring land; and (c) Are located at least 8 metres landwards from the seaward alignment of the lot except for erosion proofing structures. <p style="text-align: center;">OR</p> <p>Development for any permanent structures does not result in a greater intensity of use.</p> <p style="text-align: center;">OR</p> <p>Development resulting in a greater intensity of use clearly demonstrates coastal management outcomes are not compromised.</p> <p>AS1.2 Excavation does not increase the vulnerability of buildings and structures to erosion by tidal waters.</p> <p>AS1.3 Natural coastal processes of erosion and accretion are not affected by development.</p>

¹ As declared under section 70 of the Coastal Protection and Management Act 1995 and shown on maps available from council or the EPA.

Table 4.43.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Design & Visual Amenity			
SO2	Development in the coastal Zone has a scale and form in keeping with the predominant tree line and land form, and is not visually intrusive when viewed from the beach or coastline.	AS2.1	Buildings and structures associated with residential uses are post and beam constructions, and not concrete on slab constructions.
		AS2.2	Buildings, roof materials and ancillary structures are: (a) colour-matched to the predominant vegetation cover, using greens and earth tones as listed in Table 4.43.2.3 to this Code; and (b) use materials that reduce glare and reflection.
		AS2.3	Vegetation is only disturbed where necessary, and where associated with the approved building envelope, car parking areas and vehicular access.
		AS2.4	In new development, provision is made for a 3 metre wide planting strip containing endemic coastal species as listed in Table 4.43.2.4 to this Code, and adjacent to the building envelope.
		AS2.5	Cut and fill for retaining walls, driveway access and landscaped areas is no greater than 1.0 metre in depth.
SO3	Development ensures that vegetation, habitat and biodiversity values associated with coastal dune systems is protected	AS3.1	No loss or degradation of coastal dune systems occurs.

Table 4.43.2.3 Colours for Building Materials

RANGE OF ACCEPTABLE COLOURS FOR BUILDING MATERIALS
<p>Colours similar to the following:</p> <p>GREENS</p> <ul style="list-style-type: none"> • Colourbond Wilderness • Dulux Rivergum • Dulux New England Stone • Dulux Sea Green <p>GREYS</p> <ul style="list-style-type: none"> • Colourbond Surfmist • Colourbond Tea tree • Colourbond Blue Ridge <p>BROWNS</p> <ul style="list-style-type: none"> • Colourbond Paperbark • Colourbond Sandbank • Dulux Musgrove <p>CREAMS</p> <ul style="list-style-type: none"> • Colour Cream • Dulux Classic Cream <p>BLUES</p> <ul style="list-style-type: none"> • Colourbond Blue Ridge • Dulux Clear Blue

Table 4.43.2.4 Endemic Coastal Species

RANGE OF ACCEPTABLE ENDEMIC COASTAL SPECIES
<p>For treatment of open landscape areas:</p> <p>TREES</p> <ul style="list-style-type: none"> • <i>Alphitonia excelsa</i> (Red Ash) • <i>Banksia integrifolia</i> (Coast Banksia) • <i>Corymbia tessellaris</i> (Moreton Bay Ash) • <i>Cupaniopsis anacardioides</i> (Tuckeroo) • <i>Olea paniculata</i> (Australian Olive) <p>PALMS</p> <ul style="list-style-type: none"> • <i>Livistona australis</i> (Weeping Cabbage Palm) <p>SHRUBS</p> <ul style="list-style-type: none"> • <i>Grevillea banksii</i> (Red Silky Oak) • <i>Jacksonia scoparia</i> (Australian Dogwood) • <i>Pandanus tectorius</i> (Beach Screw Pine) • <i>Xanthorrhoea latifolia</i> <p>GRASSES</p> <ul style="list-style-type: none"> • <i>Cymbopogon refractus</i> (Barbed Wire Grass) • <i>Dianella caerulea</i> (Blue Flax Lily) • <i>Gahnia aspera</i> (Rough leafed saw edge) • <i>Lomandra longifolia</i> (Matrush) • <i>Themeda triandra</i> (Kangaroo Grass) <p>GROUNDCOVERS</p> <ul style="list-style-type: none"> • <i>Crinum angustifolium</i> (Robust lily) • <i>Hibbertia scandens</i> (Guinea flower) • <i>Wahlenbergia gracilis</i> (Annual bluebell) <p>For Treatment of landscape areas within individual property boundaries:</p> <p>TREES</p> <ul style="list-style-type: none"> • <i>Allocasuarina littoralis</i> (Black Sheoak) • <i>Auranticarpa rhombifolia</i> (Australian Laurel) • <i>Clerodendrum floribundum</i> (Lolly Bush) • <i>Dodonaea viscosa</i> (Hopbush) • <i>Harpullia pendula</i> (Tulipwood) • <i>Lophostemon confertus</i> (Brush Box) • <i>Polyscias elegans</i> (Celery Wood) <p>PALMS</p> <ul style="list-style-type: none"> • <i>Livistona australis</i> (Weeping Cabbage Palm) <p>SHRUBS</p> <ul style="list-style-type: none"> • <i>Grevillea banksii</i> (Red Silky Oak) • <i>Jacksonia scoparia</i> (Australian Dogwood) • <i>Pandanus tectorius</i> (Beach Screw Pine) • <i>Xanthorrhoea latifolia</i> <p>GRASSES</p> <ul style="list-style-type: none"> • <i>Cymbopogon refractus</i> (Barbed Wire Grass) • <i>Dianella caerulea</i> (Blue Flax Lily) • <i>Gahnia aspera</i> (Rough leafed saw edge) • <i>Lomandra longifolia</i> (Matrush) • <i>Themeda triandra</i> (Kangaroo Grass) <p>GROUNDCOVERS</p> <ul style="list-style-type: none"> • <i>Crinum angustifolium</i> (Robust lily) • <i>Hibbertia scandens</i> (Guinea flower) • <i>Wahlenbergia gracilis</i> (Annual bluebell)

DIVISION 44 - ENVIRONMENTAL MANAGEMENT OVERLAY CODE

4.44.1 Compliance with the Environmental Management Overlay Code

Development complies with the Environmental Management Overlay Code if in the case of—

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Environmental Management Overlay Code; and
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Environmental Management Overlay Code and the purpose of the Environmental Management Overlay Code being the Overall Outcomes for Environmental Management.

4.44.2 Purpose of the Environmental Management Overlay Code

The Overall Outcomes for Environmental Management are the purpose of the Environmental Management Overlay Code.

4.44.2.1 Overall Outcomes for Environmental Management

The Overall Outcomes for the Environmental Management Overlay Code are the purpose of the Code. The Overall Outcomes for the Code are as follows:

- (a) To ensure that development provides for safe and ecologically sustainable development; and
- (b) To protect and maintain existing environmental processes and natural values within the Shire.

4.44.2.2 Definitions

“**Watercourse**” has the meaning given in the *Water Act 2000*, and refers to the Watercourse Corridors identified on the Planning Scheme Maps - Environmental Management Overlay Code.

“**Wetlands**” refers to wetlands identified on the Planning Scheme Maps Environmental Management Overlay, for the purposes of this Code.

4.44.2.3 Specific Outcomes and Prescribed Solutions for Environmental Management

Table 4.44.2.3 (Specific Outcomes and Prescribed Solutions for Environmental Management) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 4.44.2.3 Specific Outcomes and Prescribed Solutions for Environmental Management

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)	
Habitat and Vegetation Management Vegetation Protection			
SO1	The proposed development is designed, constructed and managed to retain as much Significant Vegetation on-site as practicable.	AS1.1	Development occurs within a defined building envelope or within an existing cleared or otherwise disturbed area on a site containing Significant Vegetation.
		AS1.2	Development does not involve the clearing of vegetation, with the exception of that required for a building curtilage, envelope and site access. ¹
Waterways, Wetlands and Catchments			
SO2	Vegetation, habitat and biodiversity values associated with waterways, wetlands (including coastal wetlands) and Declared Catchment Areas are protected.	AS2.1	No vegetation related to a defined or otherwise identified wetland or waterway is cleared.
		AS2.2	A buffer of 100m is provided between any buildings or other structures and coastal wetlands (as shown on Maps 4.39.1, 4.39.2, 4.39.3 and 4.39.4) and the Highest Astronomical Tide.
		AS2.3	A buffer of 50m is provided between any buildings or other structures and the upper stream bank or edge of all freshwater Wetlands and Waterway Corridor (as shown on Maps 4.39.1, 4.39.2, 4.39.3 and 4.39.4).
		AS2.4	For material change of use proposals where assessable development, degraded, cleared or disturbed Waterway Corridors or Wetland areas within the development site are rehabilitated.
		AS2.5	Development does not result in the loss or degradation of coastal Wetlands.
		AS2.6	Development does not result in the release of contaminants into any waterway, wetland or Declared Catchment Area.

¹ The Vegetation Management Act 1999 controls the clearing of remnant vegetation and needs to be consulted also.

Table 4.44.2.3 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
SO3 Development maintains the integrity of the Fred Haig Dam Declared Catchment Area for water-supply catchment purposes.	AS3.1 Development in the Fred Haig Dam Declared Catchment Area as identified on the Planning Scheme Maps 4.39.1– Environmental Management Overlay Plan is not located within: <ul style="list-style-type: none"> - 400 metres of the Full Supply Level, or flood reserve margin, whichever is the greater distance; - 100 metres of the high bank of a designated watercourse (as per the Water Act 2000); and - 25 metres of each bank of other watercourses.

DIVISION 45 - EXTRACTIVE RESOURCES OVERLAY CODE

4.45.1 Compliance with the Extractive Resources Overlay Code

Development complies with the Extractive Resources Overlay Code if in the case of—

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Extractive Resources Overlay Code;
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Extractive Resources Overlay Code and the purpose of the Extractive Resources Overlay Code being the Overall Outcomes for Extractive Resources.

4.45.2 Purpose of the Extractive Resources Overlay Code

The Overall Outcomes for Extractive Resource are the purpose of Extractive Resource Overlay Code.

4.45.2.1 Overall Outcomes for Extractive Resources

The Overall Outcomes Extractive Resources are as follows:

- (a) Known extractive and mineral resources are exhausted before the intrusion of incompatible uses occurs; and
- (b) Inappropriate development does not sterilise extractive and mineral resources by locating on or near to existing or potential resource areas, or their associated processing sites and haulage routes.

4.45.2.2 Specific Outcomes and Prescribed Solutions for Extractive Resources

Table 4.45.2.2 (Specific Outcomes and Prescribed Solutions for Extractive Resources) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 4.45.2.2 Specific Outcomes and Prescribed Solutions for Extractive Resources

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
SO1 Where Extractive or Mineral Resources occur in existing or potential deposits, the use and development of the land does not sterilise or prevent the extraction of those resources.	AS1.1 Development other than the extraction of identified resources, including Reconfiguring a Lot, does not occur in areas identified as a Mining Lease, Mineral Development Licence or Mineral Resource Outline on the Planning Scheme Map 4.40.1 – Extractive Resources Overlay Plan.
SO2 Development and uses not associated with the extractive industry or mining operations avoid or mitigate the impacts resulting from the winning or transportation of the extractive or mineral resources.	<p>AS2.1 Development and use of premises not associated with the extractive industry or mining operation are setback (forming a 'separation area') the following distances from the Mining Lease, Mineral Development Licence or Mineral Resource Outline areas identified on the Planning Scheme Map 4.40.1 – Extractive Resource Overlay Plan-</p> <ul style="list-style-type: none"> a. Where the extractive operation involves blasting and/or crushing of rock, and development involves a Residential, Community, Commercial or Industrial Use: 1000m b. Where the extractive operation involves blasting and/or crushing of rock, and development does not involve a Residential, Community, Commercial or Industrial Use (as defined in Part 1 of the Scheme) – 100 m; c. Where the use involves extraction from gravel and sand pits using mechanical means – 200 m; and d. 100 m from the road boundary of any haulage route. <p>AS2.2 In identified Mining Lease, Mineral Development Licence or Mineral Resource Outline areas as shown on the Planning Scheme Map 4.40.1 – Extractive Resources Overlay Plan, the numbers of people working or congregating in the 'separation area' are not increased OR Reconfiguring a Lot does not result in an increase in the number of lots within the area.</p> <p>AS2.3 Development is compatible with the potential effects arising from existing or future extractive industries. OR</p> <p>AS2.4 Development incorporates design, orientation and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels.</p>

Table 4.45.2.2 Continued

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
SO3	Development to the greatest extent possible minimises the potential adverse effects from existing or future extractive industries on people working or congregating in the 'separation area'.	<p>AS3.1 The numbers of people working or congregating in the separation area are not increased; or</p> <p>AS3.2 Development is compatible with the potential effects arising from existing or future extractive industry; or</p> <p>AS 3.3 Development incorporates design, orientation, and construction measures that mitigate the potential adverse effects from an existing or future extractive industry to acceptable levels; or</p> <p>AS 3.4 The use operates outside the normal hours of operation for existing or future extractive industry of 6am to 6pm (Monday to Friday) and 6am to 12pm (Saturday).</p>
SO4	Development does not increase the number of people living in the 'separation area'.	AS4.1 No Solution specified.

DIVISION 46 - HILLSLOPES PROTECTION OVERLAY CODE

4.46.1 Compliance with the Hillslopes Protection Overlay Code

Development complies with the Hillslopes Protection Overlay Code if in the case of—

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Hillslopes Protection Overlay Code;
- (b) Code-assessable Development, there is compliance with the Specific Outcomes of the Hillslopes Protection Overlay Code; and
- (c) Impact-assessable Development, there is compliance with the Specific Outcomes of the Hillslopes Protection Overlay Code and the purpose of the Hillslopes Protection Overlay Code being the Overall Outcomes for Hillslopes Protection.

4.46.2 Purpose of the Hillslopes Protection Overlay Code

The Overall Outcomes for Hillslopes Protection are the purpose of Hillslopes Protection Overlay Code.

4.46.2.1 Overall Outcomes for Hillslopes Protection

The Overall Outcome for Hillslopes Protection is as follows:

- (a) The ecological values, landscape character and visual quality of the hillslopes are protected so as to retain the scenic backdrop to the low land areas of the Shire; and
- (b) To ensure development does not result in an unacceptable risk to people or property due to sloping land; and
- (c) To ensure that development in identified hillslope protection areas is compatible with the nature of the natural hazard.

4.46.2.2 Specific Outcomes and Prescribed Solutions for Hillslopes Protection

Table 4.46.2.2 (Specific Outcomes and Prescribed Solutions for Hillslopes Protection) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Table 4.46.2.2 Specific Outcomes and Prescribed Solutions for Hillslopes Protection

SPECIFIC OUTCOMES		ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
SO1	Buildings, structures and access roads and driveways are not constructed on that part of land having slopes greater than 30%	AS1.1 No solution specified.
SO2	Development occurs in a way that: - Does not detract from the environmental or scenic qualities of the area; or - Does not create an erosion problem; or - Maintains the safety of people, property and hazardous materials manufactured or stored in bulk from the risk of landslide.	<p>AS 2.1 (1) Neither the development site or the land above the site has slopes greater than 15%</p> <p>OR</p> <p>(2) the development does not: (a) involve any new building work other than an extension of less than 20m² gross floor area to an exiting building; and (b) involve vegetation clearing; and (c) alter ground levels or stormwater conditions</p> <p>OR</p> <p>(3) (a) An appropriately qualified professional¹ prepares a slope stability report that identifies and addresses potential stability problems and certifies that the stability of the site will be maintained during the course of, and following the development; and</p> <p>(b) If the slope is steeper than 15%, buildings are designed and constructed as split level buildings or as post and beam buildings, and concrete on slab construction does not occur;</p> <p>AND</p> <p>AS2.2</p> <p>(1) The roof line of buildings does not extend above ridge top tree lines; and (2) The roof pitch of buildings is not greater than 15 degrees.</p> <p>AND</p> <p>AS2.3</p> <p>Buildings, roof materials and ancillary structures, such as water tanks, use colours designed to reduce glare and reflection.</p> <p>AND</p>

¹ An appropriately qualified professional is a person holding a degree in civil engineering or engineering geology with membership of a recognised professional institute and whose primary business (with a minimum of 5 years experience) is in the field of geotechnical engineering or engineering geology.

Table 4.46.2.2 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
	<p>AS2.4 Development minimises land disturbance through the following measures:</p> <ul style="list-style-type: none"> (a) Road alignments follow the natural contours of the land and the flattest gradients, as far as practical, to minimize the extent of cut and fill; (b) All cut and fill slopes are re-vegetated with native trees, shrubs and ground cover species listed in Table 4.46.2.2 to this Code immediately following construction; (c) Planting is undertaken to soften and screen the impact of new development, by including a 2 metre wide planting strip between the building and public vantage points such as roads and the coastline; (e) Fences and walls are designed to be located at a lower height than the existing tree line, or where there is no established tree line, the fences and walls are in green and brown colours.

Table 4.46.2 Native Species

RANGE OF ACCEPTABLE NATIVE SPECIES FOR REVEGETATION OF CUT AND FILL SLOPES
<p>SPECIES similar to the following:</p> <p>For treatment of open landscape areas:</p> <p>TREES Acacia spp. (Wattle) Alphitonia spp. (Ash) Angophora spp. (Apple Gum) Araucaria spp. (eg. Hoop Pine) Banksia spp. (Banksia) Corymbia spp. (Gum) Cupaniopsis spp. Tuckeroo) Elaeocarpus spp. (Quandong) Eucalyptus spp. (Gum) Flindersia spp. (eg. Crow's Ash) Grevillea spp. (Grevillea) Lophostemon spp. (eg. Brush Box) Pandanus spp. (eg. Screw Pine) Xanthostemon spp. (Golden Penda)</p> <p>FERNS AND PALMS Asplenium spp. (Bird's Nest Fern) Cycas spp. (Cycad) Livistona spp. (eg. Cabbage Tree Palm)</p> <p>SHRUBS Austromyrtus spp. (Midgenberry) Baekea spp. (Baekea) Banksia spp. (Banksia) Calytrix spp. (Star Flower) Crinum spp. (eg. Swamp Lily) Grevillea spp. (Grevillea) Hakea spp. (Hakea) Jacksonia spp. (eg. Dogwood) Kunzea spp. (Kunzea) Leptospreum spp. (Tea Tree) Westringia spp. (eg. Coast Rosemary)</p> <p>GROUNDCOVERS Cissus spp. (Kangaroo Vine) Dianella spp. (Flax Lily) Dietes spp. (Wild Iris) Gahnia spp. (Saw Sedge) Hardenbergia spp. (Pea Flower) Hibbertia spp. (Snake Vine) Lomandra spp. (Mat Rush) Scaevola spp. (Fan Flower) Viola spp. (Violet)</p> <p>For Treatment of landscape areas within individual property boundaries:</p>

TREES

- Allocasuarina spp. (She-oak)
- Backhousia spp. (Lemon Scented Myrtle)
- Buckinghamia spp. (Ivory Curl Tree)
- Casuarina spp. (She-oak)
- Elaeocarpus spp. (Quandong)
- Grevillea spp. (Grevillea)
- Melaleuca spp. (Paperbark)
- Pandanus spp. (eg. Screw Pine)
- Syzygium spp. (Lilly Pilly)
- Xanthostemon spp. (Golden Penda)

FERNS AND PALMS

- Asplenium spp. (Bird's Nest Fern)
- Cycas spp. (Cycad)
- Livistona spp. (eg. Cabbage Tree Palm)

SHRUBS

- Austromyrtus spp. (Midgenberry)
- Baekea spp. (Baekea)
- Banksia spp. (Banksia)
- Calytrix spp. (Star Flower)
- Crinum spp. (Swamp Lily)
- Grevillea spp. (Grevillea)
- Hakea spp. (Hakea)
- Jacksonia spp. (eg. Dogwood)
- Kunzea spp. (Kunzea)
- Leptospermum spp. (Tea Tree)
- Westringia spp. (eg. Coast Rosemary)

GROUNDCOVERS

- Cissus spp. (Kangaroo Vine)
- Dianella spp. (Flax Lily)
- Dietes spp. (Wild Iris)
- Gahnia spp. (Saw Sedge)
- Hardenbergia spp. (Pea Flower)
- Hibbertia spp. (eg. Snake Vine)
- Lomandra spp. (Mat Rush)
- Scaevola spp. (Fan Flower)
- Viola spp. (Violet)

DIVISION 47 – BUSHFIRE HAZARD OVERLAY CODE

4.47.1 Compliance with the Bushfire Hazard Overlay Code

Development complies with the Bushfire Hazard Overlay Code if in the case of—

- (a) Self-assessable Development, there is compliance with the applicable Acceptable Solutions of the Bushfire Hazard Overlay Code;
- (b) Code and Impact assessable Development, there is compliance with the Specific Outcomes of the Bushfire Hazard Overlay Code and the purpose of the Bushfire Hazard Overlay Code being the Overall Outcomes for Bushfire Hazard.

4.47.2 Purpose of the Bushfire Hazard Overlay Code

The Overall Outcomes for Bushfire Hazard are the purpose of Bushfire Hazard Overlay Code.

4.47.2.1 Overall Outcomes for Bushfire Hazard

The Overall Outcome for Bushfire Hazard is as follows:

- (a) People, property and essential services are protected from bushfire events; and
- (b) Development does not increase the risk of bushfire events.

4.47.2.2 Definitions for use in this Code

For the purposes of this Code, this term has the following meaning:

“**Community infrastructure**” means the following types of infrastructure that provides services vital to the wellbeing of the community¹:

- police and emergency services facilities including emergency shelters;
- hospitals and associated institutions;
- facilities for the storage of valuable records or items of cultural or historic significance²;
- state-controlled roads;
- railway lines, stations and associated facilities;
- aeronautical facilities;
- communication network facilities;
- works of an electricity entity under the Electrical Safety Act 2002; and
- water cycle management infrastructure.

4.47.2.3 Designated ‘Bushfire Prone’ Areas for the Building Code of Australia

Land identified within the “High Bushfire Hazard Area” is designated a “bushfire prone area” for the purposes of Section 12 of the Standard Building Regulation 2006, and medium category bushfire protection provisions of the Building Code of Australia apply.

¹ Definition is from the State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

² Including facilities for the storage of public records under the Public Records Act 2002.

4.47.2.4 Specific Outcomes and Prescribed Solutions for Bushfire Hazard

Table 4.47.2.4 (Specific Outcomes and Prescribed Solutions for Bushfire Hazard) identifies in—

- (a) Column 1, the Specific Outcomes in respect of which assessable development is to be assessed; and
- (b) Column 2, the Acceptable Solutions in respect of which Self-assessable development is to be assessed and the Probable Solutions in respect of which assessable development is to be assessed.

Note: Bushfire risk categories are given in the Planning Scheme Maps – Bushfire Hazard Overlay.

Table 4.47.2.4 Specific Outcomes and Prescribed Solutions for Bushfire Hazard

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
Bushfire Hazard	
<p>SO1 Development mitigates the risk of bushfire by including firebreaks that provide adequate:</p> <ul style="list-style-type: none"> - setbacks between buildings, structures and hazardous vegetation; and - access for fire fighting and other emergency vehicles. 	<p>AS1.1 Where development involves the creation of a new road, firebreaks:</p> <ul style="list-style-type: none"> - are provided along a minimum 20m wide cleared road reserve¹; and - have a minimum gradient of 12.5%; and - are located between the development site and hazardous vegetation. <p>OR</p> <p>Where development does not involve the creation of a new road, fire breaking trails:</p> <ul style="list-style-type: none"> - are provided between the development site and hazardous vegetation; - have a minimum cleared width of 6m; and - Provide continuous access for fire fighting vehicles; and - allow for vehicular access at least every 200m, and - provide passing bays and turning areas at least every 400m.
<p>SO2 Development must have a sufficient supply of water for fire-fighting purposes, including:</p> <ul style="list-style-type: none"> - connection to a reticulated water supply scheme if available, with conveniently located hydrants; or - where a reticulated supply is not available, the provision of a dam, lake, water tank or swimming pool having sufficient capacity for water pumping in times of bushfire. 	<p>AS2.1 Premises are connected to a reticulated water supply having a minimum water pressure and flow of 10 litres a second at 200 kpa which is available at all times for fire fighting purposes.</p> <p>OR</p> <p>Premises have a dam, on-site water tank or swimming pool having a total minimum capacity of 10,000L for fire fighting purposes.</p>

¹ Approvals under the Vegetation Management Act 1999 may be required for vegetation clearing.

Table 4.47.2.4 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
SO3 Development does not materially intensify the use of bushfire prone land.	AS3.1 Development involving the following uses do not occur in areas having moderate, high or extreme bushfire risk: <ul style="list-style-type: none"> - Community uses (such as schools or community halls, etc); - Special uses; - Hospital; - Medical Centre; - Visitor Accommodation; - Multiple Dwelling; or - Accommodation Building. AS3.2 Development does not increase the number of lots within extreme or high bushfire risk areas.
SO4 Community infrastructure, (such as police and emergency service functions), is located and designed to function effectively during and immediately after bushfire events.	AS4.1 The community infrastructure (as defined earlier in this Code) is not located on land that is subject to high or moderate bushfire hazard. <p>OR</p> <p>The community infrastructure will not involve any new building work other than a minor extension (<20m² gross floor area) to an existing building.</p> <p>OR</p> <p>The community infrastructure development is located within a high or medium bushfire hazard area but is designed to function effectively during and immediately after bushfire events¹.</p>
SO5 Buildings are sited or able to be sited: <ul style="list-style-type: none"> - in cleared areas where the environmental impacts of vegetation clearing are acceptable; and - on land which is the least prone to bushfire risk having regard to aspect, elevation, slope and vegetation; and - To incorporate adequate and effective siting and design measures to minimise bushfire risk. 	AS5.1 Buildings and structures are sited or able to be sited: <ul style="list-style-type: none"> - in existing cleared area able to accommodate the building(s); and - to achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; - 10m from any retained vegetation strips or small areas of vegetation; - away from the tops of ridgelines and other than on north to west facing vegetated slopes; - so that elements of development least susceptible to fire e.g. non habitable buildings and structures, are located closest to the bushfire hazard; or - In Rural Zones, a minimum cleared area of 20m in width is provided around the building to serve as a firebreak.
SO6 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	AS6.1 Hazardous materials are not manufactured or stored in bulk in bushfire hazard areas.

¹ Adjusted from the State Planning Policy 1/03 Guideline: Appendix 9: Devising Detailed Measures to Achieve Outcome 3 to suit the low, medium and high risk bushfire mapping identified for the Shire.

Table 4.47.2.4 Continued

SPECIFIC OUTCOMES	ACCEPTABLE SOLUTIONS (SELF-ASSESSABLE) PROBABLE SOLUTIONS (CODE- ASSESSABLE & IMPACT- ASSESSABLE)
<p>S07 Where development (including the reconfiguration a lot) involves opening a new road, the road layout allows easy and safe movement away from any encroaching fire, and provides for alternative safe access routes should access in one direction be blocked in the event of a fire.</p>	<p>AS7.1 The road layout provides for “through-roads” and avoids cul-de-sacs and “dead end” roads. OR Where the use of a single entry road is unavoidable because of topographical constraints, a fire-trail is incorporated to allow for safe access to a “through-road” in an alternative direction to the road and is to:</p> <ul style="list-style-type: none"> - have a cleared minimum width of 6m; - have a maximum gradient of 12.5%; - provide continuous access for fire fighting vehicles; - allow for vehicular access at least every 200m; and - provide passing bays and turning areas at least every 400m
<p>S08 Development maintains the safety of people and property by mitigating risk of bushfire through appropriate lot design and siting of buildings.</p>	<p>AS7.2 Roads have a maximum gradient of 12.5%. AS8.1 Residential lots are designed so that their size and shape allow for efficient emergency access to buildings for fire-fighting appliances (e.g. by avoiding long narrow lots with long driveways to houses). OR Buildings and structures on lots greater than 2,500m²:</p> <ul style="list-style-type: none"> - are sited in locations of lowest hazard within the lot; - achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; - are 10 metres from any retained vegetation strips or small areas of vegetation; and - Are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.