

Queensland Planning Provisions version 4.0

January 2016

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



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Introduction

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

The QPP is a state planning instrument under the Act and provides consistency for those components of a planning scheme that are considered necessary for inclusion in a planning scheme in Queensland through standardised:

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

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

Local governments are required to ensure each of their local planning instruments are consistent with the QPP. In seeking to ensure this, the Department of Infrastructure, Local Government and Planning (the department) will work with each local government and the state agencies to advance the purposes of the Act through planning schemes that:

- are based on sound strategic planning processes that have informed the policy content of the schemes
- reflect the result of appropriate engagement with local communities and other key stakeholders through well considered and clearly expressed strategic frameworks
- put the intent of their strategic frameworks to sensible effect by applying levels of assessment and design requirements that enable the expeditious determination of development applications.

Background

This is the fourth version of the QPP. Version 4.0 of the QPP takes a significant step towards the governments planning reform agenda with the reduction of the level of regulatory control on local government in plan making including by refining which components are optional and which components are mandatory. This version allows local government greater flexibility when determining content and text in Module A, whilst still providing key scheme drafting principles and guidance in Module B.

The first version commenced on 18 December 2009, the second version on 8 October 2010 (document dated 4 October 2010) and the third version on 25 October 2013.

Three review groups consisting of local governments, state agencies and the department were established to provide input into the QPP versions 2.0 and 3.0. Issues were also identified through the statutory consultation process for versions 1.0, 2.0, and 3.0 and 3.1.

Purpose

The purpose of the QPP is to:

- (i) provide clear and consistent structure for components to be used for the preparation of planning schemes in Queensland
- (ii) assist in the expression of state, regional, local and community expectations for areas and land uses
- (iii) provide for the implementation of state, regional and local policies affecting land use and development.

A reference to 'planning schemes' in this document is to be considered to include reference to all local planning instruments, including temporary local planning instruments and planning scheme policies.

How to use this document

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

Module A – Planning scheme components

Module A is the components that each local government in Queensland should adopt for its planning scheme.

Module A identifies the components that are mandatory (shown as black text) and optional (shown as grey highlight) for inclusion in a planning scheme. Where text is identified as grey highlight the local government may choose either to use that text or insert their own content as relevant to that section. The template also provides suggested formatting for the numbering of sections, parts and subsections. The components that are optional can be drawn from a standard suite provided in Module B.

Those sections of Module A that provide for a local government to incorporate content are designated by the descriptor <details> (or similar depending on the content to be inserted). Where multiple sections are required in a part, the section is based on the original format of that section in Module A.

Module B – Guidance

Module B provides guidance about the drafting of all components of the planning scheme and identifies when additional content may be incorporated by a local government.

Module B outlines components that may be included in planning schemes where allowed for by Module A. This allows a local government to determine the level of detail most appropriate for its planning scheme. This module also contains drafting principles and formatting guidance.

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

Module A – Planning scheme components

<Local government area> planning scheme

<Front cover>

Citation and commencement

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

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

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

Amendments to the planning scheme are included at <insert relevant section reference>.

Community statement

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

Strategic vision

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

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<insert table references as required>

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<insert figure references as required>

Part 1 About the planning scheme

1.1 Introduction

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

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

Map 1 – Local government planning scheme area and context

1.2 Planning scheme components

- (1) The planning scheme comprises the following components:
 - (a) about the planning scheme
 - (b) state planning provisions
 - (c) the strategic framework
 - (d) the local government infrastructure plan
 - (e) tables of assessment
 - (f) the following zones:
 - (i) <insert names of zones >
 - (A) <if included insert names of zone precincts>
 - (g) <insert 'the following local plans:' or 'there are no local plans'>
 - (i) <if included insert name(s) of local plans >
 - (A) <if included insert names of local plan precincts>.
 - (h) <insert 'the following overlays:' or 'there are no overlays'>
 - (i) <if included insert name(s) of overlays >
 - (i) <insert 'the following development codes:'>
 - (i) <if included insert names of statewide codes >
 - (ii) <if included insert names of use codes >
 - (iii) <if included insert names of other development codes >
 - (j) <insert 'the following other plans:' or 'there are no other plans'>
 - (i) <if included insert name(s) of other plans>
 - (k) schedules and appendices.
- (2) <insert 'The following planning scheme policies support the planning scheme:'>
 - (a) <if included insert name(s) of planning scheme policies >.

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the Act
 - (b) the Sustainable Planning Regulation 2009 (the regulation)
 - (c) the definitions in Schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*
 - (e) the ordinary meaning where that term is not defined in the Act, the regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section <insert relevant section reference> (1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

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

Note – This is an example of a note.

Editor's note – This is an example of an editor's note.

Footnote¹ – See example at bottom of page.

1.3.3 Punctuation

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

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone – the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land
 - (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
 - (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone – the entire waterway or reclaimed land is in the same zone as the adjoining land

¹ Footnote – this is an example of a footnote.

- (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note – The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

- (1) The categories of development under the Act are:

- (a) exempt development

Editor's note – A development permit is not required for exempt development.

- (b) self-assessable development

Editor's note – A development permit is not required for self-assessable development.

- (c) development requiring compliance assessment

Editor's note – A compliance permit is required for development requiring compliance assessment.

- (d) assessable development

Editor's note – A development permit is required for assessable development.

- (e) prohibited development.

Editor's note – A development application or a request for compliance assessment cannot be made for prohibited development.

- (2) The Act and regulation prescribe levels of assessment for certain types of development.

- (3) The planning scheme also states the level of assessment for certain types of development in the planning scheme area in <insert reference to tables of assessment section>.

1.5 Hierarchy of assessment criteria

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply:
 - (a) the strategic framework prevails over all other components to the extent of the inconsistency
 - (b) statewide codes prevail over all other components (other than the strategic framework) to the extent of the inconsistency
 - (c) insert where included <overlays prevail over all other components (other than the strategic framework and statewide codes) to the extent of the inconsistency>
 - (d) insert where included <local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency>
 - (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency
 - (f) insert where included <provisions of <insert reference to Other plans section> may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 78A of the Act states that a local planning instrument must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note – The building assessment provisions are stated in section 30 of the *Building Act 1975* and are a code for the integrated development assessment system for the carrying out of building assessment work or self-assessable work (see also section 31 of the *Building Act 1975*).

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

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

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP 1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

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

- (4) <insert 'The building assessment provisions are contained in the following parts of this planning scheme:'> or <'There are no building assessment provisions in this planning scheme.'>

Editor's note – A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note – In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 271 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

<When used the local government should consider matters identified in Module B, part 1.7 Local government administrative matters

Part 2 State planning provisions

2.1 State planning policy

The minister has identified that the state planning policy <insert date reference> is integrated in the planning scheme in the following ways:

State interests in the state planning policy appropriately integrated

<insert details>

State interests in the state planning policy not integrated

<insert details>

State interests in the state planning policy not relevant to <insert local government name>

<insert details>

2.2 Regional plan

<The minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the <insert name of regional plan>, as it applies in the planning scheme area>.

Or

<The minister has identified that the following parts of the <insert name of regional plan>, as it applies in the planning scheme area, are not appropriately reflected in the planning scheme in the following way:

- (a) <list the relevant aspects not reflected>

2.3 Referral agency delegations

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

Table 2.3.1 – Delegated referral agency jurisdictions

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

Editor's note – For the above listed referral agency delegations the applicant is not required to refer the application to 'the entity' listed under Schedule 7 of the regulation because the local government will undertake this assessment role.

2.4 Standard planning scheme provisions

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

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

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in <Part x and> Schedule x.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent
 - (b) the following <insert number> themes that collectively represent the policy intent of the scheme:
 - (i) <insert name of theme>
 - (c) the strategic outcome(s) proposed for development in the planning scheme area for each theme
 - (d) <the element(s) that refine and further describe the strategic outcome(s)
 - (e) the specific outcomes sought for each, or a number of, elements
 - (f) the land use strategies for achieving these outcomes>.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

<insert local government strategic intent>

3.3 <insert theme name>

<insert local government theme narrative, if used>

3.3.1 Strategic outcomes

<insert local government strategic outcome(s)>

3.3.2 Element – <insert element name>

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

3.3.2.1 Specific outcomes

<insert local government specific outcomes for the elements>

3.3.2.2 Land use strategies

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

<insert other headings as required>

Part 4 Local government infrastructure plan

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

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

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

Note – Development will only be taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in the standard planning scheme provisions.

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

5.3 Levels of assessment

5.3.1 Process for determining the level of assessment

The process for determining a level of assessment is:

- (1) for a material change of use, establish the use by reference to the use definitions in <insert reference to definitions within scheme>
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in <insert reference to mapping within scheme> <insert sub-sections (b) and (c) as relevant where a local plan or overlay is used>
 - (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in <insert reference to mapping within scheme>
 - (c) if an overlay applies to the premises, by reference to the overlay map in <insert reference to mapping within scheme>
- (3) determine if the development has a prescribed level of assessment, by reference to the tables in section <insert relevant section reference> Prescribed levels of assessment
- (4) if the development is not listed in the tables in section <insert relevant section reference> Prescribed levels of assessment, determine the initial level of assessment by reference to the tables in:
 - section <insert relevant section reference> Levels of assessment – Material change of use

- section <insert relevant section reference> Levels of assessment – Reconfiguring a lot
 - section <insert relevant section reference> Levels of assessment – Building work
 - section <insert relevant section reference> Levels of assessment – Operational work
- (5) a precinct of a zone may change the level of assessment and this will be shown in the 'level of assessment' column of the tables in sections <insert relevant section references relating to levels of assessment for material change of use, reconfiguring a lot, building work and operational works> <insert sub-sections 6, 7 and 8 below, as relevant where a local plan or overlay is used>
- (6) if a local plan applies refer to the table(s) in section <insert relevant section reference> Levels of assessment – Local plans, to determine if the local plan changes the level of assessment for the zone
- (7) if a precinct of a local plan changes the level of assessment this is to be shown in the 'level of assessment' column of the table(s) in section <insert relevant section reference relating to levels of assessment for local plans>
- (8) if an overlay applies refer to section <insert relevant section reference> Levels of assessment – Overlays, to determine if the overlay further changes the level of assessment.

5.3.2 Determining the level of assessment

- (1) A material change of use is impact assessable:
- (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed in the Act or the regulation.
- (2) Reconfiguring a lot is code assessable unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the regulation.
- (3) Building work and operational work are exempt development, unless the tables of assessment state otherwise or unless otherwise prescribed in the Act or the regulation.
- (4) Where development is proposed on premises included in more than one zone <insert text as relevant where a local plan or overlay is used>, <local plan or overlay>, the level of assessment is the highest level for each aspect of the development under each of the applicable zones, <insert text as relevant where a local plan or overlay is used> <local plans or overlays>. <insert sub-sections 5, 6, 7 and 8 as relevant where a local plan or overlay is used>
- (5) <Where development is proposed on premises partly affected by an overlay, the level of assessment for the overlay only relates to the part of the premises affected by the overlay.>
- (6) For the purposes of Schedule 4, Table 2, item 2 of the regulation, an overlay does not apply to the premises if the development meets the self-assessable acceptable outcomes of the relevant overlay code.
- (7) If development is identified as having a different level of assessment under a zone than under a <insert text as relevant where a local plan or overlay is used> <local plan or an overlay>, the highest level of assessment applies as follows:
- (a) self-assessable prevails over exempt
 - (b) compliance assessment prevails over self-assessable and exempt
 - (c) code assessable prevails over self-assessable and exempt
 - (d) impact assessable prevails over code, self-assessable and exempt.

Note – Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

- (8) Despite sub-subsections <insert relevant section reference of this heading>. (4) and (7) above, a level of assessment in a local plan overrides a level of assessment in a zone and a level of assessment in an overlay overrides a level of assessment in a zone or local plan>.
- (9) Provisions of <insert reference to other plans section> may override any of the above.
- (10) State prescribed levels of assessment identified in Part <insert relevant section relating to prescribed levels>, section <insert relevant reference relating to tables of assessment>, override all other levels of assessment for that development, with the exception of the Act or the regulation.

- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.

Note – Development is to be only taken to be prohibited development under the planning scheme if it is identified in Schedule 1 of the Act, a state planning regulatory provision or in section <insert relevant section relating to prescribed levels> of the standard planning scheme provisions.

5.3.3 Determining the assessment criteria

- (1) The following rules apply in determining assessment criteria for each level of assessment.
- (2) Self-assessable development:
- (a) is to be assessed against all the identified self-assessable acceptable outcomes of the applicable code(s) identified in the assessment criteria column
 - (b) that complies with the self-assessable acceptable outcomes of the applicable code(s) complies with the code(s)
 - (c) that does not comply with one or more identified self-assessable acceptable outcomes of the applicable code(s) becomes code assessable development unless otherwise specified.
<insert compliance assessment where used>
- (3) Development requiring compliance assessment:
- (a) is to be assessed against all the identified compliance outcomes of the applicable code(s) identified in the assessment criteria column
 - (b) that complies with, or is conditioned to comply with, the compliance outcome(s) complies with the code(s).
- (4) Code assessable development:
- (a) is to be assessed against all the applicable codes identified in the assessment criteria column
 - (b) that occurs as a result of development becoming code assessable pursuant to sub-section <insert relevant section relating to this subheading>.3.3(2)(c), should:
 - (i) be assessed against the assessment criteria for the development application, limited to the subject matter of the self-assessable acceptable outcomes that were not complied with or were not capable of being complied with under sub-section <insert relevant section relation to this subheading>.3.3(2)(c)
 - (ii) comply with all self-assessable acceptable outcomes identified in sub-section <insert relevant section relating to this subheading>.3.3(2)(a), other than those mentioned in sub-section <insert relevant section relating to this subheading>.3.3(2)(c)
 - (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code
 - (d) is to have regard to the purposes of any instrument containing an applicable code.
- Note – In relation to section <insert relevant section relating to this subheading>.3.3(4)(d) above, and in regard to section 313(3)(d) of the Act, the strategic framework is considered to be the purpose of the instrument containing an applicable code.
- (5) Impact assessable development:
- (a) is to be assessed against all identified code(s) in the assessment criteria column (where relevant)
 - (b) is to be assessed against the planning scheme, to the extent relevant.

Note – The first row of each table of assessment is to be checked to confirm if there are assessment criteria that commonly apply to general scenarios in the zone, local plan or overlay.

5.4 Prescribed levels of assessment

For the development specified in the 'use', 'zone' or 'development' columns, the levels of assessment are prescribed.

Table <insert table reference> – Prescribed levels of assessment: material change of use

Use	Level of assessment	Assessment criteria
Community residence	Self-assessment	
	If in a residential zone or residential zone category or a rural residential zone	<insert reference> Community residence code
<Cropping (where involving forestry for wood production)> Editor's note – Delete if regulated as part of cropping	<insert level of assessment: Exempt/Self-assessment/ Compliance assessment/Code assessment> <refer to Module B, part 5 for guidance on level of assessment>	
	If in a rural zone <refer to Module B, part 5 for guidance> Editor's note – The assessment level is capped at code assessment when a local government establishes a variation to 'Cropping' (where involving forestry for wood production).	<insert reference> Forestry for wood production code>
<Dual occupancy if used>	<Exempt>	
	<If identified in Schedule 4, Table 2 of the regulation>	
<Dwelling house if used>	<Exempt>	
	<If in a residential zone and identified in Schedule 4, Table 2 of the regulation>	

Table <insert table reference> – Prescribed levels of assessment: reconfiguring a lot

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Subdivision of one lot into two lots (and associated operational work) if compliance assessment is required under Schedule 18 of the regulation	<insert reference> Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

Table <insert table reference> – Prescribed levels of assessment: operational work

Zone	Level of assessment	Assessment criteria
Residential zone category or industry zone category	Compliance assessment	
	Operational work associated with reconfiguring a lot requiring compliance assessment under Schedule 18 of the regulation	<insert reference> Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code

5.5 Levels of assessment – Material change of use

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

Table <insert table reference> – <Name> zone

Use	Level of assessment	Assessment criteria
<All uses>	No change	<insert details>

Use	Level of assessment	Assessment criteria	
<insert use>	Exempt		
	<insert details>		
	Self-assessment		
	<insert details>	<insert details>	
	Compliance assessment		
	<insert details>	<insert details>	
	Code assessment		
	<insert details>	<insert details>	
<insert use>	Impact assessment		
	<insert details>	The planning scheme <including:> <insert details>	
	Exempt		
	<insert details>		
	Self-assessment		
	<insert details>	<insert details>	
	Compliance assessment		
	<insert details>	<insert details>	
<insert use>	Code assessment		
	<insert details>	<insert details>	
	Impact assessment		
	<insert details>	The planning scheme <including:> <insert details>	
	<insert additional rows as required>		
	Impact assessment		
	Any other use not listed in this table. <insert if used 'Any use listed in this table and not meeting the description listed in the level of assessment column.'> Any other undefined use.		The planning scheme

Editor's note – The above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

<Insert additional tables(s) for each zone as required.>

5.6 Levels of assessment – Reconfiguring a lot

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

Table <insert table reference> – Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
<insert zone or 'All zones'>	No change	<insert details>
<insert zone>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>

Zone	Level of assessment	Assessment criteria
	Code assessment	
	<insert details>	<insert details>
	Impact assessment	
	<insert details>	The planning scheme <including:> <insert details>
<insert zone>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
	<insert details>	<insert details>
	Impact assessment	
	<insert details>	The planning scheme <including:> <insert details>
<insert additional rows as required>		
Code assessment		
Any other reconfiguring a lot not listed in this table. <insert if used 'Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.'>		

Editor's note – The above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

5.7 Levels of assessment – Building work

<Insert 'The following table identifies the levels of assessment for building work regulated under the planning scheme.'> Or '<There is no building work regulated by the planning scheme.'>

Table <insert table reference> – Building work

Zone	Level of assessment	Assessment criteria
<insert zone or 'All zones'>	No change	<insert details>
<insert zone>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
	<insert details>	<insert details>
	Impact assessment	
	<insert details>	The planning scheme <including:> <insert details>
<insert zone>	Exempt	
	<insert details>	
	Self-assessment	

Zone	Level of assessment	Assessment criteria
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
	<insert details>	<insert details>
	Impact assessment	
	<insert details>	The planning scheme <including:> <insert details>
<insert additional rows as required>		
Exempt development		
Any other building work not listed in this table. <insert if used 'Any building work listed in this table and not meeting the description listed in the level of assessment column.'>		

Editor's note – The above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

5.8 Levels of assessment – Operational work

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

Table <insert table reference> – Operational work

Zone	Level of assessment	Assessment criteria
<insert zone or 'All zones'>	No change	<insert details>
<insert zone>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
	<insert details>	<insert details>
<insert zone>	Impact assessment	
	<insert details>	The planning scheme <including:> <insert details>
	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
<insert zone>	Code assessment	
	<insert details>	<insert details>
	Impact assessment	
	<insert details>	The planning scheme <including:> <insert details>
<insert additional rows as required>		

Zone	Level of assessment	Assessment criteria
Exempt		
Any other operational work not listed in this table. <insert if used 'Any operational work listed in this table and not meeting the description listed in the level of assessment column.'>		

Editor's note – The above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

5.9 Levels of assessment – Local plans

<Insert the following as relevant:>

'The following table(s) identify/identifies the levels of assessment for development in the local plan(s).'

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

Table <insert table reference – <Name> local plan: material change of use

Use	Level of assessment	Assessment criteria
<All uses>	No change	<insert details>
<insert precinct/zone heading(s) where relevant>		
<insert use>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
<insert details>	<insert details>	
Impact assessment		
<insert details>		The planning scheme <including:> <insert details>
<insert use>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
<insert details>	<insert details>	
Impact assessment		
<insert details>		The planning scheme including: <insert details>

<Table 5.9.x> – <Name> local plan: <reconfiguring a lot / building work or operational work>

<Insert additional tables for reconfiguring a lot, building work or operational work if the local plan overrides the level of assessment for these aspects of development elsewhere in Part <insert reference to tables of assessment section>, sections <insert reference to levels of assessment tables for reconfiguring a lot, building work, operational work.>

5.10 Levels of assessment – Overlays

The following table identifies where an overlay changes the level of assessment from that stated in a zone or local plan and the relevant assessment criteria.>

Table <insert table reference> – Assessment criteria for overlays

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

Note – Some overlays may only be included for information purposes. This should not change the level of assessment or assessment criteria in the planning scheme.

Part 6 Zones

6.1 Preliminary

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

6.2 Zone codes

<insert the zone code(s) using the applicable code structure in Module B, part 9>

Part 7 Local plans

7.1 Preliminary

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

7.2 Local plan codes

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

Part 8 **Overlays**

8.1 **Preliminary**

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and that have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development
 - (b) there is a constraint on land use or development outcomes
 - (c) there is the presence of valuable resources
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule <insert reference to mapping section>.
- (3) The changed levels of assessment, if applicable, for development affected by an overlay are in Part <insert reference to tables of assessment section>.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the level of assessment or any additional assessment criteria.
- (5) Assessment criteria for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay
 - (b) a code for an overlay
 - (c) a zone code
 - (d) a local plan code
 - (e) a development code
- (6) Where development is proposed on premises partly affected by an overlay, the assessment criteria for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) <insert overlay name(s)>.

<if overlays without codes are used insert the following>

- (8) The following overlays for the planning scheme without code(s) are:
 - (a) <insert overlay name(s)>.

<if overlays for information purposes only are used insert the following>

- (9) The following overlays for the planning scheme are for information purposes only:
 - (a) <insert overlay name(s)>.

8.2 **Overlay codes**

<Insert the overlay code(s) using the preferred code structure in Module B, part 9>

Part 9 Development codes

9.1 Preliminary

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

9.2 Statewide codes

9.2.1 Community residence code

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

Table <insert table reference> – Community residence for self-assessable development only

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

9.2.2 Forestry for wood production code

<insert the relevant code from Module B, part 9 or insert statement 'The planning scheme does not establish a variation in the level of assessment for cropping (where involving forestry for wood production) in a rural zone and as such the code does not apply to the planning scheme area.'>

9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational works code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part <insert reference to tables of assessment section 5>, section <insert reference to prescribed levels of assessment section> under Table <insert table reference> – Prescribed level of assessment: reconfiguring a lot.

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

Note – If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the regulation.

Table <insert table reference> – Reconfiguring a lot (subdividing one lot into two lots) and associated operational works requiring compliance assessment

Compliance outcomes (CO)	
Lot design	
CO1	Each lot is to comply with the following frontage requirements: <ul style="list-style-type: none"> • <insert planning scheme frontage requirements.>
CO2	<Each lot is to comply with the following building envelope requirements: <ul style="list-style-type: none"> • <insert building envelope requirements.> or insert <There are no building envelope requirements for reconfiguring a lot (subdividing one lot into two lots) and associated operational work.>
CO3	<No rear lots are created.> or insert <Any rear lot is to comply with the following: <ul style="list-style-type: none"> • the number of adjoining rear lots does not exceed <insert maximum number> • only one rear lot is provided behind each standard lot • no more than two rear lot access strips directly adjoin each other • no more than two rear lots gain access from the head of a cul-de-sac.>
CO4	The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary as follows: <ul style="list-style-type: none"> • <insert details>. or <In relation to a reconfiguration in a residential zone, the reconfiguration ensures that any existing buildings and structures are setback to any new property boundary as follows: <ul style="list-style-type: none"> • <insert details>. or <In relation to a reconfiguration in a residential zone any existing buildings and structures are setback to any new property boundary in accordance with the boundary setback requirements under the Queensland Development Code.>
CO5	The reconfiguration enables any proposed buildings and structures to comply with boundary setback requirements as follows: <ul style="list-style-type: none"> • <insert details>. or <insert either of the following: <p>In relation to a reconfiguration in a residential zone, the reconfiguration ensures that any proposed buildings or structures are setback to any new property boundary as follows:></p> <ul style="list-style-type: none"> • <insert details>. or <In relation to a reconfiguration in the residential zone, any proposed buildings and structures can comply with boundary setback requirements under the Queensland Development Code.>
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.

Compliance outcomes (CO)	
CO7	No new lots are created on land subject to flooding up to and including the declared level determined by council.
CO8	If the land is located in a designated bushfire prone area, the reconfiguration does not involve premises identified as being greater than low risk.
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater.
Infrastructure	
CO10	For premises located in a reticulated water area, each lot is connected to the reticulated water supply system. or For premises located outside a reticulated water area, each lot is provided with an alternative potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the following: • <insert details>.
CO11	For premises located in a sewer ² ed area, each lot is connected to the sewerage service. or For premises located outside a sewer ² ed area, each lot provides for an effluent treatment and disposal system in accordance with the following: • <insert details>.
CO12	Each lot is connected to an electricity supply network as follows: • <insert details>.
CO13	Each lot is connected to a telecommunications network as follows: • <insert details>.
CO14	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with the following: • <insert details>.
Access	
CO15	Each lot has lawful, safe and practical access to the existing road network via: • direct road frontage • <an access strip (for a rear lot) or • an access easement>.
CO16	Where access to a lot is proposed via an access strip <or easement>, the access strip <or easement> has <insert either of the following>: <a minimum width of <insert minimum width details> or <a minimum width of five metres in a residential zone or eight metres in an industrial zone> and Is designed and constructed in accordance with the following: • <insert details>.
CO17	The maximum length of an access strip <or easement> does not exceed a maximum length of <insert either of the following> <insert details of maximum length> or <50 metres>.

² Sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008*.

Compliance outcomes (CO)	
CO18	The gradient of an access strip <or easement> does not exceed <insert details of maximum grade>.
CO19	A driveway crossover to each lot is designed and constructed in accordance with the following: <ul style="list-style-type: none"> • <insert details>.
Stormwater	
CO20	Onsite erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with the <insert details>.
CO21	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
CO22	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with <insert details>.

9.3 Use codes

<insert code(s)>

9.4 Other development codes

<insert code(s)>

Part 10 Other plans

10.1 <insert other plan name>

<insert details>

10.1.1 Preliminary

<insert details>

10.1.2 <insert additional headings as required>

<insert details>

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in Table <insert table reference> column 1 is an undefined use.
Note – Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in Table <insert table reference> column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
<insert the following if relevant>
- (5) <Column 3 of <insert table reference> identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of Table <insert table reference> identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of Table <insert table reference> are not exhaustive lists.
- (8) Uses listed in Table <insert table reference> columns 3 and 4 that are not listed in column 1, do not form part of the definition>.

Table <insert table reference> – Index of use definitions

<insert use>	<insert use>	<insert use>
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Table <insert table reference> – Use definitions

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

SC1.1.1 Defined activity groups

<Insert the following if defined activity groups are used'>

- (1) Defined uses listed in Table <insert table reference>are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined uses listed in column 2.
- (3) An activity group is able to be referenced in <insert reference to Tables of assessment section>.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table <insert table reference> – Index of defined activity groups

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

Table <insert table reference> – Defined activity groups

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

SC1.1.2 Industry thresholds

<Insert the following if industry thresholds are used>.

- (1) <The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table <insert table reference> – low impact industry, medium impact industry, high impact industry and special industry.>

Table <insert table reference> – Industry thresholds

Column 1 Use	Column 2 Additional examples include
Low impact industry	<insert threshold levels>
Medium impact industry	<insert threshold levels>
High impact industry	<insert threshold levels>
Special industry	<insert threshold levels>

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in Table <insert table reference> column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table <insert table reference> – Index of administrative definitions

<insert term>	<insert term>	<insert term>
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Table SC1.2.2 – Administrative definitions

Column 1 Term	Column 2 Definition
<insert terms from suite of administrative definitions>	<insert definitions detail>

Schedule 2 Mapping

SC2.1 Map index

The table(s) below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area. <Maps relevant to other plans have also been included.>

<Insert either of the following statements as relevant:>

'Editor's note – Mapping for the LGIP is contained in Part <insert relevant section reference> of the planning scheme.'

or

'Editor's note – Mapping for the LGIP is contained in Schedule <insert relevant section reference> of the planning scheme.'

Table <insert table reference> – Map index

Map number	Map title	Gazettal date
Strategic framework maps		
<SFM-001>	<insert details>	<insert gazettal date>
<SFM-002>	<insert details>	<insert gazettal date>
Zone maps		
<ZM-001>	<insert details>	<insert gazettal date>
<ZM-002>	<insert details>	<insert gazettal date>
Local plan maps		
<LPM-001>	<insert details>	<insert gazettal date>
<LPM-002>	<insert details>	<insert gazettal date>
Overlay maps		
<OM-001>	<insert details>	<insert gazettal date>
<OM-002>	<insert details>	<insert gazettal date>
Other plans maps		
<OPM-001>	<insert details>	<insert gazettal date>
<OPM-002>	<insert details>	<insert gazettal date>

SC2.2 Strategic framework maps

<insert mapping>

SC2.3 Zone maps

<insert mapping>

SC2.4 Local plan maps

<insert mapping>

SC2.5 Overlay maps

<insert mapping>

SC2.6 Other plans maps

<insert mapping>

Schedule 3 Local government infrastructure plan mapping and supporting material

<Insert relevant local government infrastructure plan (LGIP) documentation or insert 'The local government infrastructure plan (LGIP) is completely contained in Part <insert relevant section> of the planning scheme.'>

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

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

Table <insert table reference> – Notation of decisions under section 391 of the Act

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

Editor's note – This schedule should include:

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

SC4.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the Act

Table <insert table reference> – Notation of resolutions under Chapter 8, Part 2, Division 1 of the Act

Date of resolution	Date of effect	Details	Contact information
<insert details>	<insert details>	<insert details>	<insert details>

Editor's note – This schedule should provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded.

SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

Table <insert table reference> – Notation of decisions under section 680ZE of the Act

Date of decision	Location of premises (real property description)	Details of registration	Term of registration
<insert details>	<insert details>	<insert details>	<insert details>
<insert additional rows as required>			

Schedule 5 Land designated for community infrastructure

Table <insert table reference> – Land designated for community infrastructure

Date of designation or repeal	Real property description	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of community infrastructure
<insert details>	<insert details>	<insert details>	<insert details>
Designation matters <insert designation matters as per section 202 of the Act>			
<insert details>	<insert details>	<insert details>	<insert details>
Designation matters <insert designation matters as per section 202 of the Act>			
<insert additional rows as required>			

Schedule 6 Planning scheme policies

SC6.1 Planning scheme policy index

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

Table <insert table reference> – Planning scheme policy index

Planning scheme policy title

<insert list of planning scheme policies>

SC6.2 <Insert planning scheme policy name>

<insert details>

Appendix 1 Index and glossary of abbreviations and acronyms

Table <insert table reference> – Abbreviations and acronyms

Abbreviation/ acronym	Description
<insert the following where Division 2 applies: the IPA>	<insert the following where Division 2 applies: The now repealed <i>Integrated Planning Act 1997</i> >
MCU	Material change of use as defined in the Act
ROL	Reconfiguring a lot as defined in the Act
the Act	<i>Sustainable Planning Act 2009</i>
the regulation	Sustainable Planning Regulation 2009
<insert details>	<insert details>

Appendix 2 Table of amendments

Table <insert table reference> – Table of amendments

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

Module B – Guidance

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Planning scheme drafting principles

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

- ensuring the planning scheme is focused on being a statutory instrument for strategic land use planning and development assessment. Supporting documents are used as mechanisms for assisting with interpretation, explaining the basis for decision-making and explaining how the planning scheme operates, but do not form part of the planning scheme
- integrating state planning instruments such as the state planning policy or a regional plan
- using land use allocation (i.e. zoning) as the basis for assigning assessment categories and assessment criteria
- incorporating overlay provisions where:
 - there is a particular sensitivity to the effects of development
 - there is a constraint on land or development there is the presence of valuable resources
 - there are particular opportunities for development
- including local plans where more particular planning is required at the local or district level
- ensuring that the strategic framework is reflected and enabled by the scheme components—zones and where used, overlays and local plans
- making effective use of the level of assessment tables in the planning scheme by incorporating important information for users, assessment categories and assessment criteria.

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

Drafting principle 1

DP1 Achieving the state’s planning intent, coordination and integration—users readily understand how the planning scheme measures seek to achieve the state’s planning intent, as expressed in state planning instruments, and how the matters dealt with by the planning scheme have been coordinated and integrated.

Drafting principle 2

DP2 Applying and interpreting the planning scheme – users readily understand how to apply and interpret the planning scheme.

Drafting principle 3

DP3 Focusing on outcomes – planning schemes focus on the land-use and development outcomes sought to be achieved both generally and specifically in the local government area.

The strategic framework is an essential means of achieving these outcomes. The strategic framework should provide the basis for producing the delivery

mechanisms of the scheme (i.e. the tables of assessment, zones, local plans, overlays and codes).

Each strategic outcome should clearly identify and express the outcomes agreed between the state and local government and provide the basis for determining the land use policy for the entire local government area. It should therefore be evident in the strategic framework how state interests and applicable regional outcomes have been given effect through the local government's land use policy.

Where the strategic framework is well considered, it will provide the basis for the number and type of zones used in the scheme and the need for zone precincts will be evident. The mix of uses and assessment criteria included in the tables of assessment will be a function of the outcomes sought in the strategic framework. Similarly, the codes and overlays applied in the scheme should reflect and reinforce the content of the strategic framework. In turn these will provide the foundation for the performance and acceptable outcomes included in the scheme.

Drafting principle 4

DP4 Applying the *Sustainable Planning Act 2009* (the Act) operational rules – planning schemes comply with and give appropriate effect to the operational rules established by the Act.

Drafting principle 5

DP5 Minimising regulatory requirements – categories of assessment should ensure the minimum practicable level of regulation is applied to achieve the desired outcomes and extent of community involvement. The level of regulation should also be commensurate with the potential impact of the development being regulated. Assessment categories should enable the efficient delivery of the land use policy intent contained in the strategic framework.

Drafting principle 6

DP6 Achieving consistency of scheme content and language – there is an appropriate degree of consistency in the content and language across all planning schemes in Queensland.

Drafting principle 7

DP7 Reflecting state planning instruments – the scheme includes measures to appropriately integrate the state interests in the planning scheme.

Format and styling

(Optional component)

The following are the suggested standards for format and styling:

- Line spacing – single line spaces between words and sentences.
- Justification – all paragraphs aligned left, with a ragged right margin.
- Headings – title case with only proper nouns in a heading. Headings and lists should be organised consistently. See below for an example of the headings.
- Table headings – only proper nouns capitalised in a heading as per the example on the following page
- Editor's notes, notes and footnotes – as per the example on the following page
- Page numbering – each new part, schedule or appendix commences on a new page and is numbered as per the example below.

Editor's note – page numbering and formatting may differ between a hard copy and an electronic version to enable a user friendly interface via in the internet.

Planning scheme title

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

Heading examples

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

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

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

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

Body text

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

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

Table headings

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

Editor's notes and notes

Body text (Arial 8pt: left indentation: 0cm, not hanging).

Footnotes

Arial 8pt: left indentation: 0cm, not hanging.

Page numbering examples

Part 1 – About the planning scheme

P1 – 1 (means Part 1, page 1)

P1 – 2 (means Part 1, page 2).

Schedule 1 – Definitions

Sc1 – 1 (means Schedule 1, page 1)

Sc1 – 2 (means Schedule 1, page 2).

Appendix 1 – Index and glossary of abbreviations and acronyms

A1 – 1 (means Appendix 1, page 1)

A1 – 2 (means Appendix 1, page 2).

Citation and commencement

(Optional component)

The citation and commencement should include the following details:

- name of the planning scheme
- date the planning scheme was gazetted in the Government Gazette
- date the planning scheme commenced
- a reference to where amendments to the planning scheme are located.

These provisions should be included.

Community statement

(Optional component)

The community statement is prepared by the local government and is a non-statutory component of the planning scheme. It has a direct relationship to the community strategic statement prepared under the *Local Government Act 2009*. It is generally no longer than one A4 page of text. The community statement may be accompanied by images. The text of this section is at the discretion of the individual local government. An example of how this may be expressed in the planning scheme is provided in the box below.

Community statement

<insert community statement>

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

Strategic vision

(Optional component)

The strategic vision is prepared by the local government and is a non-statutory component of the planning scheme. The strategic vision is a narrative describing the aspirations of the community and should be generally no more than one A4 page of text. The text of this section is at the discretion of the individual local government. An

example of how this may be expressed in the planning scheme is provided in the box below.

Strategic vision

<insert strategic vision>

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

Part 1 – About the planning scheme

(Mandatory component)

1.1 Introduction

(Optional component)

The local government should consider key matters including:

- the purpose of the planning scheme (i.e. setting out the intention for future development in the planning scheme area over the next 'x' number of years)
- identification that the planning scheme seeks to advance state and regional policies through more detailed local responses, taking into account the local context
- consideration of period reviews to ensure the planning scheme will respond appropriately to the changes of community at a local, regional and state level
- area to which the planning scheme applies, (i.e. the local government name, including all premises, roads, internal waterways and if relevant, local government tidal areas) and how it interrelates with surrounding local government areas
- inclusion of an illustrative map.

Map 1 – Local government planning scheme area and context

(Optional component)

Mapping should be in accordance with the standard mapping format in Module B, schedule 2. A basic map to illustrate planning scheme area boundaries in relation to land subject to the planning scheme may be included showing basic identification markers e.g. major cities, towns or suburbs, as well as major environmental features such as rivers, oceans and wetlands.

A basic map that illustrates the location of the planning scheme boundaries in relation to the state may also assist and could be represented as an inset.

1.2 Planning scheme components

(Optional component)

List the planning scheme components here to identify how land in the planning scheme area is organised. The components should be listed in the order they appear in the planning scheme, for example:

- about the planning scheme
- state planning provisions
- the strategic framework
- the local government infrastructure plan
- tables of assessment
- the zones
- development codes

- schedules and appendices.

If included, the following optional elements should be also listed here:

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

A planning scheme may also be supported by one or more planning scheme policies. If this is the case, they should also be listed here. Refer to Module B, schedule 6 for further information about planning scheme policies.

The above components may be provided in a table or in a list.

1.3 Interpretation

(Mandatory component)

Definitions

(Mandatory component)

These provisions should be included.

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

(Mandatory component)

These provisions should be included.

Punctuation

(Mandatory component)

The local government may use one of the following drafting styles for lists.

The following, which is read as each of the bullet points apply and each is relevant to the matter being described. The local government has the option of including the 'and' if it is the preferred drafting style. However the use of this style should be consistent throughout the planning scheme.

- xxx; < and>
- xxx; < and>
- xxx.

The following, which is read as any or all of the bullet points apply to the matter being described:

- xxx; or
- xxx; or
- xxx.

Zones for roads, closed roads, waterways and reclaimed land (Mandatory component)

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

1.4 Categories of development (Optional component)

Where a local government wishes to provide this information it should be included as shown in Module A, part 1.4.

1.5 Hierarchy of assessment criteria (Mandatory component)

This section provides direction for scheme drafters to achieve a hierarchy of outcomes in the planning scheme.

These provisions are to be included.

1.6 Building work regulated under the planning scheme (Mandatory component)

This section outlines the building work that the local government can regulate in a planning scheme. The local government should include the mandatory wording. Provisions relating to building work may not be included under section 1.7 local government administrative matters.

Section 78A of the SPA states that a planning scheme must not include provisions about building work to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*. Section 78A of the SPA should be read in conjunction with section 32 and 33 of the *Building Act 1975*.

Some of the permitted building assessment provisions a planning scheme may include the following:

- alternative boundary clearances and site cover for Class 1 and 10 structures under section 33 of the *Building Act 1975*
- matters permitted under section 10 of the Building Regulation 2006. These include variations to provisions contained in parts MP 1.1, MP 1.2 and MP 1.3 (if council 'opts in') of the QDC such as the height of a building in relation to obstruction and

overshadowing, the siting and design of a building to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces

- designating bushfire prone areas under section 12 of the Building Regulation 2006
- designating land liable to flooding, and other aspects, under section 13 of the Building Regulation 2006
- additional end-of-trip facilities to those imposed by part MP 4.1 of the QDC
- designating transport noise corridors for the purpose of part MP 4.4 of the QDC.

1.7 Local government administrative matters

(Optional component)

Where necessary, the local government may include this section. This section is provided for administrative provisions that clarify matters specific to the planning scheme area. This section is not to contain new policy provisions, assessment criteria or other elements that are to be included in other sections of the planning scheme. For example, a mall established or proposed to be established under section 80A of the *Local Government Act 2009* may be included in this section as an editor's note.

Where a mall has been established the local government is required under section 58 of the Local Government Regulation 2009 to identify the mall or proposed mall in its planning scheme. This may be supported by an image/plan, however it is recommended that the local government also include any mall or proposed mall in its mapping schedule for the purpose of clarity. This may be in either a local plan or zone precinct.

Part 2 – State planning provisions

(Mandatory component)

2.1 State planning policy

(Mandatory component)

Part 2.1 provides for the local government to identify when the minister is satisfied that a relevant state interest of the state planning policy (SPP) has been appropriately integrated in the planning scheme.

Some state interests in the SPP also include interim development assessment requirements. The interim development assessment requirements apply when the planning scheme has not yet appropriately reflected the state interest. If the minister has advised that a state interest in the SPP has been appropriately integrated in the planning scheme, the interim development assessment requirements do not apply and the development application is assessed against the relevant provisions of the planning scheme.

The integration of some state interests in the SPP may not be achieved and in this instance the state interests that have not been appropriately integrated should be listed in the planning scheme. These state interests are identified as part of the plan making process. Some state interests in the SPP may not apply to a local government area due to population size or geographic location. The local government should list these in the planning scheme.

The local government should identify the SPP version and publication date that the planning scheme has reflected, as identified by the minister. It therefore provides the basis for determining if there are any inconsistencies between the planning scheme and the current version of the SPP.

2.2 Regional plan

(Mandatory component where a regional plan applies)

Planning schemes should appropriately reflect any regional plan applying to the local government area. Regional plans are made under the Act, and refer to regional plans made by the minister for a designated region.

This part provides for the local government to identify when the minister is satisfied that the regional plan relevant to the planning scheme area has been appropriately reflected in the planning scheme. The local governments should also have regard for other regional planning documents that, while non-statutory, may contain relevant considerations.

Where the minister has advised that a regional plan has been appropriately reflected in the planning scheme and this is stated in the planning scheme, those elements identified are no longer used in the development assessment process under the Act and the development application is assessed against the planning scheme. Note that any applicable regional plan state planning regulatory provisions will remain relevant. The policy framework of the regional plan should be given significant weight in the planning scheme review process to ensure these regional outcomes are embedded in the scheme with a local context.

A regional plan, if relevant, may be wholly or partly reflected in a planning scheme. Where a regional plan is partly reflected, all relevant aspects that are not reflected are to be listed to assist users of the planning scheme.

2.3 Referral agency delegations

(Optional component)

Schedule 7 of the Sustainable Planning Regulation 2009 (the regulation) identifies referrals for certain aspects of development. The Act enables the referral functions, in relation to the assessment of the application, to be devolved or delegated to another entity.

The embedding of the state planning policy requirements in the planning scheme may result in the delegation of the referral jurisdiction to the local government. Where there is no relevant state planning policy, embedding the state assessment criteria for an integrated development assessment system (IDAS) referral trigger requirement could also result in a delegation of the referral jurisdiction.

This delegation would be for a specific jurisdiction listed under schedule 7 of the regulation and would consist of a delegation under the *Acts Interpretation Act 1954*. Where a delegation has been agreed to between the state and a local government, this is to be listed in a table similar to that shown in table 2.3.1 of Module A.

In the instance where there are referral delegations, the applicant is not required to refer the application to the entity listed under schedule 7 of the regulation; the local government will undertake this assessment automatically.

2.4 Standard planning scheme provisions

(Optional component)

Section 2.4 provides for the local government to identify the QPP version and publication date that the planning scheme has reflected as identified by the minister. It therefore provides the basis for determining if there are any inconsistencies between the planning scheme and the current version of the QPP.

Part 3 Strategic framework

(Mandatory component, optional content)

The strategic framework:

- sets the policy position for the whole of the planning scheme area
- identifies the future development intent for the planning scheme area
- implements the regional plan (where relevant)
- is used in the assessment of impact assessable development
- is given regard to in code assessable development.

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

Editor's note – To reduce the time taken for the state interest review, it is recommended that the local government and state agencies engage in the scheme drafting process early to ensure the upfront integration of the state interests that have been identified as relevant to the planning scheme area.

An example of how the strategic framework may be expressed is as follows:

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

Although the strategic plan may comprise of separate components, it is to be read in its entirety as the strategic policy intention for the planning scheme area.

All content is determined by the local government. However, consultation early in the drafting is recommended to ensure that state interests are integrated with the local government's development intent. The local government may use any illustrative material to express the intent of the strategic framework. This includes tables, diagrams or images.

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

3.1 Strategic intent

(Optional component)

The strategic intent is prepared by the local government. If possible, it should be informed by the local government's community plan.

The strategic intent is a series of concise and locally contextualised statements that succinctly express the aspirations for the future development of the local government area. The strategic intent reflects the economic, social and environmental

characteristics that have shaped the existing community and how it will achieve its future form.

3.2 Themes

(Optional component)

The themes could include key policy matters as identified in the state planning policy such as:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

Alternatively, the local government can select its own themes, having regard to state planning instruments.

Each theme may be described by a policy statement, if desired. Or simply, the local government may consider that the strategic outcomes sufficiently express the policy position. The use of themes should incorporate the strategic outcomes in a manner that their applicability to the planning scheme area is evident.

The themes and policy statement examples set out below are provided as guidance for the drafting of a strategic framework where there is no regional plan.

Liveable communities and housing

The pattern of planned land use integrates existing and future development, and takes advantage of the natural and scenic qualities of the landscape. The expansion of urban areas is underpinned by community need while maintaining and enhancing access for all to services, recreational facilities and social infrastructure. The unique architectural, cultural, historic, scientific, natural, social or spiritual qualities of places are conserved and enhanced by development. Planning assists in the timely provision of social infrastructure such as educational institutions and health services.

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

Rural residential development is only provided for where the use of land for productive agricultural purposes is not compromised. Development of new or more intensive agricultural uses occurs in physically suitable areas and is appropriately separated from other incompatible land uses.

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

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

Economic growth

To ensure business can prosper and provide the foundations of local employment and productivity, provision is made for the growth and diversification of business activity in both established and emerging industry sectors.

Business activity is maximised through strategies that promote appropriate land use, ample land supply, the avoidance of land use conflicts and the protection of strategic economic infrastructure. The clustering and co-location of land uses assists in achieving development that utilises existing and planned infrastructure and provides opportunities for growth in the economy. The provision of appropriate land for the full spectrum of economic growth ensures economic diversity and greater variety of employment, as well as meeting the changing needs of the community.

Natural resources are sustainably managed to allow communities to meet present and future needs, while not compromising the ability of future generations to meet their needs.

Development in and adjacent to, resource areas is managed to avoid compromising the continuing or future use of the resource.

Environment and heritage

To maintain areas of outstanding natural value and heritage for present and future generations, the quality of the environment or heritage features, its assets, ecological processes and biodiversity values are conserved, enhanced or restored.

The impacts of development on natural corridors through urban and rural areas are minimised through appropriate mitigation measures including ensuring the location, intensity and scale of development is appropriate in relation to the corridor.

Any significant residual impact on a matter of environmental significance is offset, where appropriate, in accordance with the *Environmental Offsets Act 2014*.

The conservation and re-use of heritage places is facilitated. Landscapes that have aesthetic and amenity values are conserved or protected from development that diminishes their values.

Safety and resilience to hazards

Development avoids and/or minimises the potential impacts of hazards brought about by extreme weather events, natural processes and the result of human activities.

Planning that encourages innovation and enables positive responses to challenges and change can help to establish more resilient settlement patterns, safeguard the wellbeing of people and better protect property, the environment and infrastructure.

The impacts of weather events and natural hazards, and the risk assessments for these, are considered when determining the location, scale and intensity of development.

Infrastructure

Infrastructure and services are located, designed and delivered in a timely and economical manner to support the desired urban form and provide for community needs. Land use planning is integrated with the provision of state and local infrastructure to ensure that infrastructure will be available to support the projected urban growth.

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

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

3.3 Mapping

(Optional component)

Conceptual mapping that presents the spatial elements of the strategic framework should be included. This may be expressed either on a single map or a series of maps. Mapping should be in accordance with the standard mapping format for strategic framework maps in schedule 2 of this module. Strategic framework mapping should be included in the mapping schedule of the planning scheme. However it may also be included in the strategic framework section if desired.

3.4 Strategic framework structure

(Optional structure)

Strategic outcomes

(Mandatory component)

Strategic outcomes describe the outcomes sought for the themes determined by the local government. They represent an integration of state and local interests consistent with the timeframe of a regional plan, or where there is no regional plan, for a period of at least 25 years.

Elements

(Optional component)

Local government may identify the elements that best describes the strategic outcomes identified. There may be several elements for each theme, depending on the local context. This allows for the diversity of local circumstances to be appropriately reflected.

The state planning instruments provide assistance by identifying elements that would support each of the themes.

The elements may be supported by a policy statement expressing the desired outcomes for the planning scheme area.

Specific outcomes

(Optional component)

Specific outcomes express the particular planning direction proposed in relation to the elements identified. The drafting of these should ensure there is a clear link with the strategic outcomes. The specific outcomes should be a means to refinement of the strategic outcomes. Clearly articulating this hierarchy in each theme is important to establish a logical structure and improve understanding for users.

Land use strategies

(Optional component)

Land use strategies are produced on the basis of the outcomes sought (strategic and specific) and provide direction about how the outcomes will be achieved and applied at a strategic level in the planning scheme area. For example, this may include the identification of particular areas that will be the subject of a local plan to enable for increased density in accordance with a strategic outcome.

Example structure of a strategic framework

The following is an example of the structure of a strategic plan. A strategic framework could also utilise a narrative approach or a tabular format and include illustrative material.

In the example provided the theme headings have not been adapted to represent a particular local context.

3.2 Strategic intent

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

3.3 Settlement pattern

<insert local government theme narrative if used. This may include sub-headings.>

3.3.1 Strategic outcomes

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

3.3.2 Element – Network of towns

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

3.3.2.1 Specific outcomes

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

3.3.2.2 Land use strategies

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

3.3.3 Element – Compact urban form

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

3.3.3.1 Specific outcomes

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

3.3.3.2 Land use strategies

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

Part 4 Local government infrastructure plan

(Mandatory component where Local government resolve to prepare a local government infrastructure plan)

The local government should use the template provided in Statutory Guideline 03/14 – Local government infrastructure plans as referred to in the regulation. The local government may choose to locate the part of the LGIP that includes maps and schedules of works as a schedule to the planning scheme.

It is also a requirement that where the local government makes a resolution regarding the adopted infrastructure charges under Chapter 8, Part 2, Division 1 of the Act, the resolution is attached to the planning scheme.

Part 5 Tables of assessment

(Mandatory component)

The levels of assessment for the planning scheme should be presented under this component (noting that some levels of assessment may be contained under the section relating to Other plans where used). A code may not change a level of assessment. Where a development does not comply with the self-assessable acceptable outcomes of a code for self-assessable development, the development becomes assessable development under the levels of assessment component of the planning scheme.

Tables of assessment should be provided for material change of use, reconfiguring a lot, building work, operational work, local plans (if used) and overlays (if used). Where used, each local plan and overlay, or similar should have its own table. Precincts may be referred to in the tables to identify when the level of assessment differs from the zone or local plan. Where a precinct changes a level of assessment, it should be shown in the table of assessment as an 'if' and located in the 'level of assessment' column. Local plans and overlays may alter the level of assessment from the level specified in the relevant zone.

The tables of assessment for a local plan should provide separate tables for material change of use, reconfiguring a lot, building work or operational work where required. The local government should structure the tables of assessment in the format provided. The tables of assessment structure shown in section 5.5 of Module B provides for all of the levels of assessment. However, where a particular level of assessment is not required, it is not necessary to include it in the table. For example, where exempt development is not used in the material change of use or local plan tables, the heading can be removed from the table.

A local government may use activity groups in the tables of assessment to achieve a more streamlined result. The local government may wish to use the list of nominated activity groups as provided in schedule 1, as further outlined in Module B, schedule 1.

Only those levels of assessment defined in the Act are to be used in the tables of assessment. The terms 'code notifiable', 'impact inappropriate', 'consistent', or 'inconsistent' (or similar) should not be used in the tables of assessment. 'Consistent' and 'inconsistent' uses (or similar) are able to be expressed through code provisions. In determining the appropriate level of assessment for particular types of development, local government should ensure the level of assessment will enable the efficient delivery of land-use and development aspirations expressed in the strategic framework.

The consideration of the level of assessment should take appropriate account of the need for community engagement in relation to a development application, bearing in mind the community engagement undertaken during the drafting of the planning scheme and acknowledging that development aligning with the strategic intent for the planning scheme area should be subject to a suitably low level of assessment. The

local government should ensure the level of assessment is appropriate to the type of development and the associated risk to ensure the delivery of an efficient and effective planning scheme.

The first row of each table of assessment (with the exception of the prescribed levels of assessment tables) may be used to include assessment criteria that are able to be applied to generic scenarios in the zone, local plan or overlay.

5.1 Structure of the tables of assessment

Prescribed development (Mandatory component)

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

Dual occupancy and dwelling houses

The prescribed levels of assessment for a dual occupancy and dwelling house should be determined by the local government by referring to schedule 4, table 2, item 2 of the regulation.

For a dual occupancy, if a local government resolves not to 'opt in' to the exempt level of assessment, the level of assessment is at the discretion of the local government. If a local government chooses not to exempt a dwelling house in a residential zone from assessment, it should be identified as self-assessable in the levels of assessment – material change of use table (Module A). If these rows are not needed in the prescribed levels of assessment: material change of use table (Module A) they do not need to be included.

Cropping (where involving forestry for wood production)

Timber plantations are considered to be a form of cropping activity. This has been acknowledged in various planning instruments such as the QPP and various regional plans.

To reinforce this situation and in accordance with the Queensland Timber Plantation Strategy 2020 it is necessary to ensure the development assessment process for timber plantations is consistent with long-term agricultural cropping activities. This will maintain the consistency of timber plantation development assessment processes in Queensland. These processes are supported by:

- the inclusion of a mandatory timber plantation development assessment code in the QPP
- 'capping' the level of assessment for timber plantations at code assessable in the rural zone.

The assessment level for cropping (where involving forestry for wood production) is capped at code assessment in the rural zone. However this level of assessment only applies where the local government chooses to distinguish forestry for wood production from other forms of cropping in a rural zone (i.e. requires a material change of use specifically for cropping (where involving forestry for wood production)). The local government may exercise discretion in relation to the level of assessment up to code assessable. Forestry for wood production cannot be subject to impact assessment. If a local government chooses not to assess forestry for wood production in the same way as other forms of cropping, the capped level of assessment and codes do not apply.

When a variation for cropping (where involving forestry for wood production) is established, the local government should apply the relevant level of assessment and land use code (see table 5.1 below). The local government may apply additional provisions or codes for forestry for wood production only where these are applicable to broader cropping activities in the rural zone. The shaded assessment criteria in Table 5.1 below provide for the local government to apply provisions that are not specific to forestry for wood production and are applicable to broader cropping activities.

Table 5.1 – Forestry for wood production

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

Note – please refer to part 9 for further detail on the forestry for wood production code.

Development involving material change of use (Mandatory component)

The material change of use tables identify:

- the zone in the table heading
- the use or activity group
- the level of assessment for the development
- any variation (such as height or gross floor area) for a zone or a precinct of a zone. This is shown as an 'if' in the 'level of assessment' column
Editor's note – variations are to be a measurable threshold or a quantifiable statement
- any variation to the use through reference to one of the 'examples include' uses listed in column 3 of the Use definitions table. This is shown as an 'if' in the 'level of assessment' column. For example in the low impact industry zone, a utility installation could be self-assessable 'if complying with the relevant self-assessable acceptable outcomes and not a sewerage treatment plant'
- the assessment criteria that are applicable to the development, which may be a code or the provisions of a code.

An example table of assessment for development involving material change of use follows:

Table <X> – Medium density residential zone

Use	Level of assessment	Assessment criteria
All uses	No change	Medium density residential zone code
...	...	
Multiple dwelling	Exempt	
	If on land in the Norris Park Stables Precinct	Not applicable
	Self-assessment	
	If not exempt	Multiple dwelling code
Shop	Code assessment	
	If less than 200m ² gross floor area	
...	...	
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the level of assessment column. Any other undefined use.		The planning scheme

Editor's note – the above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

Editor's note – in the example table of assessment above, a shop of greater than 200m² gross floor area would be subject to impact assessment due to the default statement 'Impact assessment – any use listed in this table and not meeting the description listed in the level of assessment column'.

Editor's note – in the example table of assessment above, the assessment criteria for a shop of less than 200m² gross floor area includes the medium density residential zone code, as the first row of the table of assessment applies to all uses in the zone.

Development involving reconfiguring a lot, building work or operational work

(Mandatory heading component)

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

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

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

Table <x> – Reconfiguring a lot

Zone	Level of assessment	Assessment criteria
<insert zone or ‘All zones’>	No change	<insert details>
<insert zone>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
	<insert details>	<insert details>
<insert zone>	Impact assessment	
	<insert details>	The planning scheme including: <insert details>
<insert additional rows as required>		
Code assessment		
Any other reconfiguring a lot not listed in this table. <insert if used ‘Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.’>		

Editor’s note – the above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

Table <x> – Building work

Zone	Level of assessment	Assessment criteria
<insert zone or ‘All zones’>	No change	<insert details>
<insert zone>	Exempt	
	<insert details>	

Zone	Level of assessment	Assessment criteria
<insert zone or 'All zones'>	No change	<insert details>
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
	<insert details>	<insert details>
	Impact assessment	
<insert details>	The planning scheme including: <insert details>	
<insert additional rows as required>		
Exempt development		
Any other building work not listed in this table. <insert if used 'Any building work listed in the table and not complying with the description listed in the level of assessment column.'>		

Editor's note – the above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

Table <x> – Operational work

Zone	Level of assessment	Assessment criteria
<insert zone or 'All zones'>	No change	<insert details>
<insert zone>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
	Code assessment	
	<insert details>	<insert details>
Impact assessment		
<insert details>	The planning scheme including: <insert details>	
<insert additional rows as required to cover all uses>		
Exempt		
Any other operational work not listed in this table. <insert if used 'Any operational work listed in the table and not complying with the description listed in the level of assessment column.'>		

Editor's note – the above levels of assessment apply unless otherwise prescribed in the Act or the regulation.

If there are no tables of assessment for development involving building work or operational work, the local government may wish to insert the following statements as necessary for the purposes of clarity:

<insert under the section heading for building work 'There is no building work regulated by the planning scheme.'>

<insert under the section heading for operational work ‘There is no operational work regulated by the planning scheme.’>

Development in a local plan

(Mandatory heading component where a local plan is included)

The local plan tables of assessment identify the following:

- the name of the local plan in the table heading
- the type of development to which the table applies (i.e. material change of use, reconfiguring a lot, building work or operational work) in the table heading
- the use to which the level of assessment applies
- any variation (such as height or gross floor area) for a local plan or a precinct of a local plan and this is shown as an ‘if’ in the ‘level of assessment’ column
Editor’s note – variations are to be a measurable threshold or a quantifiable statement
- any variation to the use through reference to one of the ‘examples include’ uses listed in column 3 of table SC1.1.2 – Use definitions. This is shown as an ‘if’ in the ‘level of assessment’ column. For example, in the low impact industry zone a utility installation could be self-assessable ‘if complying with the relevant self-assessable acceptable outcomes and not a sewerage treatment plant’
- the assessment criteria that are applicable for the development, which may be a code or provisions of a code.

The local government may provide the table(s) of assessment in a local plan either:

- on an exception basis i.e. the table(s) of assessment only present(s) the changes to the levels of assessment in a zone or zones
- on a comprehensive basis i.e. the table(s) of assessment present(s) a combination of:
 - (a) the levels of assessment in a zone or zones
 - (b) any changes to the levels of assessment in a zone or zones.

The local government should annotate the table to make clear the basis on which the table is provided.

The table(s) of assessment for development in a local plan should be expressed as follows:

Table <X> – <Name> local plan: material change of use

Use	Level of assessment	Assessment criteria
<insert precinct/zone heading(s) where relevant>		
<insert use>	Exempt	
	<insert details>	
	Self-assessment	
	<insert details>	<insert details>
	Compliance assessment	
	<insert details>	<insert details>
Code assessment		

Use	Level of assessment	Assessment criteria
	<insert details>	<insert details>
	Impact assessment	
	<insert details>	The planning scheme including: <insert details>

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

If there are no local plans for the planning scheme, the local government may wish to insert the following statement under the section heading for local plans for the purposes of clarity:

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

Development affected by an overlay (Mandatory heading component where an overlay is included)

The table of assessment for development affected by an overlay identifies:

- development where the overlay changes the level of assessment to the level specified in another table of assessment (e.g. in the zone level of assessment table)
- any variation (such as height or gross floor area). This is shown as an 'if' in the 'level of assessment' column
Editor's note – variations are to be a measurable threshold or a quantifiable statement
- the assessment criteria whether contained in the provisions of the overlay code or overlay map.

Overlays should not automatically change the level of assessment and there should be few instances where this would occur. Overlays generally affect a development either as a constraint, environmental value or an opportunity, and typically require the application of additional assessment criteria. Therefore, overlays usually trigger assessment against an overlay code or an overlay map rather than increase the level of assessment. Assessment criteria for an overlay are contained in the 'assessment criteria' column for an overlay (see table below).

Development affected by an overlay should be expressed as follows:

Table <X> – Assessment criteria for overlays

Development	Level of assessment	Assessment criteria
Flood hazard overlay		
MCU* for dwelling house	Code assessment	Flood hazard overlay code
ROL* for one lot into five lot subdivision	Impact assessment	Flood hazard overlay code
Heritage overlay		
Any MCU	No change	Heritage overlay code

* Editor's note – these acronyms would be spelt out in Appendix 1 of the planning scheme (MCU is material change of use and ROL is reconfiguring a lot).

If there are no overlays for the planning scheme, the local government may wish to insert the following statement under the section heading for overlays for the purposes of clarity:

<There are no overlays in the planning scheme.>

5.2 Deciding the level of assessment

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

- scale of the impact
- ability to regulate the impact
- ability to provide appropriately informed decisions
- alignment with the aspirations expressed in the strategic framework.

The levels of assessment should be appropriate to the type of development and the associated risk to ensure the delivery of an efficient and effective planning scheme.

Exempt

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

Self-assessment

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

- the development outcomes can be clearly articulated in quantifiable measures with no element of subjectivity
- the proposed development does not involve technical issues (e.g. building standards) that could require a level of professional expertise to assess.

Compliance assessment

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

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

Code assessment

Code assessment is generally used in assessing development against applicable planning scheme codes and relevant state planning instruments (such as the state planning policy, where these are not integrated in the planning scheme).

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

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

Impact assessment

Impact assessment involves the assessment of the impacts of development against relevant state planning instruments (to the extent they are not integrated in the planning scheme) and relevant sections of the planning scheme, including the strategic framework. Development that is impact assessable requires public notification and may be subject to appeals by third parties. Impact assessable development has the potential for higher impacts or impacts that are largely unknown when an application is submitted and therefore requires broad discretionary assessment.

Impact assessable development includes:

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

Prohibited development

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

Determining the level of assessment

(Mandatory component)

The section relating to determining the levels of assessment in Module A provides for the following:

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

Determining the assessment criteria

(Mandatory component)

The section relating to levels of assessment in Module A outlines the rules in relation to the assessment criteria for development.

Part 6 Zones

(Mandatory component)

Zones are the primary organising layer of the planning scheme and all land in the planning scheme area must be included in a zone, with the exception of roads and waterways. All maps for zones are contained in a schedule.

Editor's note – local plans may be used for finer grained planning.

6.1 Standard suite of zones

A standard suite of zones is provided and arranged in categories of uses – residential, centres, recreation, environmental, industry, tourism and other. Only zones from the standard suite may be used in the planning scheme. It is not necessary to use all of the zones and the local government should choose the zones that best reflect the local context.

To enable the local government to appropriately reflect and plan for local circumstances, the standard suite of zones provides:

- a general land use zone where the zone represents a broad land use category that provides for a range of related uses in one single zone. These zones are designed for situations where a number of different land uses (such as residential and retail) may be combined in a single zone
- a selection of more particular land use zones that relate to specific land use characteristics and enable a more specific application of the category.

Each zone in the standard suite of zones includes a purpose statement and is shown along with example overall outcomes for each zone. The local government may amend the purpose statement to reflect the local context by, for example, altering the land uses specified. However the overall intent of the zone should remain consistent with the purpose statement. For the overall outcomes, the local government may choose from the example outcomes provided, draft its own outcomes or utilise a combination of both.

Standard suite of zones index

Residential zones category

General zone	Specific zones
General residential	Low density residential Low-medium density residential Medium density residential High density residential Character residential Tourist accommodation

Centre zones category

General zone	Specific zones
Centre	Principal centre Major centre District centre Local centre Neighbourhood centre

Recreation zones category

General zone	Specific zones
Recreation and open space	Sport and recreation Open space

Environmental zones category

General zone	Specific zones
Environmental management and conservation	Environmental management Conservation

Industry zones category

General zone	Specific zones
Industry	Low impact industry Medium impact industry High impact industry Special industry Waterfront and marine industry High technology industry Industry investigation

Tourism zones category

General zone	Specific zones
Tourism	Major tourism Minor tourism

Other zones category

General zones
<p>Community facilities</p> <p>Emerging community</p> <p>Extractive industry</p> <p>Innovation</p> <p>Limited development (<option for local government to insert a qualifying descriptor>)</p> <p>Mixed use</p> <p>Rural</p> <p>Rural residential</p> <p>Special purpose</p> <p>Specialised centre</p> <p>Township</p>

Standard suite of zones detail

Residential zones category	
General residential	
Purpose (mandatory)	The purpose of the general residential zone code is to provide for residential activities supported by a range of community uses and small-scale services, facilities and infrastructure that cater for local residents.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows:</p> <p><insert local government outcomes for the zone></p> <p><insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of residential dwelling choices is provided including dwelling houses, multiple dwellings and special needs accommodation. • The scale and density of development is consistent with residential neighbourhoods and local housing needs. • Higher densities are located around transport nodes and centres. • Development provides for a high standard of amenity, an appropriate level of privacy and well-designed private and public open space, including play and other recreational areas. • Development ensures a high level of amenity by minimising traffic, noise, dust, odour, glare and other local impacts. • Development is designed to maximise energy efficiency and water conservation. • Development is supported by transport infrastructure that promotes safe and efficient public transport use, walking and cycling. • Development responds to the environmental constraints of the land. Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development is designed to mitigate the impact of bushfire in designated bushfire prone areas. • Development responds to land constraints including topography, bushfire and flooding constraints. • Community facilities and infrastructure that directly support the local community are facilitated. • Visitors to residential communities are provided with appropriate short-term accommodation. • Development has access to infrastructure and services.

	<ul style="list-style-type: none"> • Non-residential uses are only provided where they cater directly to community needs, where the character and residential amenity is maintained and where the vitality, role and function of existing or planned centres is not compromised. • Natural features and environmental corridors such as creeks, gullies, waterways, wetlands, habitats and vegetation are retained and protected by buffers that minimise the impact of existing and future land uses. Any impacts expected by new development are mitigated appropriately.
Low density residential	
Purpose (mandatory)	The purpose of the low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of housing, predominantly detached dwelling houses, on a range of lot sizes is provided. • Development provides for an efficient land-use pattern and is well connected to other parts of the local government area. • Development is designed to provide safe and walkable neighbourhoods. • Development facilitates small-scale non-residential uses that provide local work places and complement local residential amenity. • Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, lighting and other locally specific impacts. • Development reflects and enhances the existing low density scale and character of the area. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development is supported by transport infrastructure that promotes safe and efficient public transport use, walking and cycling. • Development responds to the environmental constraints of the land. • Development responds to land constraints including topography, bushfire and flooding. • Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to provide for the needs of the local community. • Non-residential uses may be supported where such uses provide for the day-to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres. <p>Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained and protected from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management requirements.</p>
Low-medium density residential	
Purpose (mandatory)	The purpose of the low-medium density residential zone code is to provide for a range and mix of dwelling types including dwelling houses and multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p>

	<ul style="list-style-type: none"> • Development provides a range of residential dwelling choices including multiple dwellings and other residential development and short-term accommodation for visitors in locations clustered around or near centres and transport nodes. • Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure. • Non-residential uses that provide for the everyday needs of the residential community are facilitated. • Development is supported by employment nodes, community facilities and services, transport and commercial hubs where appropriate. • Development provides for an efficient land-use pattern that is well connected to other parts of the local government area. • Development is designed to provide safe and walkable neighbourhoods. • Development facilitates non-residential uses that provide local work and complement local residential amenity. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development is supported by transport infrastructure that promotes safe and efficient public transport use, walking and cycling. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, glare and other local impacts. • The scale and density of development facilitates an efficient land-use pattern and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and education facilities. • Non-residential uses may be supported where such uses provide for the day-to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres. • Development responds to land constraints including topography, bushfire and flooding. • Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management.
Medium density residential	
Purpose (mandatory)	The purpose of the medium density residential zone code is to provide for medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Development provides for medium density multiple dwellings in locations clustered around or near centres and transport nodes. • Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure. • Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, glare and other local impacts. • Development in this zone is supported by a diverse range of community facilities, transport options, employment nodes and commercial and retail hubs. • Development is designed to maximise energy efficiency, water conservation and public/active transport use.

	<ul style="list-style-type: none"> • Development is supported by transport infrastructure that promotes safe and efficient public transport use, walking and cycling. • The scale and density of development facilitates an efficient land-use pattern and walkable neighbourhoods that are well connected to employment nodes, centres, recreation areas, community services and educational facilities. • Non-residential uses may be supported where such uses provide for the day-to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres. • Development responds to land constraints including topography, bushfire and flooding. • Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management requirements.
High density residential	
Purpose (mandatory)	The purpose of the high density residential zone is to provide for higher density multiple dwellings supported by community uses and small-scale services and facilities that cater for local residents.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: < insert local government outcomes for the zone > <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Development provides for high density multiple dwellings in locations clustered around or near centres and transport nodes. • Development encourages and facilitates urban consolidation and the efficient use of physical and social infrastructure. • Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, glare and other local impacts. • Development in this zone is supported by a diverse range of community facilities, transport options, employment nodes and commercial and retail hubs. Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development promotes public transport use, walking and cycling. • The scale and density of development facilitates an efficient land-use pattern and walkable neighbourhoods that are well connected to employment nodes, centres, recreation areas, community services and educational facilities. • Non-residential uses may be supported where such uses provide for the day-to-day needs of the immediate residential community, do not detract from the residential amenity of the area and do not undermine the viability of nearby centres. • Development responds to land constraints including topography, bushfire and flooding. • Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management requirements.
Character residential	
Purpose (mandatory)	The purpose of the character residential zone code is to provide for a particular character of a predominantly residential area. The residential uses are supported by community uses and small-scale services and facilities that cater for local residents.

<p>Examples of overall outcomes</p>	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Development protects existing character from unsuitable development. • Development provides for a range of residential dwelling choices that reflect the existing character. • Development incorporates design elements that are compatible with and reflective of the historic, cultural and environmental character of the area. • Development is sensitive to the character of the area and incorporates design elements that are compatible with and reflective of the established character. • Development that facilitates urban consolidation and the efficient use of physical and social infrastructure is encouraged where it complements and maintains the existing character. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development promotes public transport use, walking and cycling. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development maintains a high level of residential amenity having regard to traffic, noise, dust, odour, glare and other local impacts. • The scale and density of development facilitates an efficient land-use pattern and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational facilities. • Non-residential uses may be supported where such uses provide for the day-to-day needs of the immediate residential community, do not detract from the character, and do not undermine the viability of nearby centres. • Development responds to land constraints including topography, bushfire and flooding constraints. • Development mitigates any adverse impacts on adjoining areas of environmental significance, including creeks, gullies, waterways, wetlands, coastal areas, habitats, vegetation and bushland through location, design, operation and management requirements.
<p>Tourist accommodation</p>	
<p>Purpose (mandatory)</p>	<p>The purpose of the tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.</p>
<p>Examples of overall outcomes</p>	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Short-term accommodation is provided at a scale, density and in locations that service tourist needs. • Development facilitates walking, cycling and public transport use. • Development is reflective and responsive to the environmental constraints of the land and maintains a high level of accommodation amenity having regard to traffic, noise, dust, odour, glare and other local impacts. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development facilitates the provision of tourist facilities and services in, or adjacent to, tourist accommodation to enhance the attractiveness of tourist areas. • Development enhances and protects the specific features and values that are a tourist attraction.

	<ul style="list-style-type: none"> • Development responds to land constraints including topography, bushfire and flooding. • Development is generally located close to centres, community facilities and open space, and is supported by transport infrastructure that promotes safe and efficient public transport use, walking and cycling. • Other uses may be supported where local character is maintained and the uses directly support the day-to-day needs of short-term residents and visitors. • Other uses do not detract from the amenity of the area or undermine the viability of nearby centres. • Natural features that form the basis of the tourist attraction such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and protected from the impacts of adjacent uses. Any unavoidable impacts are minimised through location, design, operational and management requirements. • Development is supported by infrastructure and social services to meet the needs of short-term residents.
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Centre zones category	
Centre	
Purpose (mandatory)	<p>The purpose of the centre zone code is to provide for a mix of uses and activities.</p> <p>These uses include, but are not limited to, business, retail, professional, administrative, community, entertainment, cultural and residential activities.</p> <p>Centres are found at a variety of scales based on their location and surrounding activities.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Promotion of a mix of commercial, business, professional and retail activities. • Development is generally established in accessible, well-connected locations with access to public transport, cycling and pedestrian networks. • Residential development is facilitated where it is integrated with and enhances the fabric of the centre. • Service industries may be appropriate in the zone. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development promotes public transport use, walking and cycling. • Development is supported by appropriate infrastructure and essential services. • Development responds to land constraints including topography and flooding.
Principal centre <optional to add (CBD)>	
Purpose (mandatory)	<p>The purpose of the principal centre zone code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement.</p> <p>It includes key concentrations of high-order retail, commercial, employment,</p>

	residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • The widest range and highest order of retail, commercial, administrative, community, cultural and entertainment activities are provided. • Development is well-designed, contributes to a high quality public realm and promotes public transport use, walking and cycling. • Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. • Where appropriate, service industry uses may be located in the zone. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Public open space areas such as malls, plazas, parks and gardens are provided. • Development is supported by appropriate infrastructure and essential services. • Development does not compromise the network of centres. • Development responds to land constraints including topography and flooding.
Major centre	
Purpose (mandatory)	<p>The purpose of the major centre zone code is to provide for a mix of uses and activities.</p> <p>It includes concentrations of higher order retail, commercial, offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A broad range of higher order retail, commercial, administrative, community, cultural and entertainment activities is provided. • Development is well-designed, contributes to a high quality public realm and promotes public transport use, walking and cycling. • Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. • Where appropriate, service industries may be located in the zone. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Public open space areas such as malls, plazas, parks and gardens are provided. • Development is supported by appropriate infrastructure and essential services. • Development responds to land constraints including topography and flooding.

District centre	
Purpose (mandatory)	<p>The purpose of the district centre zone code is to provide for a mix of uses and activities.</p> <p>It includes a concentration of land uses including retail, commercial, residential, offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A mix of retail, commercial, administrative, community, cultural and entertainment activities that support surrounding residential areas is provided. • Development is well-designed, contributes to a high quality public realm and promotes public transport use, walking and cycling. • Residential development, short-term accommodation and tourist accommodation is provided at an appropriate scale and integrates with and enhances the fabric of the centre. • Where appropriate service industries may be located in the zone. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Public open space areas such as plazas, parks and gardens are provided. • Development is supported by appropriate infrastructure and essential services. • Development does not compromise the viability of the network of centres. • Development responds to land constraints including topography and flooding.
Local centre	
Purpose (mandatory)	<p>The purpose of the local centre zone code is to provide for a limited range of retail, commercial and community activities to service local needs.</p> <p>It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate with and enhance the fabric of the activity centre.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of convenience retail, commercial, community and residential uses is provided that supports the local community. • Development is reflective of, and responsive to, the environmental constraints of the land. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development promotes public transport use, walking and cycling. • Development is supported by appropriate infrastructure and essential services. • Development does not compromise the viability of the network of centres. • Development responds to land constraints including topography and flooding.

Neighbourhood centre	
Purpose (mandatory)	<p>The purpose of the neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods.</p> <p>It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Small-scale convenience retail, commercial and community uses servicing the local community are provided. • Development is reflective of, and responsive to, the environmental constraints of the land. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity and is reflective of the surrounding character of the area. • Development promotes public transport use, walking and cycling. • Development is supported by appropriate infrastructure and essential services. • Development responds to land constraints including topography, bushfire and flooding. • Natural features such as waterways, wetlands and valuable vegetation are incorporated as appropriate.

Recreation zones category	
Recreation and open space	
Purpose (mandatory)	<p>The purpose of the recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities.</p> <p>It may provide for local, district and regional scale parks that serve the recreation needs of residents and visitors and may include areas for conservation of natural values.</p> <p>Areas such as parks, playing fields and playgrounds are generally accessible to the public. However, access may be limited in certain areas and at certain times.</p> <p>Where required to meet community needs, development may include structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support recreational or sporting activities.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Areas are provided for active sport and recreation to meet community needs, including playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts. • Impacts on adjacent areas from development and activities in the zone are managed through buffering and appropriate design, siting and operation of facilities and infrastructure. • Opportunities for sporting clubs to establish club facilities are facilitated.

	<p>Open space is generally accessible to the general public for a range of outdoor sport and recreation activities.</p> <ul style="list-style-type: none"> • A range of functional and accessible open spaces, including local and regional parks are available for the use and enjoyment of residents and visitors. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling. • Ancillary structures such as shelters, amenity facilities, picnic tables and playgrounds are provided where appropriate. • Where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas, adverse impacts on areas of ecological significance are avoided or minimised. • Sport and recreation areas are planned and designed to enhance community liveability.
Sport and recreation	
Purpose (mandatory)	<p>The purpose of the sport and recreation zone code is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.</p> <p>It includes structures, such as clubhouses, gymnasiums, public swimming pools, tennis courts, and other infrastructure to support recreational and sporting activities.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided. • Opportunities for sporting clubs to establish club facilities are facilitated. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development promotes public transport use, walking and cycling. • Impacts on adjacent areas from development and activities in the zone are managed through buffering and appropriate design, siting and operation of facilities and infrastructure. • Ancillary structures such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where appropriate. • Adverse impacts on areas of ecological significance are avoided where possible in circumstances where sport and recreation areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas. • Recreation and open space areas contribute to community liveability.
Open space	
Purpose (mandatory)	<p>The purpose of the open space zone code is to provide for local, district and regional scale parks that serve the recreational needs of a wide range of residents and visitors.</p> <p>Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and essential management.</p>

Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Open space is accessible to the general public for a range of outdoor activities. • A range of functional and accessible open spaces, including local, district and regional scale parks and linkages are available for the use and enjoyment of residents and visitors. • Development is designed to maximise energy efficiency and water conservation. • Ancillary structures and buildings such as shelters, amenity facilities, picnic tables and playgrounds are provided where appropriate. • Adverse impacts on areas of ecological significance are avoided where possible in circumstances where open space areas include natural habitats such as bushland, wetlands or waterways, or act as a buffer between natural and developed areas. • The use of open space areas does not affect the amenity of adjacent areas, particularly residential areas. • Open space areas are planned and designed to enhance community liveability.
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Environmental zones category	
Environmental management and conservation	
Purpose (mandatory)	The purpose of the environmental management and conservation zone code is to provide for the protection and maintenance of areas identified as supporting significant biological diversity and ecological integrity.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Areas identified as having significant values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural values are protected from development. • Low intensity development, providing for appreciation of the significant values of the area, may be facilitated where a demonstrated community need exists and such development is consistent with the management intent or plan for the area. • Activities that do not compromise the values of the area, such as ecotourism and outdoor recreation, are facilitated where a demonstrated community need exists. • Development is designed to maximise energy efficiency and water conservation. • Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be considered. • Adverse impacts on ecological features and processes are avoided. • Low impact, small-scale rural living opportunities and rural activities are facilitated where compatible with maintaining environmental values. • Development responds to land constraints including topography, bushfire and flooding. • Ecotourism or recreational activities are facilitated where a demonstrated need exists and such activities do not detrimentally affect the environmental values of the area.
Environmental management	

Purpose (mandatory)	<p>The purpose of the environmental management zone code is to recognise environmentally sensitive areas and provide for houses on lots and other low impact activities where suitable.</p> <p>These areas are protected from inclusion of any urban, suburban, centre or industrial land uses except quarries that are identified in the strategic framework.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Low impact, small-scale rural living opportunities and rural activities are facilitated where compatible with the environmental values of the area. • Development is reflective of and responsive to the environmental values of the area. • Activities that do not compromise the values of the area, such as ecotourism and outdoor recreation, are facilitated where a demonstrated need exists. • Development is designed to maximise energy efficiency and water conservation. • Visual impacts of development are minimised. • Water quality is not adversely affected by development. • The zone may act as a buffer to other lands with ecological values. • A buffer is maintained between extractive industry operations and residential development. • Development responds to land constraints including topography, bushfire and flooding.
Conservation	
Purpose (mandatory)	<p>The purpose of the conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Areas identified as having significant values for biological diversity, water catchment, ecological functioning, beach protection or coastal management, and historical or cultural values are protected from development. • Low intensity development providing for the appreciation of the significant values of the area, may be facilitated where a demonstrated need exists or the development is consistent with the management intent or plan for the area. • Low impact, small-scale rural living opportunities and rural activities are facilitated outside of areas of ecological significance where compatible with maintaining environmental values. • Activities that do not compromise the values of the area, such as ecotourism and outdoor recreation, are facilitated where a demonstrated need exists. • Development is designed to maximise energy efficiency and water conservation. • Activities undertaken by recognised traditional owners in accordance with traditional owner custom and practice may be considered. • Adverse impacts on ecological features and processes are avoided. • Development responds to land constraints including topography, bushfire and flooding.

Industry zones category	
Industry	
Purpose (mandatory)	<p>The purpose of the industry zone code is to provide for a range of service, low, medium, or high impact industrial uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> Industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. Development is sited having regard to its servicing capabilities in terms of transport, water, sewerage, electricity, gas, telecommunications infrastructure, proximity to sea and airports, road and rail, other associated industries and workforce. Development has access to the appropriate level of transport infrastructure (for example railways, motorways and facilities such as airport and seaports). Development is designed to maximise energy efficiency and water conservation. Development promotes public transport use, walking and cycling. Non-industrial uses such as offices, short-term accommodation and retail uses that are ancillary to and directly support the industrial area are facilitated. Development has access to appropriate infrastructure and essential services. Existing and future industrial activities are protected from the intrusion of incompatible uses. Development responds to land constraints including topography and flooding. Industrial uses are adequately separated from sensitive land uses to avoid the occurrence of environmental harm or environmental nuisance. Development is appropriately coordinated and sequenced to ensure the most effective use of land in, and adjacent to, the zone.
Low impact industry	
Purpose (mandatory)	<p>The purpose of the low impact industry zone code is to provide for service and low impact industry uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> A range of industrial uses that satisfy the intent of the zone will be facilitated. Non-industrial uses such as offices, short-term accommodation and retail

	<p>uses that are ancillary to, and directly support, the industrial area are facilitated.</p> <ul style="list-style-type: none"> • Industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development has access to the appropriate level of transport infrastructure (for example railways, motorways, airports and seaport). • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development promotes public transport use, walking and cycling. • Development has access to appropriate infrastructure and essential services. • Existing and future low impact industry uses are protected from the intrusion of incompatible uses. • Development responds to land constraints including topography and flooding. • Industrial uses are adequately separated from sensitive land uses to avoid the occurrence of environmental harm or environmental nuisance.
Medium impact industry	
Purpose (mandatory)	<p>The purpose of the medium impact industry zone code is to provide for medium impact industry uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as medium impact industry in the schedule of definitions.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of industrial uses that satisfy the intent of the zone will be facilitated. • Residential uses are not located in close proximity to the industrial uses and activities in the zone. • Service and low impact industry uses may be appropriate where they are not detrimentally affected by, and do not compromise, the operations of medium impact industry uses. • Non-industrial uses such as offices, short-term accommodation and retail uses that are ancillary to, and directly support, the industrial area, are facilitated. • Industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development has access to the appropriate level of transport infrastructure (for example railways, motorways, airports and seaports). • Development is designed to maximise energy efficiency and water conservation. • Development has access to appropriate infrastructure and essential services. • Existing and future medium impact industry uses are protected from the intrusion of incompatible uses. • Development responds to land constraints including topography and flooding. • Industrial uses are adequately separated from sensitive land use to avoid

	the occurrence of environmental harm or environmental nuisance.
High impact industry	
Purpose (mandatory)	<p>The purpose of the high impact industry zone code is to provide for high impact industry uses.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of industrial uses that satisfy the intent of the zone will be facilitated. • Residential uses are not located in close proximity to the industrial uses and activities in the zone. • Industrial activity is facilitated where it is appropriately located and designed to protect industrial activities from encroachment by non-industrial uses. • Non-industrial uses such as offices, short-term accommodation and retail uses that are ancillary to, and directly support, the industrial area are facilitated. • Industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development has access to the appropriate level of transport infrastructure (for example railways, motorways, airports and seaports). • Development is designed to maximise energy efficiency and water conservation. • Development has access to appropriate infrastructure and essential services. • Existing and future industry uses are protected from the intrusion of incompatible uses. • Development responds to land constraints including topography and flooding. • Industrial uses are adequately separated from sensitive land use to avoid the occurrence of environmental harm or environmental nuisance.
Special industry	
Purpose (mandatory)	<p>The purpose of the special industry zone code is to provide for specialised industry uses including those that are noxious and hazardous.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p> <p>Activities considered appropriate in this zone are defined as special industry in the schedule of definitions.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of noxious and hazardous industrial uses that satisfy the intent of

	<p>the zone will be facilitated.</p> <ul style="list-style-type: none"> Residential uses are not located in close proximity to the industrial uses and activities in the zone. Non-industrial uses such as offices and retail uses that are ancillary to, and directly support, the industrial area are facilitated. Noxious and hazardous industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land having regard to the inherent risks associated with these types of industries. Development is designed to maximise energy efficiency and water conservation. Development is reflective of, and responsive to, the environmental constraints of the land. Development has access to appropriate infrastructure and essential services. Existing and future noxious and hazardous industry uses are protected from the intrusion of incompatible uses. Any sensitive uses located in the noxious and hazardous industry zone do not compromise the viability of existing and future industry uses. Industrial uses are adequately separated from sensitive land uses to avoid the occurrence of environmental harm or environmental nuisance occurring. Development responds to land constraints including topography, bushfire and flooding.
Waterfront and marine industry	
Purpose (mandatory)	<p>The purpose of the waterfront and marine industry zone code is to provide for uses for which a location adjoining or near the waterfront or a marine environment is essential.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> Waterfront and marine industry land uses contribute to the local and regional economies and provide for the establishment of advanced industrial technologies. Activities are located, designed and managed to maintain public safety, avoid significant adverse impacts on the natural environment and minimise adverse impacts on adjacent non-marine industrial land. Development is designed to maximise energy efficiency and water conservation. Development responds to the environmental constraints of coastal areas and waterways. Non-industrial or non-marine uses complement, rather than compromise existing and future opportunities for marine industry use. Existing and future marine industry uses and operations are protected from the intrusion of incompatible uses. Development responds to land constraints including topography and flooding.
High technology industry	
Purpose	The purpose of the high technology industry zone code is to provide for

(mandatory)	<p>industrial activities involved in research, design, manufacture, maintenance and repair of high technology machinery, equipment and components used in developing industry areas.</p> <p>It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of industrial uses such as aerospace manufacture, maintenance and repair workshops, computer systems and biotechnology laboratories and other such high technology uses are provided. • Non-industrial uses such as offices short-term accommodation and retail uses that directly support the immediate area are facilitated. • A mix of industrial activities, commercial uses and workshops are facilitated and supported by office activity areas set in a business park environment. • A range of low, medium and small-scale high-impact activities are facilitated where appropriate separation distances, screens and physical barriers are provided and buildings are appropriately designed to manage any incompatibility issues. • Industrial activities are located, designed and managed to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • The scale, character and built form of development contributes to a high standard of amenity. • Development has access to a high standard of infrastructure and services particularly communication and data transfer infrastructure. • Industrial areas are separated, screened or buffered to ensure standards for air, noise and other emissions (such as vibration, radio or microwave emissions) are met. • Development responds to land constraints including topography and flooding.
Industry investigation	
Purpose (mandatory)	<p>The purpose of the industry investigation zone code is to identify and protect land that may be suitable for industrial activities where further detailed planning, investigations and studies are required to determine the suitability of the industry investigation zone for use as an industry zone.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Land that is suitable for future industrial purposes is located to maintain public safety, avoid significant adverse effects on the natural environment and minimise impacts on adjacent non-industrial land. • Land that is suitable for industrial development has appropriate transport, water, sewerage, electricity, gas, telecommunications infrastructure, proximity to sea and airports and other associated industries and work forces. • Future industrial activities are able to be protected from the intrusion of incompatible uses. • Development has the capacity to respond to land constraints including

	<p>topography and flooding.</p> <ul style="list-style-type: none"> • Development is appropriately coordinated and sequenced to ensure the most effective use of land in and adjacent to the zone. • Development that is provided for in the area does not compromise the future development potential of the area for industrial purposes.
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Tourism zones category	
Tourism	
Purpose (mandatory)	The purpose of the Tourism zone code is to provide for tourist localities or facilities located in urban, rural, environmental or coastal areas.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of tourism uses are facilitated in urban, rural, environmental or coastal areas and a range of related residential, retail, commercial, industrial, administrative and cultural uses are provided. • Development enhances and protects local scenic, environmental, cultural or historic character of the locality. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity. • Development is facilitated where it has a direct relationship with local scenic, environmental, recreational, cultural or historic character. • Development provides for community facilities and infrastructure that support the functionality of a tourist facility. • Development has access to appropriate infrastructure and essential services. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches. • Development responds to land constraints including topography, bushfire and flooding.
Major tourism	
Purpose (mandatory)	<p>The purpose of the major tourism zone code is to provide for large scale integrated tourist localities or facilities located in urban, rural, environmental or coastal areas.</p> <p>Development provides for a mix of uses including tourist facilities, tourist attractions, short-term accommodation, retail, business, education, industrial, community purpose, recreation and open space that support the needs of tourists and visitors.</p> <p>Permanent residential accommodation for management and employed personnel may be appropriate.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Large-scale resort complexes and tourist facilities are provided. A range of related residential, retail, commercial, industrial, administrative or cultural uses may be provided in tourist facilities. • A range of residential dwelling types and densities that reflect local

	<p>accommodation and housing needs of tourists, visitors, residents, management and staff may be provided.</p> <ul style="list-style-type: none"> • Development protects and enhances the unique local, scenic, environmental, cultural or historic character of the locality, town, village or urban area. • Development serves the needs of tourists, visitors, staff and where part of a town, village or urban area, the local residents. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development provides a high level of amenity. • Development is facilitated where it has a direct relationship with local scenic, environmental, recreational, cultural or historic character. • Development provides for community facilities and infrastructure that supports the functionality of a tourism facility. • Development has access to appropriate infrastructure and essential services. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches. • Development responds to land constraints including topography, bushfire and flooding.
Minor tourism	
<p>Purpose (mandatory)</p>	<p>The purpose of the minor tourism zone code is to provide for the establishment and/or ongoing operation of tourism activities employing less than 20 persons in urban, rural, environmental or coastal areas.</p> <p>Development provides for tourist facilities, tourist attractions and related short-term accommodation, retail, business, education, industrial, community, recreation or open space purposes that provide for the needs of tourists and visitors.</p> <p>Permanent residential accommodation for management and employed personnel may be appropriate.</p>
<p>Examples of overall outcomes</p>	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Micro-scale tourism activities (employing four or less persons) and for small-scale tourism activities (employing between 5 and 19 persons) are provided. • In tourist localities a range of related residential, retail, commercial, industrial, administrative and cultural uses are provided that provide for the needs of tourists and visitors to the tourist activity. • A range of residential dwelling types and densities that meet the accommodation needs of tourists, visitors, management and staff are provided. <p>Development protects and enhances the unique local, scenic, environmental, cultural or historic character of the locality, town, village or urban area.</p> <ul style="list-style-type: none"> • Development is designed to maximise energy efficiency and water conservation. • Development provides a high level of amenity. • Development is facilitated where it has a direct relationship with local scenic, environmental, recreational, cultural or historic character. • Community facilities and infrastructure that supports the needs of tourists, visitors and staff at the tourist activity are facilitated.

	<ul style="list-style-type: none"> • Development has access to appropriate infrastructure and essential services. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches. • Development responds to land constraints including topography, bushfire and flooding.
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Other zones category

Community facilities

Purpose (mandatory)	<p>The purpose of the community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.</p> <p>These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Facilities or uses that are owned or operated by commonwealth, state or local government may include municipal services, public utilities and transport networks. • Development is located in publicly accessible locations and is generally consistent in scale, height and bulk with that of surrounding development. • Development is designed to maximise energy efficiency and water conservation. • Development promotes public transport use, walking and cycling. • Facilities are in highly accessible locations, are supplied with appropriate infrastructure and are well integrated with surrounding land uses. • Adverse impacts on natural features and processes, both on-site and in adjoining areas, are avoided and any unavoidable impacts are minimised through locational, design, operational and management approaches. • The viability of community facilities is protected by preventing development that could limit the ongoing operation of the facilities. • Development will be provided with infrastructure that is appropriate to the use. • The form of development is specific to the facility in recognition of particular operational, functional and locational criteria of community facilities. • Development responds to land constraints including topography, bushfire and flooding.

Emerging community

Purpose (mandatory)	<p>The purpose of the emerging community zone code is to:</p> <ul style="list-style-type: none"> • identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future • manage the timely conversion of non-urban land to urban purposes. • prevent or discourage development that is likely to compromise appropriate longer term land use.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p>

	<ul style="list-style-type: none"> • An area is identified as suitable for urban purposes but may contain pockets of land unsuitable for development due to scenic or environmental constraints. • Development provided for in this area does not compromise the future development potential of the area for urban purposes and activities that are incompatible with residential uses are not encouraged. • Development of land is based upon the provision of infrastructure, consideration of environmental constraints and desired settlement pattern for the area. • Development is able to be supported by transport infrastructure that promotes public transport use, walking and cycling. • Land is able to be developed in an orderly sequence. • Land is developed to provide for the appropriate integration of development sites, community infrastructure, open space and important natural features. • At the time that the area is developed for urban purposes, a range of residential dwelling choices is to be provided including dwelling houses and multiple dwellings. • Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced. • Proposed roads and other transport corridors are coordinated and interconnected to ensure pedestrians, cyclists, public transport services and private vehicles will have accessibility between neighbourhoods, centres and other locations. • Development is able to respond to land constraints including topography, bushfire and flooding.
Extractive industry	
Purpose (mandatory)	<p>The purpose of the extractive industry zone code is to provide for the extraction and/or processing of natural resources such as sand, gravel, quarry rock, clay and soil.</p> <p>Development such as storage, processing, treatment and transport facilities may be provided in the extractive industry zone where such development is ancillary to the extractive industry.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • The establishment of extractive industry operations is facilitated, provided that the significant environmental impacts of such operations are contained in the site. • An effective buffer is maintained between extractive industry operations and existing and future urban areas. • Related offices and commercial uses that support the immediate area are facilitated. • Development responds to land constraints including topography, bushfire and flooding. • Development has access to appropriate infrastructure and essential services. • Existing and future extractive industrial uses and operations are protected from the intrusion of incompatible uses.
Innovation	
Purpose (mandatory)	<p>The purpose of the innovation zone code is to:</p> <ul style="list-style-type: none"> • identify land suitable for new activities that provide opportunities for innovative and creative activities

	<ul style="list-style-type: none"> • facilitate newly emerging activities that cannot readily be accommodated elsewhere in the scheme area • provide for uses that promote knowledge creation and entrepreneurial activity in industry, science and technology, research and development.
Examples of overall outcomes	<p>The overall outcomes sought for the zone are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Uses that promote knowledge creation and entrepreneurial activity in industry, science and technology, research and development and other innovative activities are facilitated. • Development promotes public transport use, walking and cycling. • Development responds to land constraints including topography, bushfire and flooding. • The scale, character and built form of development contributes to a high standard of amenity. • Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced.
Limited development (<option for the local government to insert a qualifying descriptor>)	
Purpose (mandatory)	<p>The purpose of the limited development (<option for the local government to insert a qualifying descriptor>) zone code is to identify land known to be significantly affected by one or more development constraints (such as topographic features, flooding, past or proposed mining activities, land contamination, defence requirements, historical subdivisions and buffering requirements).</p> <p>Such constraints limit the ability to fully develop the land.</p> <p>Editor's note – the local government may add a descriptor that qualifies the nature of the limitation on development. When added, the descriptor should appear in parentheses after the words 'Limited development'.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • The limited potential for development constrains the number and type of land uses that can occur. • New uses and activities are of a low intensity nature and are provided with an appropriate level of infrastructure and access. • Where development is proposed it is low scale and responsive to the constraints of the land. • Low impact, small scale rural living and rural production are facilitated where compatible with the area's values.
Mixed use	
Purpose (mandatory)	<p>The purpose of the mixed use zone code is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A mix of uses and activities including retail, commercial, tourism, industry and residential uses are provided.

	<ul style="list-style-type: none"> • The scale, character and built form of development contributes to a high standard of amenity. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development is supported by transport infrastructure that promotes safe and efficient public transport use, walking and cycling. • New development complements and preserves existing heritage and character. • Development responds to land constraints including topography, bushfire and flooding. • Development has access to appropriate infrastructure and essential services. • Significant historical, architectural, topographic, landscape, scenic, social, recreational and cultural features, as well as natural habitat areas, wildlife corridors, wetlands and waterway corridors are protected and enhanced.
Rural	
Purpose (mandatory)	<p>The purpose of the rural zone code is to:</p> <ul style="list-style-type: none"> • provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities • provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes • protect or manage significant natural resources and processes to maintain the capacity for primary production.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • The establishment of a wide range of rural activities is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses. • Areas for broadscale primary production are conserved and lot fragmentation is avoided where possible. • Uses that have impacts such as noise or odour may be appropriate where land-use conflicts can be minimised. • Development is reflective of, and responsive to, the environmental constraints of the land. • Development embraces sustainable land management practices and contributes to the amenity and landscape of the area. • Residential and other development is appropriate only where directly associated with the rural nature of the zone. • The establishment of outdoor recreation and small-scale tourism facilities in suitable locations is facilitated in a manner that does not significantly compromise the rural productivity of the land. • Natural features such as creeks, gullies, waterways and wetlands are retained, managed and enhanced where possible. • The viability of existing and future rural uses and activities is protected from the intrusion of incompatible uses.
Rural residential	
Purpose (mandatory)	<p>The purpose of the rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.</p>

<p>Examples of overall outcomes</p>	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • The development of large residential lots with limited provision of infrastructure and services is facilitated. • Areas with limited infrastructure and services may not be expanded. • Development preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities with these features. • Low impact activities such as hobby farms, small-scale eco-tourism and outdoor recreation are encouraged where the impacts of such uses can be minimised. • Development is designed to maximise energy efficiency, effluent disposal and water conservation. • Natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained and enhanced. Any unavoidable impacts are minimised through locational, design, operational and management approaches. • Non-residential uses may be appropriate where such uses provide for the day-to-day needs of the area or have a direct relationship to the land. Development responds to land constraints including topography, bushfire and flooding.
<p>Special purpose</p>	
<p>Purpose (mandatory)</p>	<p>The purpose of the special purpose zone code is to provide for public uses that are owned or operated by a government, statutory authority, government owned corporation, local government or private organisation in the course of a public utility undertaking, such as a defence establishment, airport, sea port, rail line, railway station, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.</p> <p>Development is buffered from encroachment by incompatible uses.</p> <p>The zone may also provide for special development areas.</p>
<p>Examples of overall outcomes</p>	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Activities and uses that are owned or operated by a commonwealth, state or local government agency are accommodated in this zone. These may include defence establishments, airports, sea ports, railway lines, railway stations, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services. • The location of the development is appropriate to the nature of the special purpose and is generally consistent in scale, height and bulk with that of the surrounding development. • The viability of special purpose uses is protected by preventing development that could limit the ongoing operation of an existing special purpose use or prejudice appropriate new activities. • Development will be provided with a level of infrastructure that is appropriate to the use. • Development responds to land constraints including topography, bushfire and flooding. • Special development areas may include areas of strategic port land, state development areas and land subject of other legislation.
<p>Specialised centre</p>	

Purpose (mandatory)	The purpose of the specialised centre zone code provides for one (or more) specialised uses.
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • Development provides for a particular mix or type of centre activities that cannot be accommodated in other centre zones. • Development provides a high level of amenity and complements the character of the surrounding area. Development is designed to maximise energy efficiency and water conservation. • Development promotes public transport use, walking and cycling. • Development does not compromise the viability of the network of centres. • Development responds to land constraints including topography, bushfire and flooding constraints. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and protected. Any unavoidable impacts are minimised through locational, design, operational and management approaches.
Township	
Purpose (mandatory)	<p>The purpose of the township zone code is to provide for small to medium size urban settlements located in a rural or coastal area.</p> <p>Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.</p> <p>Facilities such as tourist attractions and short-term accommodation may be appropriate.</p>
Examples of overall outcomes	<p>The overall outcomes sought for the zone code are as follows: <insert local government outcomes for the zone> <insert specific zone precinct requirements if applicable.></p> <ul style="list-style-type: none"> • A range of residential, retail, commercial, industrial, administrative or cultural uses are provided. • A range of residential dwelling types and densities that reflect local housing needs are provided. • Development protects and enhances the local or historic character of a town. • Development serves the needs of local residents, residents of the surrounding area and visitors. • Development is designed to maximise energy efficiency, water conservation and public/active transport use. • Development has access to infrastructure and essential services. • The location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses. • Natural features such as creeks, gullies, waterways, wetlands, habitats, vegetation and bushland are retained and enhanced and any unavoidable impacts are minimised through locational, design, operational and management approaches. • Development responds to land constraints including topography, bushfire and flooding.

6.2 Zone codes

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

- application of the code
- purpose statement, as modified in response to the local government context
- overall outcomes that achieve the purpose of the zone code.

In drafting the code, the local government should ensure:

- the purpose and the overall outcomes do not conflict with the outcomes sought in the strategic framework or the outcomes sought for other scheme elements
- the overall outcomes suitably refine the outcomes sought in the strategic framework
- the code includes such performance outcomes and acceptable outcomes as are useful for assessment purposes
- a range of graphic elements (tables, diagrams, figures) may be used in the code where these assist in explaining the criteria for assessment.

A suite of example overall outcomes is provided to assist scheme drafters. For more information about the code structure see Module B, part 9.

6.3 Precincts

Precincts may be used in zones to provide more refined planning intent for specific areas. Zone precincts should not cross over zone boundaries. A precinct may vary the provisions (such as height, gross floor area and numbers of persons) for areas in the zone. Where this occurs, it should be clearly evident in the zone overall outcomes. For example, where a precinct is used, the zone code may include precinct provisions that provide for higher density in the precinct. Precinct provisions may be expressed in overall outcomes, performance outcomes and acceptable outcomes.

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

Part 7 Local plans

(Optional component)

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

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

A local plan should be named '[suburb/area/etc] local plan'. However the local government may call these a 'neighbourhood plan' (or similar) if desired, and the term should be used consistently in place of local plan throughout the planning scheme.

7.1 Local plan elements

(Optional component)

All local plans in the planning scheme should include:

- an application statement explaining how the local plan code is applied to the assessment of development
- statement(s) describing the purpose and overall outcome(s) of the local plan code. If one or more precincts are used in the local plan area, statement(s) describing the overall outcomes of the precinct(s).
- a map of the local plan area and any precinct(s), should be provided in the mapping schedule of the planning scheme. The mapping should be referred to in the text of the local plan.

A local plan may contain:

- a precinct or precincts
- criteria for assessment, including performance outcomes and acceptable outcomes applicable to either the full local plan area or any precincts. The structure of the local plan code should be in accordance with Module B, part 9.
- supporting tables, diagrams and figures.

7.2 Precincts

(Optional component)

Precincts may be used in local plans to provide more refined planning intent for specific areas. Where a precinct is included, a map showing the location of the precinct should be included in the mapping schedule of the planning scheme.

A precinct may vary the provisions (such as height, gross floor area, and numbers of persons) for specific areas in the local plan area. Where this occurs, it should be clearly evident in the local plan purpose and overall outcomes. For example, the local plan code overall outcomes for the precinct may provide for 'higher density in the precinct'. Where a precinct is used, the precinct provisions should be located in the local plan code and identified as a precinct provision. A precinct provision may be expressed in precinct specific overall outcomes, performance outcomes and acceptable outcomes only.

Where a precinct of a local plan varies the level of assessment of a zone, this should be identified in the 'level of assessment' column of the tables of assessment for the particular local plan. This variation may be in the form of a lowering of the level of assessment prescribed under the zone.

7.3 Level of assessment

(Optional component)

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

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

The levels of assessment applicable to the local plan area should be contained in Levels of assessment – Local plans.

7.4 Local plan codes

(Mandatory component when using local plans)

A local plan should include a local plan code to give effect to the policy intent for the local planning area. A local plan code is utilised in the assessment of development in a local plan area and should include:

- a statement describing the application of the code
- a purpose statement

- a statement describing the overall outcomes that would be consistent with the code's purpose.

The provisions of a local plan prevail over zone provisions to the extent of any inconsistency. The purpose of a local plan is to vary or supplement the zone provisions for the local plan area by providing more information or greater detail. An example of a local plan varying zone provisions is where the residential zone code provisions relating to height or gross floor area may be modified in response to a particular development opportunity or constraint that is present in the local area.

Where a local plan varies or supplements zone provisions this should be clearly stated in the local plan's purpose and overall outcome statements. For example, there would be a statement in the local plan advising that the intention is to provide for 'higher density in the local plan area'.

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

In drafting a local plan code:

- the purpose and overall outcomes should not conflict with the outcomes included in the strategic framework or the other scheme elements
- overall outcomes should reflect and enable the outcomes included in the strategic framework
- performance outcomes and acceptable outcomes may be included in the code
- illustrative material (tables, diagrams, figures) may be used in the code to support or explain the criteria for assessment.

For more details about the code structure, see Module B, part 9 – Development codes.

Part 8 Overlays

(Optional component)

The purpose of an overlay is to address state and local government interests by identifying areas that have one or more of the following characteristics:

- there is a particular sensitivity to the effects of development
- there is a constraint on land or development outcomes
- there is the presence of valuable resources
- there are particular opportunities for development.

A standard suite of overlays is included and the local government may select the overlays appropriate to the local context. It is not necessary to use all of the overlays.

Where an overlay is used it should be mapped. The local government may amend the purpose statement to reflect the local context by, for example, altering the level of detail provided. However the overall intent of the overlay should remain consistent with the purpose statement. Mapping should be presented in accordance with the format provided in schedule 2. An overlay map should be included in a schedule of the planning scheme.

The local government may also propose additional overlays or sub-categories to an existing overlay, where it is necessary to reflect particular local circumstances that are not provided for in the standard suite (e.g. a racing track buffer or sub-categories to the landslide overlay). If the local government uses a new overlay it should not conflict with or duplicate (in part or wholly) an overlay in the standard suite. An overlay should not contain precincts.

An overlay may change the level of assessment for all types of development (material change of use, reconfiguring a lot, building work or operational work) from the levels of assessment shown in the tables in levels of assessment for material change of use, reconfiguring a lot, building work, operational work or local plans. However, it is recommended that a change to a level of assessment by way of an overlay should be a rare occurrence.

The intention of an overlay is to indicate where a particular constraint, environmental value or opportunity affects development and the overlay should only provide additional or more specific assessment criteria related to the purpose of the overlay, rather than change the level of assessment.

Where a level of assessment is changed by an overlay, this should be noted in the Levels of assessment – Overlays, in the table titled 'assessment criteria for overlays'. An overlay may be used for information purposes only. This type of overlay should not result in a change to the level of assessment or contain any assessment criteria and should only provide information (e.g. transport noise corridor overlay).

8.1 Standard suite of overlays

Overlay	Purpose
Development opportunities category	
Transport node	The transport node overlay identifies areas suited to the delivery of development located in proximity to an identified transport node according to local and regional priorities.
Development constraints category	
Airport environs	<p>The airport environs overlay deals with issues relating to development in the vicinity of certain airports and aviation facilities. This includes:</p> <ul style="list-style-type: none"> • the Obstacle Limitation Surface (OLS) or height restriction zone • public safety areas • wildlife hazard buffer zones • lighting area buffer zones • Australian Noise Exposure Forecast (ANEF) contour • Procedures for Air Navigation Services - Aircraft Operational (PANS-OPS) surfaces • Building restricted areas • aviation facilities. <p>It may also include locally identified issues that relate to airport environments.</p>
Bushfire hazard	<p>The bushfire hazard overlay deals with areas of land identified in the state planning policy as very high, high and medium bushfire hazard areas.</p> <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none"> • increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis • involves institutional uses where evacuating people may be difficult • involves the manufacture or storage of hazardous materials in bulk. <p>Note – The <i>Building Act 1975</i> adopts the requirements of the Building Code of Australia and AS 3959-2009 and thus regulates construction standards of all premises identified in bushfire prone areas subsequent to development approval.</p>
Erosion management	The erosion management overlay deals with areas of land prone to erosion or other land degradation processes.
Flood hazard	<p>The flood hazard overlay deals with areas of land identified as a flood hazard area as defined in the state planning policy. It may include the following area of land identified in the local government area as:</p> <ul style="list-style-type: none"> • areas of land with flooding and inundation potential • overland flow paths identified locally. <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none"> • increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis or

Overlay	Purpose
	<ul style="list-style-type: none"> • involves institutional uses where evacuating people may be difficult or • involves the manufacture or storage of hazardous materials in bulk. <p>Inclusion of Queensland Reconstruction Authority mapping may assist in developing this overlay but a 'fit for purpose' test should be applied.</p>
Landslide hazard	<p>The landslide hazard overlay deals with areas of land identified as a landslide hazard area as defined in the state planning policy. It may include areas of land identified in the local government area as having landslide potential.</p> <p>It applies, at a minimum, to development that:</p> <ul style="list-style-type: none"> • increases the number of people living and working in the natural hazard management area, except where the premises are occupied on a short term or intermittent basis or • involves institutional uses where evacuating people may be difficult or • involves the manufacture or storage of hazardous materials in bulk.
Acid sulfate soils	<p>The acid sulfate soils overlay deals with areas of land as being subject to acid sulfate soils. It may include areas of land identified in the local government area as having potential or actual acid sulfate soils.</p>
Transport noise corridor	<p>The transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the <i>Building Act 1975</i>. It may include areas of land affected by noise from:</p> <ul style="list-style-type: none"> • state controlled roads • franchised roads • local government controlled roads • railway land. <p>Residential development on land located in a transport noise corridor should comply with Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.</p> <p>Note – this overlay is provided for information purposes only and does not regulate development under the planning scheme.</p> <p>Editor's note – further information and specifications are available from Building Codes Queensland of the Department of Housing and Public Works.</p>
Character category	
Heritage	<p>The heritage overlay deals with areas or sites identified as having local or state heritage significance.</p>
Landscape character	<p>The landscape character overlay deals with landscapes with significant Indigenous or non-Indigenous cultural heritage value identified in a regional plan or by a local government.</p>
Neighbourhood character	<p>The neighbourhood character overlay deals with neighbourhoods that have a particular character identified by the local government. This may include areas where demolition is controlled.</p>

Overlay	Purpose
Scenic amenity	The scenic amenity overlay deals with areas of high scenic amenity and significant view corridors identified by a regional plan or by the local government.
Infrastructure category	
Regional infrastructure corridors and substations	<p>The regional infrastructure corridors and substations overlay deals with electricity substations and regional infrastructure corridors for major electricity infrastructure, pipelines, regional recreation trails and stock routes.</p> <p>Editor's note – the pipelines mapped in this overlay do not include those that are under the jurisdiction of the Department of Transport and Main Roads.</p>
Road hierarchy	<p>The road hierarchy overlay applies to existing and future road networks, including state controlled roads.</p> <p>Editor's note – mapping of the state controlled road network is shown on the State Planning Policy Interactive Mapping System.</p> <p>Editor's note – the local government may wish to show this as a sub-category under the Transport noise corridor overlay.</p>
State Transport infrastructure	<p>The state transport infrastructure overlay deals with state transport infrastructure and existing and future state transport corridors as defined under the state planning policy.</p> <p>Editor's note – mapping of this network is shown on the State Planning Policy Interactive Mapping System.</p>
Environment category	
Environmental significance	<p>The environmental significance overlay deals with matters of environmental significance, which must include matters of state environmental significance (MSES) as defined under the state planning policy. A local government should also consider identifying matters of national environmental significant (MNES) and may include matters of local environmental significance (MLES).</p> <p>Editor's note – In accordance with the <i>Environmental Offsets Act 2014</i>, a local government can only include environmental offset provisions in its planning scheme for MLES, or another prescribed environmental matter under the Environmental Offsets Regulation 2014. These matters must be included in a local government planning scheme that is approved by the State, and may not be included only in a planning scheme policy.</p> <p>MLES must not be the same or substantially the same as MSES or MNES. A local government may wish to utilise separate overlay maps to assist with the identification of these matters.</p>
Coastal environment	The coastal environment overlay deals with the protection of the coastal environment and areas of land identified in a state planning policy as a management district. It may also include areas of important natural coastal landscapes, views and vistas as identified by the local government.
Nutrient hazardous areas	<p>The nutrient hazardous areas overlay deals with areas of land that have high and very high potential to generate nutrients that contribute to the generation of coastal algal blooms and that may be identified by a local Urban Stormwater Quality Management Plans (USQMP).</p> <p>It applies to activities and development that include:</p>

Overlay	Purpose
	<ul style="list-style-type: none"> • filling and excavation • modifications to natural hydrology/groundwater • dredging • extractive industry • agriculture, horticulture, forestry and grazing. <p>Activities and development that involve the following characteristics should be thoroughly assessed:</p> <ul style="list-style-type: none"> • the generation of airborne particle and volatile gas emissions • the generation of on-site domestic waste water (i.e. that may require higher levels of treatment) • the production of organic wastes and animal manure (e.g. from intensive animal husbandry, feedlots, composting, poultry, kennels etc.). <p>Editor's note – further information is available from the Department of Environment and Heritage Protection.</p>
Waterway corridors	The waterway corridors overlay deals with waterway corridors and surrounding riparian areas.
Natural resources category	
Extractive resources	<p>The extractive resources overlay deals with Key Resource Areas identified in the state planning policy and associated haulage routes. It may also include extractive resources of a local nature.</p> <p>The overlay may also include mining tenements that have been granted or renewed under the <i>Mineral Resources Act 1989</i>.</p>
Declared fish habitat areas	<p>The declared fish habitat area overlay deals with areas declared as fish habitat areas under the Fisheries Regulation 2008 identified in the state planning policy.</p> <p>Editor's note – declared fish habitat areas are a matter of state environmental significance and are shown on the State Planning Policy Interactive Mapping System.</p>
Agricultural land	<p>The agricultural land overlay deals with areas of land identified as being important agricultural areas, and land identified as Agricultural Land Classification (ALC) Class A and Class B. It may also include locally important agricultural areas.</p> <p>Editor's note – mapping for important agricultural areas and Agricultural Land Classification (ALC) class A and class B are shown on the State Planning Policy Interactive Mapping System.</p>
Water resource catchments	<p>The water resource catchments overlay deals with catchment areas and areas identified by a local government or Bulk Water Supply Authority as a water resource requiring protection of water quality (e.g. local catchments or bores).</p> <p>Editor's note – mapping of water supply areas within South East Queensland are available on the State Planning Policy Interactive Mapping System.</p>

8.2 Assessment criteria for overlays

(Optional component)

The assessment criteria for an overlay may be included as provisions in an overlay code. Alternatively, an overlay map may be sufficient to indicate assessment criteria. For example, the local government overlay for a buffer may indicate a separation distance.

Some overlays, such as the transport noise corridor overlay, should only be used for information purposes and should not have any related assessment criteria. Such overlays may be included to assist the understanding of the scheme and of any potential overlay triggers.

Where a code is used it should include:

- a statement describing the application of the code
- a purpose statement
- a statement describing the overall outcomes that would be consistent with the code's purpose.

In drafting the code:

- the purpose and the overall outcomes should not conflict with the outcomes included in the strategic framework or other scheme elements
- the purpose and the overall outcomes may be drafted using the purpose statements for overlays provided above
- overall outcomes should reflect and enable the outcomes included in the strategic framework
- performance outcomes and acceptable outcomes should be included in the code where appropriate
- illustrative material (tables, diagrams, figures) may be used in the code to support or explain the criteria for assessment.

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

Part 9 Development codes

(Mandatory component)

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

- statewide codes
- use codes
- other development codes (e.g. reconfiguring a lot).

Development codes should be listed under the above sub-headings for ease of use. Development codes provide criteria for assessing development that is self-assessable, compliance assessable, code assessable or impact assessable.

The QPP contains the following statewide codes:

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

In cases where no development code is included in the applicable criteria column for impact assessable development, the application section at the beginning of each development code provides direction on the circumstances in which the code may apply.

9.1 Code elements

(Mandatory component)

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

- a statement describing the application of the code
- a statement describing the purpose of the code
- statements of overall outcomes describing how the purpose of the code will be achieved.

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

- criteria for assessment including performance outcomes and acceptable outcomes that achieve the overall outcomes and the purpose of the code
- acceptable outcomes that achieve the performance outcomes, the overall outcomes and the purpose of the code.

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

- self-assessable acceptable outcomes.

Where the code contains provisions for development requiring compliance assessment, the code should include:

- a statement describing the application of the code
- a statement describing the purpose of the code
- statements of compliance outcomes describing the quantitative measures or standards that will achieve the purpose of the code.

In addition, zone codes should include:

- the purpose statement for the zone, derived from the suite of zones located in Module B
- the overall outcomes, including precinct specific overall outcomes where relevant.

In addition, where a zone contains one or more precincts, the zone code should also contain:

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

9.2 Code structures

(Mandatory component)

The following outlines the basic structure of a code. Where applicable, self-assessable criteria, compliance assessable criteria and assessable (code and impact) development criteria should be included in the same code to minimise duplication and assist useability.

9.3.1 <Example> code

9.3.1.1 Application

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

- development for a defined use (e.g. a dwelling house)
- development in the <name> overlay (bushfire hazard)
- development in the <zone name> (e.g. low density residential zone)
- development in the <insert name> local plan area shown on map <insert map reference number and title> contained in Schedule <insert mapping section reference>
- other development (e.g. reconfiguring a lot code, access and parking code or landscape code)
- any other specific instances (including use of thresholds) such as impact assessable development for a <use> if in the <zone precinct> and on a lot less than <insert lot size>sqm.

When using this code, reference should be made to the relevant section for determining the level of assessment and, where applicable, the relevant section for determining the assessment criteria, in the section related to tables of assessment.

9.3.1.2 Purpose <for zone codes>

The purpose of the <example> code is <insert mandatory purpose statement>.

The purpose of the code will be achieved through the following overall outcomes:

- <insert outcome(s)>

- (b) <insert precinct specific outcome(s)>.

OR

9.3.1.2 Purpose <for all codes other than zone codes>

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

9.3.1.3 Criteria for assessment

Part <X>—Criteria for development requiring compliance assessment

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

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

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

Editor's note – 'Part X' is only required where compliance assessment criteria are applicable to the code. Where no compliance assessment criteria are included, the section is not required.

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

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

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

Performance outcomes	Acceptable outcomes
<insert 'For self-assessable and assessable development'>*	
<insert sub-heading(s) if required (i.e. bulk and scale)>	
PO1 <insert criteria>. Note—<insert supporting notes if required>	AO1.1 <insert criteria>. Note—<insert supporting notes if required>
	AO1.2 <insert criteria>.
	AO1.3 <insert criteria>.
PO2 <insert criteria>.	AO2 <insert criteria>.
<insert 'For assessable development'>*	
<insert sub-heading(s) if required>	
PO3 <insert criteria>. Note—<insert supporting notes if required>	AO3.1 <insert criteria>. Note—<insert supporting notes if required>
	AO3.2 <insert criteria>.

*Editor's note – subheadings may be used to differentiate between criteria for self-assessable development and assessable development. Alternatively, the code table may be divided into further 'parts' to assist with useability.

Editor's note – subheadings to identify criteria specific to a zone precinct or local plan precinct may be included.

Editor's note – supporting material such as tables and figures may be used in support of the above assessment criteria. These may be included in the assessment column or referenced in the outcomes and located at the end of the code.

Editor's note – notes may be included in a performance outcome or acceptable outcome drawing attention to other legislation to be complied with. For example, an Australian Standard to support an acceptable outcome or local laws, or providing guidance on interpretation of a performance outcome.

9.3 Using development codes

Codes generally

Acceptable outcomes should be contained in the right hand column of the code table and performance outcomes are to be contained in the left hand column. Performance outcomes provide for one or more statement(s) that the corresponding acceptable outcome(s) should achieve. Acceptable outcomes describe the preferred way of achieving the performance outcome. There may be multiple acceptable outcomes for a performance outcome. Acceptable outcomes should be included for all performance outcomes applicable to assessable development where appropriate.

Codes in self-assessment

Where a code is identified as being applicable to self-assessable development (i.e. in a table of assessment) should contain only acceptable outcomes. In some cases, a code may specify which acceptable outcomes apply (via the use of the subheading 'for self-assessable development').

Codes in compliance assessment

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

Codes in assessable development (code and impact assessment)

Where a code is identified as being applicable to assessable development, the code should include a purpose, the performance outcomes and acceptable outcomes. A planning scheme policy containing technical information to support the code may be referred to in the criteria for assessment.

Acceptable outcomes should be included for all performance outcomes applicable to assessable development where appropriate.

9.4 Statewide codes

(Mandatory component)

The state may produce a statewide code that addresses a matter of state interest to ensure a consistent approach to the assessment of the matter across the state. The mandatory statewide codes are contained in Module A under the section of Development codes, statewide codes.

In addition to those codes contained in Module A under the section of development codes, statewide codes, where the local government chooses to specifically regulate

‘forestry for wood production’ separately to other forms of cropping in a rural zone, the local government should include the relevant code from the options under the Forestry for wood production code in the planning scheme. This code should apply where the local government varies the level of assessment for ‘cropping (where involving forestry for wood production)’ from other forms of cropping. Refer to part 5 – tables of assessment, structure of the tables of assessment section for further information regarding the prescribed level of assessment being capped at code assessment where this variation is established.

<Option 1 – Compliance assessment>

9.2.2 Forestry for wood production code

9.2.2.1 Application

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

9.2.2.2 Purpose

- (1) The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) ensuring cropping for forestry for wood production is appropriately located and setback from areas of environmental interest and existing infrastructure
 - (b) minimising the impacts on adjoining land uses
 - (c) minimising the risk of fire
 - (d) ensuring the long-term security of harvest for forestry for wood production
 - (e) ensuring there is equal regard for the forestry for wood production form of cropping compared to other forms of cropping.

9.2.2.3 Criteria for assessment

Part A – Criteria for development requiring compliance assessment

Table 9.2.2.1 – Development requiring compliance assessment

Compliance outcomes	
Setbacks	
CO1	The establishment of the forest for wood production is setback from existing infrastructure and areas of environmental interest in accordance with Table<insert table reference>—Forestry for wood production setback distances.
CO2	No cultivation and planting for wood production is to occur in the setback areas identified in Table <insert reference to forestry for wood production setback distances>. Road and track establishment and maintenance can occur.
CO3	Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in Table <insert reference to forestry for wood production setback distances>.
Impacts on soil structure, fertility and stability	
CO4	The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods: <ul style="list-style-type: none"> • mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10 per cent and less than 25 per cent

Compliance outcomes	
	<ul style="list-style-type: none"> either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25 per cent tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips.
CO5	Any part of a track or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures: <ul style="list-style-type: none"> establish and maintain a stable surface or drain the track or road with crossfall drainage (preferably with a slope greater than 4 per cent) or by shaping the track or road to a crown so that water drains to both of its sides or establish and maintain drainage structures to convey water away from the track or road formation (for example, crossdrains, mitre drains, turnouts and diversion drains or relief culverts).
CO6	Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.
Fire risk	
CO7	Firebreaks are established and maintained: <ul style="list-style-type: none"> between the forest for wood production, adjoining premises and existing infrastructure at a minimum width from the base of the outside trees in accordance with Table <insert table reference> – Forestry for wood production firebreak distances that are free of flammable material that is greater than one metre high.
CO8	Fire access tracks and roads are established and maintained to: <ul style="list-style-type: none"> a minimum width of 4 metres ensure that no part of a plantation is more than 250 metres from a fire access track or road.

Table 9.2.2.2 – Forestry for wood production setback distances

Aspect	Distance (measured from the base of the tree)
Areas of environmental interest	
Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100 000 topographic map series in accordance with the stream order classification system	Stream order 1 to 2: 5 metres or Stream order 3 to 5: 10 metres or Stream order 6: 20 metres
State-owned protected areas and forest reserves under the <i>Nature Conservation Act 1992</i>	10 metres
Protected vegetation under the <i>Vegetation Management Act 1999</i>	10 metres
Infrastructure	
Dwellings	100 metres or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the Building Code of Australia.
Machinery sheds	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.

Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.
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Table 9.2.2.3 – Forestry for wood production firebreak distances

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

<Option 2 – Self-assessable and assessable development>

9.2.2 Forestry for wood production code

9.2.2.1 Application

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

9.2.2.2 Purpose

- (1) The purpose of the code is to ensure forestry for wood production is assessed with equal regard to other forms of cropping, to guarantee long-term harvest and minimise impacts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the use is appropriately located and setback from areas of environmental interest and existing infrastructure
 - (b) the impacts on adjoining land uses are minimised
 - (c) the risk of fire is minimised
 - (d) expected harvest cycles, volumes, timescales and haulage routes, plus proposed wildfire management and the location of supportive infrastructure are known by the local government, where development is assessable.

9.2.2.3 Criteria for assessment

Part A – Criteria for assessable development

Table 9.2.2.1 –Self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Setbacks	
PO1 The establishment of the forest for wood production is located to minimise impacts	AO1.1 The establishment of the forest for wood production is setback from existing

Performance outcomes	Acceptable outcomes
<p>(such as shading and falling trees) on infrastructure and areas of environmental interest.</p>	<p>infrastructure and areas of environmental interest in accordance with Table <insert table reference> – Forestry for wood production setback distances.</p>
	<p>AO1.2 No cultivation and planting for wood production is to occur in the setback areas identified in Table <insert reference to forestry for wood production setback distances>. Road and track establishment and maintenance can occur.</p>
	<p>AO1.3 Self-propagated seedlings (wildlings) generated from the forest for wood production are eradicated from the setback areas identified in Table <insert reference to forestry for wood production setback distances>.</p>
Impacts on soil structure, fertility and stability	
<p>PO2 The impacts of the forest for wood production on soil structure, fertility and stability are minimised through appropriate management of the site.</p>	<p>AO2.1 The establishment and maintenance (including associated tracks and roads) of the forest for wood production utilises one or more of the following methods:</p> <ul style="list-style-type: none"> • mechanical strip cultivation on the contour, spot cultivation or manual cultivation is used for establishment on slopes greater than 10 per cent and less than 25 per cent • either spot cultivation or manual cultivation is used for establishment on slopes equal to or greater than 25 per cent • tracks and roads are established away from natural drainage features and areas that are subject to erosion and landslips.
	<p>AO2.2 Any part of a track or road established and maintained as part of the forest for wood production is appropriately drained and adopts the following measures:</p> <ul style="list-style-type: none"> • establish and maintain a stable surface • drain the track or road with crossfall drainage (preferably with a slope greater than 4 per cent) or by shaping the track or road to a crown so that water drains to both of its sides • establish and maintain drainage structures to convey water away from the track or road formation (for example, crossdrains, mitre drains, turnouts and diversion drains or relief culverts).
	<p>AO2.3 Drainage water from tracks and roads established and maintained as part of the forest for wood production is directed away from exposed soils, unstable areas, and towards undisturbed ground and areas with stable surfaces.</p>
Fire risk	

Performance outcomes	Acceptable outcomes
PO3 The risk of fire to adjoining premises and infrastructure is minimised through the provision of firebreaks and fire tracks and roads.	AO3.1 Firebreaks are established and maintained: <ul style="list-style-type: none"> • between the forest for wood production, adjoining premises and existing infrastructure • at a minimum width from the base of the outside trees in accordance with Table <insert table reference> – Forestry for wood production firebreak distances • that are free of flammable material that is greater than 1 metre high • to be accessible and trafficable for fire suppression vehicles.
	AO3.2 Fire access tracks and roads are established and maintained: <ul style="list-style-type: none"> • to a minimum width of 4 metres • that are accessible • that ensure no part of a plantation is more than 250 metres from a fire access track or road.
For assessable development	
Cropping harvest, haulage and wildfire management	
PO4 The local government is informed of the expected cropping harvest cycles, volumes, timescales and haulage routes, plus propose wildfire management and location of supportive infrastructure.	AO4.1 When the forest for wood production area is greater than 10 hectares a management report is attached to the development application that contains the following information: <ul style="list-style-type: none"> • expected harvest cycles and estimated harvest timescale • an estimated haulage route plan identifying likely local roads for transporting the harvest to the primary destination/s • proposed methods and supporting infrastructure location for managing wild fire (including an area map of the property location, adjacent roads and tracks, property entrances, location of fire access tracks and turnarounds on the property and location of water points in the area).

Table 9.2.2.2 – Forestry for wood production setback distances

Aspect	Distance (measured from the base of the tree)
Areas of environmental interest	
Top of a defining bank of streams (gully, creek or river) that are represented on the 1:100,000 topographic map series in accordance with the stream order classification system	Stream order 1 to 2: 5 metres or Stream order 3 to 5: 10 metres or Stream order 6: 20 metres
State-owned protected areas and forest reserves under the <i>Nature Conservation Act 1992</i>	10 metres

Protected vegetation under the <i>Vegetation Management Act 1999</i>	10 metres
Infrastructure	
Dwellings	100 metres or such distance that ensures the dwelling is consistent with the requirements of AS3959-2009 and the Building Code of Australia.
Machinery sheds	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.
Transmission lines and above-ground pipelines (excluding infrastructure servicing only the farm) not subject to an easement	25 metres or 1.5 times the maximum anticipated height of the tree at harvest, whichever is the greater.

Table 9.2.2.3 – Forestry for wood production firebreak distances

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

Part 10 Other plans

(Optional component)

The local government may need to reference or incorporate in the planning scheme other plans that have ongoing effect in the planning scheme area.

For example, a plan prepared under other legislation may be referenced in this part to ensure users of the scheme are made aware of the provisions applying to the land affected by the other plans.

This part may also be used under s761A of the Act to incorporate a structure plan prepared for a declared master planned area.

10.1 Other plans

This part relates to an area for which a plan has been produced under the Act or any other legislation and that has been approved by the state or that the local government considers should form part of the planning scheme.

For example, a plan may include:

- an area to which a declared master planned area applies
- land contained in the South Bank Corporation area
- a priority development area (PDA)
- an area to which a local government development approval applies.

Schedule 1 Definitions

(Mandatory component)

General

(Mandatory component)

All definitions in the planning scheme should be contained in the planning scheme, and grouped into use definitions and administrative definitions. In preparing the planning scheme the local government should:

- select from the list as appropriate for its area (noting that it is not necessary to use all definitions)
- not add a new definition, change a definition or create a variation of a definition except through:
 - the development column of the tables of assessment, describe a variation to an assessment trigger or
 - the inclusion of one or more administrative definitions where any term and definition used:
 - is obtained from another statutory instrument (e.g. legislation, regional plan, state planning policy, state planning regulatory provision) or
 - is provided by the local government to assist in providing an appropriate response to the local context or the necessary clarity of wording in the planning scheme.

The examples in column 3 and column 4 of the table under the heading ‘suite of use definitions’ are not a mandatory component and the local government may choose to amend these columns to include or exclude particular examples.

Suite of use definitions

(Mandatory component)

The table below lists terms for development that may be used in the planning scheme in relation to the use of land. Any term that is not listed in the table should not be characterised as a separate use of land if the term is obviously or commonly included in one or more of the terms listed in the table. Otherwise the term is an undefined use for the purposes of the planning scheme and the rules of Module A section interpretation – definitions apply.

A term listed in column 1, under the heading ‘use’ has the meaning set out beside that term in column 2 under the heading ‘definition’. A term listed in column 1 under the heading ‘use’ may have include other terms listed beside it in columns 3 and 4. Where a term in columns 3 or 4 is not listed in column 1, the term has its ordinary meaning. The local government may add or remove examples from columns 3 and 4.

The local government may cluster the uses in activity groups and further direction for this is provided at the end of the standard suite of use definitions.

Index for use definitions		
Adult store	Hardware and trade supplies	Place of worship
Agricultural supplies store	Health care services	Port services
Air services	High impact industry	Relocatable home park
Animal husbandry	Home based business	Renewable energy facility
Animal keeping	Hospital	Research and technology industry
Aquaculture	Hotel	Residential care facility
Bar	Indoor sport and recreation	Resort complex
Brothel	Intensive animal industry	Retirement facility
Bulk landscape supplies	Intensive horticulture	Roadside stall
Caretaker's accommodation	Landing	Rooming accommodation
Car wash	Low impact industry	Rural industry
Cemetery	Major electricity infrastructure	Rural workers' accommodation
Child care centre	Major sport, recreation and entertainment facility	Sales office
Club	Marine industry	Service industry
Community care centre	Market	Service station
Community residence	Medium impact industry	Shop
Community use	Motor sport facility	Shopping centre
Crematorium	Multiple dwelling	Short-term accommodation
Cropping	Nature-based tourism	Showroom
Detention facility	Nightclub entertainment facility	Special industry
Dual occupancy	Non-resident workforce accommodation	Substation
Dwelling house	Office	Telecommunications facility
Dwelling unit	Outdoor sales	Theatre
Educational establishment	Outdoor sport and recreation	Tourist attraction
Emergency services	Outstation	Tourist park
Environment facility	Park	Transport depot
Extractive industry	Parking station	Utility installation
Food and drink outlet	Permanent plantation	Veterinary services
Function facility		Warehouse
Funeral parlour		Wholesale nursery
Garden centre		Winery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	Premises used as a shop where the primary purpose is for the display or sale of sexually explicit materials, products and devices associated with or used in a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: <ul style="list-style-type: none"> • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or • the sale or display of underwear or lingerie or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose
Agricultural supplies store	Premises used for the sale of agricultural products and supplies including agricultural chemicals and fertilisers, seeds, bulk veterinary supplies, farm clothing, saddlery, animal feed and irrigation materials.		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air services	Premises used for any of the following: <ul style="list-style-type: none"> • the arrival and departure of aircraft • the housing, servicing, refuelling, maintenance and repair of aircraft • the assembly and dispersal of passengers or goods on or from an aircraft • any ancillary activities directly serving the needs of passengers and visitors to the use • associated training and education facilities • aviation facilities. 	Airport, airstrip, helipad, public or private airfield	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Animal husbandry	<p>Premises used for production of animals or animal products on either native or improved pastures or vegetation.</p> <p>The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.</p>	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<p>Premises used for boarding, breeding or training of animals.</p> <p>The use may include ancillary temporary or permanent holding facilities on the same site and ancillary repair and servicing of machinery.</p>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<p>Premises used primarily to sell liquor for consumption on the premises and that provides for a maximum capacity to seat sixty persons at any one time.</p> <p>The use may include ancillary sale of food for consumption on the premises and entertainment activities.</p>		Club, hotel, nightclub entertainment facility, tavern
Brothel	Premises made available for prostitution by two or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Premises used for bulk storage and sale of landscaping and gardening supplies, which may include soil, gravel,		Garden centre, outdoor sales, wholesale nursery

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	potting mix and mulch, where the majority of materials sold from the premises are not in pre-packaged form.		
Caretaker's accommodation	A dwelling provided for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Premises primarily used for commercially cleaning motor vehicles by an automatic or partly automatic process.		Service station
Cemetery	Premises used for interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Child care centre	Premises used for minding, education and care, but not residence, of children.	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	<p>Premises used by persons associated for social, literary, political, sporting, athletic or other similar purposes for social interaction or entertainment.</p> <p>The use may include the ancillary preparation and service of food and drink.</p>	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Premises used to provide social support where no accommodation is provided. Medical care may be provided but is ancillary to the primary use.	Disability support services, drop in centre, respite centre, integrated Indigenous support centre	Child care centre, family day care, home based child care, health care services, residential care facility
Community residence	Any dwelling used for accommodation for a maximum of six persons who require assistance or support with daily living needs, share communal spaces and who may be unrelated.	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include a resident support worker engaged or employed in the management of the residence.		
Community use	Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Premises used for the cremation or aquamation of bodies.		Cemetery
Cropping	<p>Premises used for growing plants or plant material for commercial purposes where dependent on the cultivation of soil.</p> <p>The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.</p>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Premises used for the confinement of persons committed by a process of law.	Prison, detention centre	
Dual occupancy	<p>Premises containing two dwellings, each for a separate household, and consisting of:</p> <ul style="list-style-type: none"> • a single lot, where neither dwelling is a secondary dwelling or • two lots sharing common property where one dwelling is located on each lot. 	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to	Dwelling house, multiple dwelling

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
		apply	
Dwelling house	<p>A residential use of premises for one household that contains a single dwelling.</p> <p>The use includes domestic outbuildings and works normally associated with a dwelling and may include a secondary dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	A single dwelling within a premises containing non-residential use(s).	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<p>Premises used for training and instruction designed to impart knowledge and develop skills.</p> <p>The use may include outside hours school care for students or on-site student accommodation.</p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Child care centre, home based child care, family day care
Emergency services	Premises used by government bodies or community organisations to provide essential emergency services or disaster management services including management support facilities for the protection of persons, property and the environment.	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Facilities used for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Premises used for the extraction and/or processing of extractive resources and associated activities, including their transportation to market.	Quarry	
Food and drink	Premises used for	Bistro, café, coffee	Bar, club, hotel,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
outlet	preparation and sale of food and drink to the public for consumption on or off the site. The use may include the ancillary sale of liquor for consumption on site.	shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	shop, theatre, nightclub entertainment facility
Function facility	Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Premises used to arrange and conduct funerals, memorial services and the like, but do not include burial or cremation. The use includes a mortuary and the storage and preparation of bodies for burial or cremation.		Cemetery, crematorium, place of worship
Garden centre	Premises used primarily for the sale of plants and may include sale of gardening and landscape products and supplies where these are sold mainly in pre-packaged form. The use may include an ancillary food and drink outlet.	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Premises used for the sale, display or hire of hardware and trade supplies including household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like.		Shop, showroom, outdoor sales and warehouse
Health care services	Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
High impact industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for significant offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates a significant demand on the local infrastructure network • the use may involve night time and outdoor activities • onsite controls are required for emissions and dangerous goods risks. 	<p>Abattoirs, concrete batching plant, boiler making and engineering and metal foundry</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds.</p>	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry</p>
Home based business	<p>A dwelling used for a business activity where subordinate to the residential use.</p>	<p>Bed and breakfast, home office, home based child care</p>	<p>Hobby, office, shop, warehouse, transport depot</p>
Hospital	<p>Premises used for medical or surgical care or treatment of patients whether or not involving overnight accommodation. The use may include ancillary accommodation for employees and ancillary activities directly serving the needs of patients and visitors.</p>		<p>Health care services, residential care facility</p>

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Hotel	<p>Premises used primarily to sell liquor for consumption.</p> <p>The use may include short-term accommodation, dining and entertainment activities and facilities.</p>	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Premises used for leisure, sport or recreation conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<p>Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand.</p> <p>The use includes the ancillary storage and packing of feed and produce.</p>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<p>Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used.</p> <p>The use includes the storage and packing of produce and plants grown on the subject site.</p>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	A structure for mooring, launching, storage and retrieval of vessels where passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing,	Repairing motor vehicles, fitting and turning workshop Note – additional examples may be shown in SC1.1.2 industry	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> • negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • minimal traffic generation and heavy-vehicle usage • demands imposed upon the local infrastructure network consistent with surrounding uses • the use generally operates during the day (e.g. 7 am to 6 pm) • offsite impacts from storage of dangerous goods are negligible • the use is primarily undertaken indoors. 	thresholds.	laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	All aspects of development for either the transmission grid or electricity supply networks as defined under the <i>Electricity Act 1994</i> . The use may include ancillary telecommunication facilities.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Premises with large scale built facilities designed to cater for large scale events including major sporting, recreation, conference and entertainment events.	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Premises used for waterfront based marine industries involved in any activity relating to the manufacturing, storage, repair or servicing of vessels and maritime infrastructure.	Boat building, boat storage, dry dock	Marina

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	The use may include the provision of fuel and disposal of waste.		
Market	Premises used for the sale of goods to the public on a regular basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use may include entertainment provided for the enjoyment of customers.	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes: <ul style="list-style-type: none"> • potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise • potential for noticeable offsite impacts in the event of fire, explosion or toxic release • generates high traffic flows in the context of the locality or the road network • generates an elevated demand on the local infrastructure network • onsite controls are required for emissions and dangerous goods risks • the use is primarily undertaken indoors • evening or night 	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working) Note – additional examples may be shown in SC1.1.2 industry thresholds.	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	activities are undertaken indoors and not outdoors.		
Motor sport facility	Premises used for organised or recreational motor sports whether on or off-road, which may include permanent, temporary or informal provision for spectators and other supporting uses.	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Premises containing three or more dwellings for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<p>The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment.</p> <p>Nature-based tourism activities typically:</p> <ul style="list-style-type: none"> • maintain a nature based focus or product • promote environmental awareness, education and conservation • carry out sustainable practices. 	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	<p>Premises used to provide entertainment, which may include cabaret, dancing and music.</p> <p>The use generally includes the sale of liquor</p>		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	and food for consumption on site.		
Non-resident workforce accommodation	<p>Premises used to provide accommodation for non-resident workers.</p> <p>The use may include provision of recreational and entertainment facilities for the exclusive use of residents and their visitors.</p>	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	<p>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</p> <ul style="list-style-type: none"> • business or professional advice • service of goods that are not physically on the premises • office-based administrative functions of an organisation. 	Bank, real estate agent, administration building	Home based business, home office, shop, outdoor sales
Outdoor sales	Premises used for the display, sale, hire or lease of products where the use is conducted wholly or predominantly outdoors and may include construction, industrial or farm plant and equipment, vehicles, boats and caravans. The use may include ancillary repair or servicing activities and sale or fitting of accessories.	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Premises used for a recreation or sport activity that is carried on outside a building and requires areas of open space and may include ancillary works necessary for	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	safety and sustainability. The use may include ancillary food and drink outlet(s) and the provision of ancillary facilities or amenities conducted indoors such as changing rooms and storage facilities.		
Outstation	Premises used for cultural and/or recreational activities undertaken by Aboriginal and Torres Strait Islander people. The use provides for intermittent short stay and/or long-term camping. The use may involve permanent low scale built infrastructure.	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	Premises accessible to the public generally for free sport, recreation and leisure, and may be used for community events or other community activities. Facilities may include children's playground equipment, informal sports fields and ancillary vehicle parking and other public conveniences.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	Premises used for parking vehicles where the parking is not ancillary to another use.	Car park, 'park and ride', bicycle parking	
Permanent plantation	Premises used for growing plants not intended to be harvested.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Premises used by an organised group for	Church, chapel, mosque,	Community use, child care centre,

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	<p>worship and religious activities.</p> <p>The use may include ancillary facilities for social, educational and associated charitable activities.</p>	synagogue, temple	funeral parlour, crematorium
Port services	<p>Premises used for the following:</p> <ul style="list-style-type: none"> • the arrival and departure of vessels • the movement of passengers or goods on or off vessels • any ancillary activities directly serving the needs of passengers and visitors or the housing, servicing, maintenance and repair of vessels. 	Marina, ferry terminal	Landing
Relocatable home park	<p>Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation.</p> <p>The use may include a manager's residence and office, ancillary food and drink outlet, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of residents.</p>		Tourist park
Renewable energy facility	Premises used for the generation of electricity or energy from renewable (naturally reoccurring) sources.	Solar farm, wind farm, tidal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Premises used for innovative and emerging technological industries involved in research design, manufacture, assembly, testing, maintenance and storage of machinery, equipment	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	and components. The use may include emerging industries such as energy, aerospace, and biotechnology.	facility	
Residential care facility	A residential use of premises for supervised accommodation where the use includes medical and other support facilities for residents who cannot live independently and require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Premises used for tourist and visitor short-term accommodation that include integrated leisure facilities including: <ul style="list-style-type: none"> • restaurants and bars • meeting and function facilities • sporting and fitness facilities • staff accommodation • transport facilities directly associated with the tourist facility such as a ferry terminal and air services. 	Island resort	
Retirement facility	A residential use of premises for an integrated community and specifically built and designed for older people. The use includes independent living units and may include serviced units where residents require some support with health care and daily living needs. The use may also include a manager's residence and office, food and drink outlet, amenity buildings, communal facilities and	Retirement village	Residential care facility

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	accommodation for staff.		
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.	Produce stall	Market
Rooming accommodation	<p>Premises used for the accommodation of one or more households where each resident:</p> <ul style="list-style-type: none"> • has a right to occupy one or more rooms • does not have a right to occupy the whole of the premises in which the rooms are situated • may be provided with separate facilities for private use • may share communal facilities or communal space with one or more of the other residents. <p>The use may include:</p> <ul style="list-style-type: none"> • rooms not in the same building on site • provision of a food or other service • on site management or staff and associated accommodation. <p>Facilities includes furniture and equipment as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i></p>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	<p>Premises used for storage, processing and packaging of products from a rural use.</p> <p>The use includes processing, packaging and sale of products produced as a result of a rural use where these activities are ancillary to a rural use on or adjacent to the site.</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers'	Any premises used as	Farm workers'	Short-term

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
accommodation	quarters for staff employed in the use of land for rural purposes, such as agriculture, intensive animal husbandry and forestry, conducted on a lot in the same ownership whether or not such quarters are self-contained.	accommodation	accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling
Sales office	<p>The temporary use of premises for displaying a land parcel or buildings that can be built for sale or can be won as a prize.</p> <p>The use may include a caravan or relocatable dwelling or structure.</p>	Display dwelling	Bank, office
Service industry	Premises used for industrial activities that have no external air, noise or odour emissions from the site and can be suitably located with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	<p>Premises used for the sale of fuel including petrol, liquid petroleum gas, automotive distillate and alternative fuels.</p> <p>The use may include, where ancillary, a shop, food and drink outlet, maintenance, repair servicing and washing of vehicles, the hire of trailers, and supply of compressed air.</p>		Car wash
Shop	Premises used for the display, sale or hire of goods or the provision of	Hairdresser, liquor store, department store, discount	Adult store, food and drink outlet, showroom, market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	personal services or betting to the public.	department store, discount variety stores, betting agencies, supermarket, corner store	
Shopping centre	Premises comprising two or more individual tenancies that is comprised primarily of shops, and that function as an integrated complex.		
Short-term accommodation	<p>Premises used to provide short-term accommodation for tourists or travellers for a temporary period of time (typically not exceeding three consecutive months) and may be self-contained.</p> <p>The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of visitors.</p>	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<p>Premises used primarily for the sale of goods of a related product line that are of a size, shape or weight that requires:</p> <ul style="list-style-type: none"> • a large area for handling, display or storage • direct vehicle access to the building by members of the public for loading and unloading items purchased or hired. 	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	<p>Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:</p> <ul style="list-style-type: none"> • potential for extreme 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers</p> <p>Note – additional</p>	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise <ul style="list-style-type: none"> • potential for extreme offsite impacts in the event of fire, explosion or toxic release • onsite controls are required for emissions and dangerous goods risks • the use generally involves night time and outdoor activities • the use may involve the storage and handling of large volumes of dangerous goods • requires significant separation from non-industrial uses. 	examples may be shown in SC1.1.2 industry thresholds.	
Substation	Premises forming part of a transmission grid or supply network under the <i>Electricity Act 1994</i> , and used for: <ul style="list-style-type: none"> • converting or transforming electrical energy from one voltage to another • regulating voltage in an electrical circuit • controlling electrical circuits • switching electrical current between circuits • a switchyard or • communication facilities for 'operating works' as defined under the <i>Electricity Act 1994</i> or for workforce operational and safety communications. 	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Premises used for systems that carry communications and signals by means of radio,	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	including guided or unguided electromagnetic energy, whether such facility is manned or remotely controlled.		under the <i>Telecommunications Act 1997</i>
Theatre	<p>Premises used for presenting movies, live entertainment or music to the public and may include provision of food and liquor for consumption on the premises.</p> <p>The use may include the production of film or music, including associated ancillary facilities, which are associated with the production, such as sound stages, wardrobe and laundry facilities, makeup facilities, set construction workshops, editing and post-production facilities.</p>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Premises used for providing on- site entertainment, recreation or similar facilities for the general public. The use may include provision of food and drink for consumption on site.	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.</p> <p>The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and</p>	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	accommodation for staff.		
Transport depot	Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises.	Contractor's depot, bus depot, truck yard, heavy machinery yard	Home based business, warehouse, low impact industry, service industry
Utility installation	Premises used to provide the public with the following services: <ul style="list-style-type: none"> • supply or treatment of water, hydraulic power or gas • sewerage, drainage or stormwater services • transport services including road, rail or water • waste management facilities or • network infrastructure. The use includes maintenance and storage depots and other facilities for the operation of the use.	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary services	Premises used for veterinary care, surgery and treatment of animals that may include provision for the short-term accommodation of the animals on the premises.		Animal keeping
Warehouse	Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
	where ancillary to storage. The use does not include retail sales from the premises or industrial uses.		
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		Bulk landscape supplies, garden centre
Winery	Premises used for manufacturing of wine, which may include the sale of wine manufactured on site.		Rural industry

Activity groups

(Optional component)

While the local government may not add to or alter the above land use definitions in SC1.1, other than including or excluding examples in columns 3 and 4, the local government may create its own clusters of land uses otherwise known as 'activity groups'.

Clustering land use definitions into activity groups may assist in identifying uses associated with a zone and may reduce the length of the tables of assessment in the planning scheme. Uses may be grouped into the activity group as shown in the table below for use in the tables of assessment. Not all uses are included in an activity group. Where a local government does not intend that all of the uses have the same level of assessment, the excluded use(s) should be identified in the 'level of assessment' column of the relevant tables of assessment. Note that these activity groups are not defined uses; rather they are only a mechanism for clustering uses in the tables of assessment. The activity groups should only consist of uses from the defined uses in the Use definitions table.

Below is a list of example activity groups (column 1) and their associated cluster of uses (column 2). A local government may use the activity groups provided, modify the activity groups provided or create their own activity groups. The uses listed by a local government in column 2 should still be generally consistent with the activity groups provided below.

Column 1 Activity group	Column 2 Uses
Accommodation activities	Caretaker's accommodation Community residence Dual occupancy Dwelling house Dwelling unit Home based business Multiple dwelling Nature-based tourism Non-resident workforce accommodation Relocatable home park Residential care facility Resort complex Retirement facility Rooming accommodation Rural workers' accommodation Short-term accommodation Tourist park
Business activities	Agricultural supplies store Bulk landscape supplies Food and drink outlet Garden centre Hardware and trade supplies Market Office Outdoor sales Parking station Sales office Service industry Service station Shop Shopping centre Showroom Veterinary services
Centre activities	Bar Caretaker's accommodation Child care centre Club Community care centre Community use Educational establishment (where excluding exclusive outdoor recreation facilities) Food and drink outlet Function facility Health care services Hospital

Column 1 Activity group	Column 2 Uses
	Hotel Market Multiple dwelling Nightclub entertainment facility Office Parking station Place of worship Residential care facility Retirement facility Rooming accommodation Sales office Service industry Service station Shop Shopping centre Short-term accommodation Showroom Theatre
Community activities	Cemetery Child care centre Club Community care centre Community residence Community use Crematorium Detention facility Educational establishment Funeral parlour Health care services Hospital Outstation Place of worship
Entertainment activities	Bar Club Function facility Hotel Nightclub entertainment facility Theatre Tourist attraction Tourist park
Industry activities	Extractive industry High impact industry Low impact industry Marine industry Medium impact industry

Column 1 Activity group	Column 2 Uses
	Research and technology industry Special industry Service industry Warehouse
Recreation activities	Environment facility Indoor sport and recreation Major sport, recreation and entertainment facility Motor sport facility Outdoor sport and recreation Park
Rural activities	Agricultural supplies store Animal husbandry Animal keeping Aquaculture Cropping Intensive animal industry Intensive horticulture Permanent plantation Roadside stall Rural industry Rural workers' accommodation Wholesale nursery Winery
Waterfront activities	Landing Marine industry Port services

Industry thresholds

(Optional component)

If an industry thresholds table is used, it should be used in conjunction with the use definitions for:

- low impact industry
- medium impact industry
- high impact industry
- special industry.

The local government may use the threshold table provided, modify the table provided or use its own threshold table to provide further information in relation to these uses. The local government has the option of not including a threshold table and may rely solely on the definitions provided in the use definitions table.

Industry thresholds table

Use	Additional examples include
Low impact industry	<ul style="list-style-type: none"> (1) Repairing and servicing motor vehicles, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning, not including spray painting. (2) Repairing and servicing lawn mowers and outboard engines. (3) Fitting and turning workshop. (4) Assembling or fabricating products from sheet metal or welding steel, producing less than 10 tonnes per year and not including spray painting. (5) Assembling wood products not involving cutting, routing, sanding or spray painting. (6) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components.
Medium impact industry	<ul style="list-style-type: none"> (1) Metal foundry producing less than 10 tonnes of metal castings per annum. (2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum. (3) Facility, goods yard or warehouse for the storage and distribution of dangerous goods not involving manufacturing processes and not a major hazard facility under the <i>Work Health and Safety Act 2011</i>. (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum. (5) Enamelling workshop using less than 15,000 litres of enamel per annum. (6) Galvanising works using less than 100 tonnes of zinc per annum. (7) Anodising or electroplating workshop where tank area is less than 400 square metres. (8) Powder coating workshop using less than 500 tonnes of coating per annum. (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum. (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components. (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum. (12) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum. (13) Vegetable oil or oilseed processing in works with a design production capacity of less than 1000 tonnes per annum. (14) Manufacturing wooden products including cabinet making, joinery, wood working, producing less than 500 tonnes per annum. (15) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum. (16) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum. (17) Recycling and reprocessing batteries. (18) Repairing or maintaining boats. (19) Manufacturing substrate for mushroom growing.

Use	Additional examples include
	<p>(20) Manufacturing or processing plaster, producing less than 5000 tonnes per annum.</p> <p>(21) Recycling or reprocessing tyres including retreading.</p> <p>(22) Printing advertising material, magazines, newspapers, packaging and stationery.</p> <p>(23) Transport depot, distribution centre, contractors depot and storage yard.</p> <p>(24) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools).</p> <p>(25) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum.</p> <p>(26) Reconditioning metal or plastic drums.</p> <p>(27) Glass fibre manufacture less than 200 tonnes per annum.</p> <p>(28) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
High impact industry	<p>(1) Metal foundry producing 10 tonnes or greater of metal castings per annum.</p> <p>(2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum.</p> <p>(3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes.</p> <p>(4) Scrap metal yard including a fragmentiser.</p> <p>(5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum.</p> <p>(6) Processing, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum.</p> <p>(7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1000 tonnes per annum.</p> <p>(8) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum.</p> <p>(9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum.</p> <p>(10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum.</p> <p>(11) Manufacturing or processing plaster, producing greater than 5000 tonnes per annum.</p> <p>(12) Enamelling workshop using 15,000 litres or greater of enamel per annum.</p> <p>(13) Galvanising works using 100 tonnes or greater of zinc per annum.</p> <p>(14) Anodising or electroplating workshop where tank area is 400 square metres or greater.</p> <p>(15) Powder coating workshop using 500 tonnes or greater of coating per annum.</p> <p>(16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum.</p> <p>(17) Concrete batching and producing concrete products.</p> <p>(18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote.</p> <p>(19) Manufacturing soil conditioners by receiving, blending, storing,</p>

Use	Additional examples include
	<p>processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste.</p> <p>(20) Manufacturing fibreglass pools, tanks and boats.</p> <p>(21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools).</p> <p>(22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum.</p> <p>(23) Manufacturing tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre.</p> <p>(24) Abattoir.</p> <p>(25) Recycling chemicals, oils or solvents.</p> <p>(26) Waste disposal facility (other than waste incinerator).</p> <p>(27) Recycling, storing or reprocessing regulated waste.</p> <p>(28) Manufacturing batteries.</p> <p>(29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum.</p> <p>(30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum.</p> <p>(31) Crematoria.</p> <p>(32) Glass fibre manufacture producing 200 tonnes or greater per annum.</p> <p>(33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.</p>
Special industry	<p>(1) Oil refining or processing.</p> <p>(2) Producing, refining or processing gas or fuel gas.</p> <p>(3) Distilling alcohol in works producing greater than 2500 litres per annum.</p> <p>(4) Power station.</p> <p>(5) Producing, quenching, cutting, crushing or grading coke.</p> <p>(6) Waste incinerator.</p> <p>(7) Sugar milling or refining.</p> <p>(8) Pulp or paper manufacturing.</p> <p>(9) Tobacco processing.</p> <p>(10) Tannery or works for curing animal skins, hides or finishing leather.</p> <p>(11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing.</p> <p>(12) Rendering plant.</p> <p>(13) Manufacturing chemicals, poisons and explosives.</p> <p>(14) Manufacturing fertilisers involving ammonia.</p> <p>(15) Manufacturing polyvinyl chloride plastic.</p>

List of administrative definitions

(Mandatory component)

The table below lists the mandatory administrative terms that should be used in the planning scheme to assist with interpretation. The local government should select from

the list of administrative definitions as included in its planning scheme. A term listed in column 1 has the meaning set out beside that term in column 2.

The local government may add to the following list of administrative definitions for its planning scheme by:

- including a definition obtained from other state statutory instruments (e.g. state legislation, a regional plan, state planning policy, state planning regulatory provision)
- producing a new definition to provide an appropriate response to the local context or assist the interpretation of terms used in the planning scheme.

Where a term and its definition are included by the local government through one of these mechanisms, the definition should not conflict with another administrative definition already contained in the following mandatory list of administrative definitions.

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

Index for administrative definitions		
Adjoining premises	Gross floor area	Secondary dwelling
Advertising device	Ground level	Setback
Affordable housing	Household	Service catchment
Average width	Minor building work	Site
Base date	Minor electricity infrastructure	Site cover
Basement	Net developable area	Storey
Boundary clearance	Netserv plan	Temporary use
Building height	Non-resident workers	Ultimate development
Demand unit	Outermost projection	Urban purposes
Development footprint	Planning assumptions	
Domestic outbuilding	Plot ratio	
Dwelling	Projection area(s)	

Column 1 Term	Column 2 Definition
Adjoining premises	Premises that share all or part of a common boundary. A common boundary may be a single point such as a corner point.
Advertising device	Any permanent structure, device, sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes.
Average width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Base date	The date from which a local government has estimated its projected infrastructure demands and costs.

Column 1 Term	Column 2 Definition
Basement	A space that is situated between one floor level and the floor level next below where no part of the space projects more than one metre above ground level.
Boundary clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia—the outside face of the fascia (b) if the projection is a roof and there is no fascia—the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Building height	If specified: (a) in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like (b) in storeys, the number of storeys above ground level or (c) in both metres and storeys, both (a) and (b) apply.
Demand unit	Demand units provide a standard of unit measurement to express demand on a trunk infrastructure network.
Development footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic outbuilding	A Class 10a building, as defined in the Building Code of Australia, that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Dwelling	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities (b) a bath or shower (c) a toilet and wash basin (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.
Gross floor area	The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following: (a) building services, plant and equipment (b) access between levels (c) ground floor public lobby (d) a mall (e) the parking, loading and manoeuvring of motor vehicles (f) unenclosed private balconies whether roofed or not.
Ground level	The level of the natural ground, or, where the level of the natural ground has been changed, the level as lawfully changed. <Additional text or a note may be added to provide clarity for the local government meaning of lawfully changed.>
Household	An individual or a group of two or more related or unrelated people who reside in the dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials

Column 1 Term	Column 2 Definition
	for living.
Minor building work	An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.
Minor electricity infrastructure	<p>All aspects of development for an electricity supply network as defined under the <i>Electricity Act 1994</i>, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.</p> <p>This includes:</p> <ul style="list-style-type: none"> (a) augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase (b) augmentations to existing substations (including communication facilities for controlling works as defined under the <i>Electricity Act 1994</i>) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Net developable area	<p>The area of land available for development. It does not include land that cannot be developed due to constraints such as acid sulfate soils, conservation land, flood affected land or steep slope.</p> <p>Note – for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha).</p>
Netserv plan	A distributor-retailer’s plan about its water and wastewater networks and provision of water service and wastewater service pursuant to section 99BJ of the <i>South East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
Non-resident workers	<p>Workers who reside in areas for extended periods when employed on projects directly associated with resource extraction, major industry, major infrastructure or rural uses, but have a permanent place of residence in another area.</p> <p>This includes workers engaged in fly-in/fly-out or drive-in/drive-out arrangements.</p>
Outermost projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Planning assumptions	Assumptions about the type, scale, location and timing of future growth.
Plot ratio	The ratio of gross floor area to the area of the site.
Projection area(s)	Area or areas within a local government area for which a local government carries out demand growth projections.
Secondary dwelling	<p>A dwelling used in conjunction with, and subordinate to, a dwelling house on the same lot.</p> <p>A secondary dwelling may be constructed under a dwelling house, be attached to a dwelling house or be free standing.</p>

Column 1 Term	Column 2 Definition
Service catchment	<p>An area serviced by an infrastructure network. An infrastructure network is made up of one or more service catchments. Service catchments are determined by the network type and how it has been designed to operate and provide service to the urban areas.</p> <p>Note – for example:</p> <ul style="list-style-type: none"> • stormwater network service catchments can be delineated to align with watershed boundaries • open space network service catchment can be determined using local government accessibility standards • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	<p>For a building or structure, the shortest distance measured horizontally from the outer most projection of a building or structure to the vertical projection of the boundary of the lot.</p>
Site	<p>Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous.</p>
Site cover	<p>The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.</p> <p>The term does not include:</p> <ol style="list-style-type: none"> (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure (b) basement car parking areas located wholly below ground level (c) eaves and sun shading devices.
Storey	<p>A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:</p> <ol style="list-style-type: none"> (a) a lift shaft, stairway or meter room (b) a bathroom, shower room, laundry, water closet, or other sanitary compartment (c) a combination of the above. <p>A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.</p>
Temporary use	<p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p> <p>Note – provisions for temporary use timeframes for defined uses may be provided in section for Local government administrative matters.</p> <p>Editor's note – it is recommended that local government use the ability under section for Local government administrative matters to further refine this definition for use in the local government area for defined uses.</p>
Ultimate development	<p>The realistic extent of development anticipated to be achieved when a site (or projection area or infrastructure service catchment) is fully developed.</p>
Urban purposes	<p>For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.</p>

Schedule 2 Mapping

(Mandatory component)

Technical requirements

The local government is responsible for the preparation of the cartographic maps and spatial data used in producing a planning scheme. The maps and data should be provided to the state in accordance with the specifications below. This should occur before scheme adoption.

Electronic map format

Spatial data and maps should utilise the Department of Natural Resources and Mines (DNRM) cadastral database.

Maps produced for the planning scheme should be able to be exported as Portable Document Format (PDF) files at 300 dpi resolution. Map templates in ESRI formats are available from the department on request.

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

Mapping symbology

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

The aim of standardising symbology for mandatory zones is to provide a consistent presentation of information on maps being produced or published by local governments across Queensland.

Publication maps

The planning scheme maps should contain the (relevant) standard cartographic mapping elements and use the specified symbology and colours prescribed. The maps should be clear and accurately present the planning information. The following mapping elements and base data form the basis for a basic map template:

- descriptive title
- legend
- scale
- index and grid reference
- projection and datum information
- north point
- locality and index map

- cadastre (not necessary for a strategic framework map) and locality information
- roads and waterways
- disclaimer.

The standard map template (figures 1a and 1b) specifications are described (tables 1 to 8) and example maps (figures 2 to 6) are provided for guidance. The maps may be produced in a portrait layout or landscape layout. However all specifications should be included in either layout.

Table 1 – Base data symbology

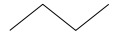
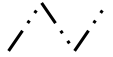
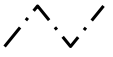
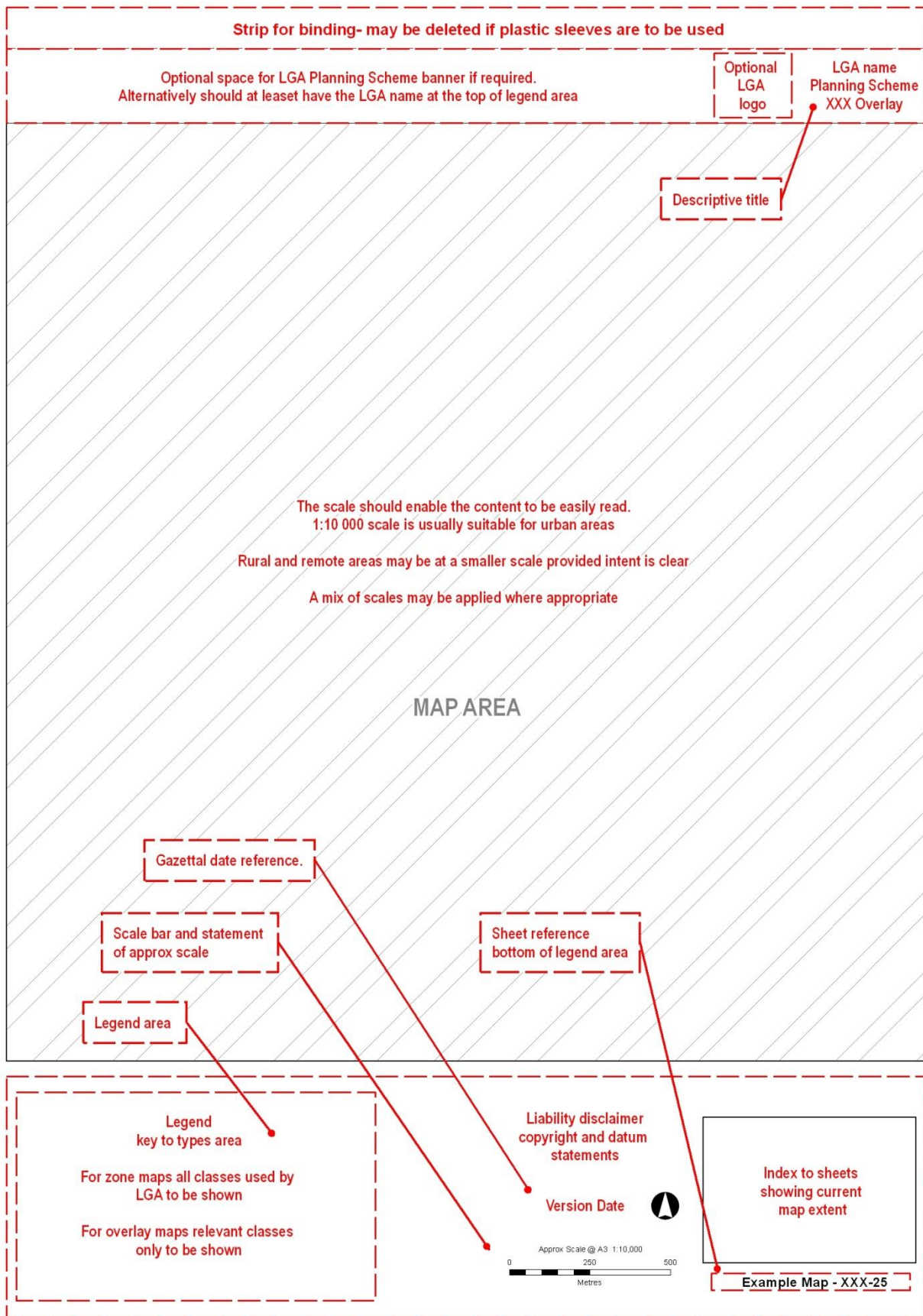
Elements	Label		Colour			Line Wgt	Description	Example
	Font**	Size	R	G	B			
Cadastre boundary	-	-	0	0	0	0.15	Solid line	
Legend	Arial*	5pt	0	0	0	-	Text (sentence case)	Text Sample
Local government boundary	Arial*	to suit	0	0	0	1.15	Broken line (long dash, short dash, short dash)	
Road casements (indicative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

Figure 1a – An example of map template specifications (landscape)



Figure 1b – An example of map template specifications (portrait)



Strategic framework mapping

The strategic framework mapping should include the following elements where these are relevant in the local government area. Table 2 contains the recommended strategic framework mapping symbology for each of the elements and an example map is provided in figure 2. Additional symbology may be added by the local government if needed to respond to the local context. Spatial data for the strategic framework mapping should be submitted in a GIS table structure similar to zoning data where possible.

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

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

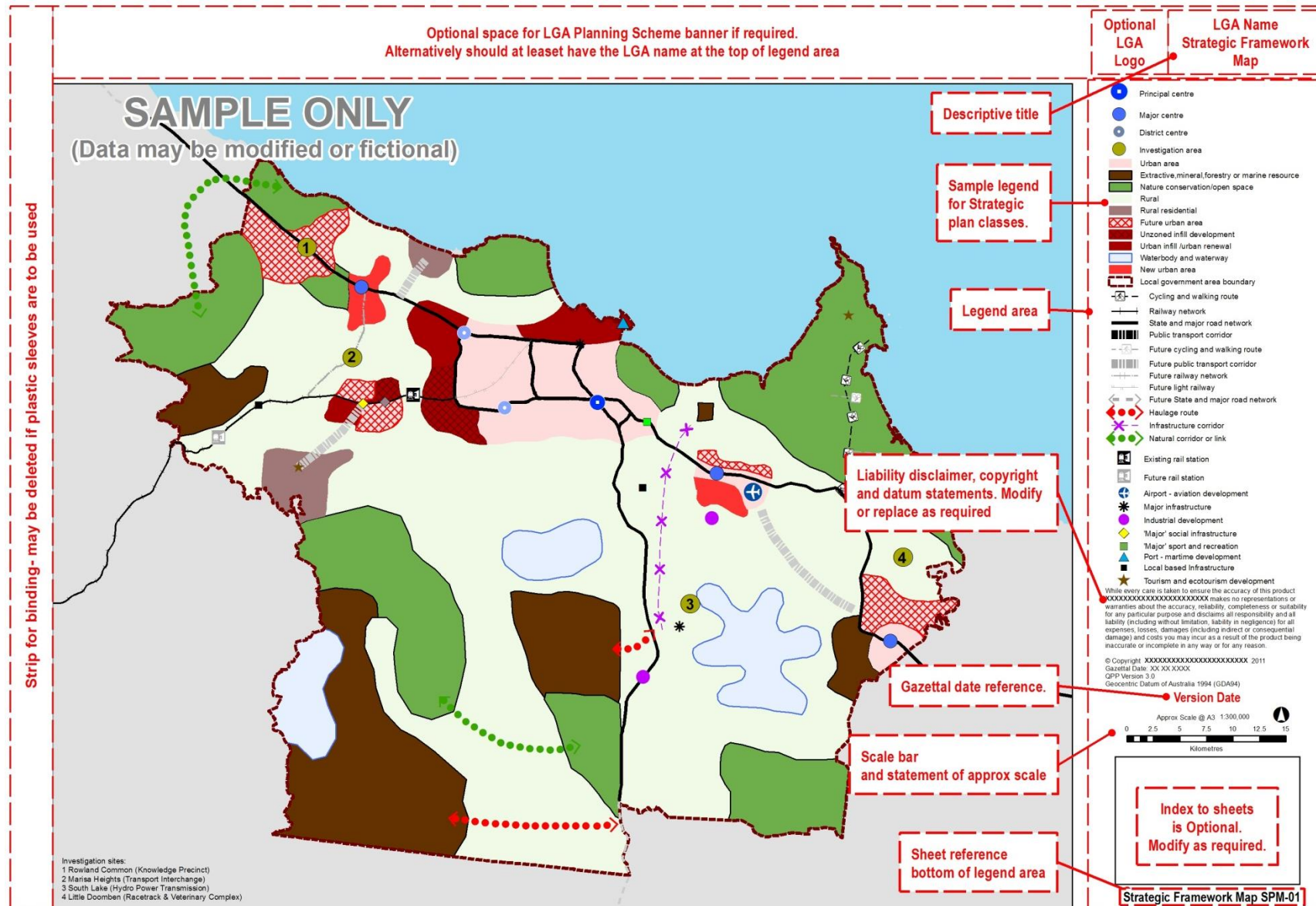
Guidance on strategic framework map categories

Element	Examples
Infrastructure and services	
Major infrastructure	Wastewater treatment plants or dams
Infrastructure corridor	Water, telecommunications or power
Local based infrastructure	Substations

Table 2 – Strategic framework map symbology

Table 2 - Strategic framework map symbology										
Element	Line/outline colour			Fill colour			Description	Size/line wgt	Additional details	Example
	R	G	B	R	G	B				
Contextual Information										
Local government area boundary	115	0	0				Dashed outline with no fill	3.00	Ratio 6:1	
Urban area				255	220	220	Solid fill			
State and major road network	0	0	0				Solid line	3.00		
Busway station				0	0	0	Feature symbol		ESRI Transportation & Civic 97	
Railway network	0	0	0	0	0	0	Solid line with solid hatches	1.4/0.4		
Railway station				0	0	0	Feature symbol	to suit	ESRI Transportation & Civic 98	
Public transport corridor	0	0	0				Dashed pattern line	8.00	ESRI Civic style - Line ratio is repeating pattern 6B:1W:2B:1W:2B:1W	
Cycling and walking route	0	0	0	0	0	0	Dashed line with cycle symbol	to suit	ESRI Default marker 189	
Settlement Pattern										
Future urban area				244	122	99	Solid fill			
Urban renewal				168	0	0	Solid fill			
Rural				240	250	230	Solid fill			
Rural residential				160	120	120	Solid fill			
Principal centre	255	255	255	0	50	255	Circle with square centre feature	to suit	ESRI Default marker 33 and 53	
Major centre	0	0	0	66	107	255	Circle with outline	to suit	ESRI Default marker 33 and 40	
District centre	255	255	255	112	130	170	Circle with circle centre feature	to suit	ESRI Default marker 33 and 46	
Specialised centre	0	0	0	152	129	140	Square with outline (rotated)	to suit	45° Rotator ESRI Default marker 34 and 41	
Investigation area	0	0	0	168	168	0	Circle with outline (with inner text)	to suit	ESRI Default marker 33 and 40	
Natural environment										
Waterbody and waterway	67	108	255	230	240	255	Solid fill with outline	1.25		
Nature conservation and open space	0	0	0	110	175	75	Solid fill with outline	1.25		
Community identity										
"Major" social infrastructure	0	0	0	255	255	0	Square with outline (rotated)	to suit	45° Rotator ESRI Default marker 34 and 41	
"Major" sport and recreation	0	0	0	110	175	75	Square with outline	to suit	ESRI Default marker 34 and 41	
Natural resources and landscape										
Extractive, mineral, forestry or marine resource	0	0	0	100	50	0	Solid fill with outline	1.25		
Haulage route	255	0	0	255	0	0	Dotted line (circle symbols) with arrow heads	to suit	ESRI Dimensioning 44	
Natural corridor or link (Possibly more than one scale eg. regional, subregional, local corridor)	56	168	0	56	168	0	Dotted line (circle symbols) with arrow heads	to suit	ESRI Dimensioning 44	
Mining and petroleum	204	204	204				Dashed outline	1.50		
Future access and mobility										
Future State and major road network	169	169	169	169	169	169	Dashed line with arrow heads	3.00		
Future light railway network	169	169	169				Solid line with alternating hatches	0.4/0.4	ESRI Railroad, Narrow Gauge, Multi	
Future busway station				169	169	169	Feature bus symbol	to suit	ESRI Transportation & Civic 97	
Future railway network	169	169	169				Dashed line with hatches	1.4 / 0.4	ESRI Railroad under construction line	
Future railway station				169	169	169	Feature train / station symbol	to suit	ESRI Transportation & Civic 98	
Future public transport corridor	169	169	169				Dashed pattern line	8.00	ESRI Civic style - Line ratio is repeating pattern 6B:1W:2B:1W:2B:1W	
Future public passenger transport interchange	0	0	0	197	0	255	Solid hexagon with outline	to suit	ESRI Default marker 44	
Future cycling and walking route	169	169	169	169	169	169	Dashed line with cycle symbol	to suit	ESRI Default marker 189	
Infrastructure and services										
Major infrastructure				0	0	0	Solid asterix symbol	to suit	ESRI Default marker 107	
Infrastructure corridor	197	0	255	197	0	255	Dashed line with feature crosses	to suit	Cross is marker "X"	
Local based infrastructure				0	0	0	Solid square	to suit	ESRI Default marker 34	
Economic development										
Industrial development				197	0	255	Solid circle	to suit	ESRI Default marker 33	
Port (Maritime development)	0	0	0	0	169	230	Solid triangle with outline	to suit	ESRI Default marker 42 and 35	
Airport (Aviation development)	255	255	255	0	77	168	White aircraft on solid blue circle	to suit	ESRI Default marker 111 and 33	
Freight transport route	197	0	255	197	0	255	Dotted line (circle symbols) with arrow heads	to suit	ESRI Dimensioning 44	
Tourism and ecotourism development				115	76	0	Solid 5 point star	to suit	ESRI Default marker 94	

Figure 2 – An example of a strategic framework map



GIS table structure (zoning and local plans)

The GIS layer submitted should include all the planning schemes zones (including precincts) and local plans (including precincts). There should be no overlapping zoned polygon features in the GIS data. Below is the standard GIS table structure for supplying zoning and local plan data to ensure a statewide zoning layer can be efficiently assembled. Refer to table 5 for the General and Specific zone symbology and tables 3 and 4 for a description for the GIS table structure. Example maps and an amendment to a map are shown in figures 3, 4 and 5.

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

Table 3 – Zoning and local plan attribute table structure

Field name	Field type	Description
LGA_CODE	Number 4	Based on cadastre supplied by DNRM
LP	String 80	Local plan
LP_PREC	String 80	Local plan precinct
ZONE_PREC	String 80	Zone precinct
G_ZONE	String 80	Mandatory General standard suite of zone names
S_ZONE	String 80	Mandatory Specific standard suite of zone names
LOT_PLAN	String 15	Parcel lot plan ID from DNRM cadastre (e.g. 30RP905102)
GAZ_DATE	Date	Gazettal date of the planning scheme
AMD_DATE	Date	Gazetted amendment date of the planning scheme
CAD_VER	Date	Date of the cadastral version used for scheme creation
PAR_SPLIT	Number 1	True/false flag for split parcel geometry due to zones, precincts or local plans. Use 0 for no split and 1 for split parcel geometry

Table 4 – Example zoning and local plan attribute table

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

When a gazetted amendment affects the spatial data of a planning scheme, only the GIS data for the area changed by the amendment needs to be supplied (see figure 4). The amended features should be supplied in the same format as the initial zoning data supplied.

Split zonings

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














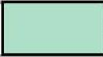


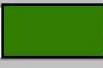
























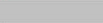


Where possible the local government should use well defined cadastral points/features for the split to enable updates due to shifts in the cadastre.

The local government should record the split parcels in the attribute table in the split parcel field.

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

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

Table 5 – Mandatory zone symbology

Standard suite of zones						
General zones	General	R	G	B	Specific	Specific zones
Residential zones category						
General residential		255	220	220		Low density residential
		255	164	164		Low-medium density residential
		255	101	101		Medium density residential
		170	0	0		High density residential
		255	175	219		Character residential
		255	75	39		Tourist accommodation
Centres zones category						
Centre		0	50	255		Principal centre
		66	107	255		Major centre
		112	130	170		District centre
		134	166	255		Local centre
		200	225	255		Neighbourhood centre
Recreation zones category						
Recreation and open space		175	225	200		Sport and recreation
		110	175	75		Open space
Environment zones category						
Environmental management and conservation		50	125	0		Environmental management
		55	145	130		Conservation
Industry zones category						
Industry		225	200	225		Low impact industry
		200	143	200		Medium impact industry
		175	86	175		High impact industry
		150	30	150		Special industry
		85	60	155		Waterfront and marine industry
		140	125	222		Research and technology industry
		200	175	225		Industry investigation area
Tourism zones category						
Tourism		179	210	52		Major tourism
		222	231	135		Minor tourism
Other zones category						
Community facilities		255	255	100		
Emerging community		232	190	175		
Extractive industry		100	50	0		
Innovation		25	205	255		
Limited development		250	175	50		
Mixed use		255	120	0		
Rural		240	250	230		
Rural residential		160	120	120		
Special purpose		204	204	0		
Specialised centre		169	169	169		
Township		255	225	175		
Local plans & precincts						
Local plan boundary		0	0	0		Long dash - Dot line style weight 3.0
Local plan Precinct boundary		255	0	0		Solid line style weight 2.0
Zone precincts						
Zone Precinct boundary		0	0	255		Solid line style weight 2.0

Editor's note – local governments may vary the RGB values slightly if a conflict between zone colours occur. A local government may also wish to add a symbol or letter to each zone colour to assist in differentiating between zones where there may be uncertainty due to adjoining zone colours being similar. Where a local government wishes to add a symbol or letter to the zone it should also be clearly identified in the table.

Figure 3 – An example of a zoning map

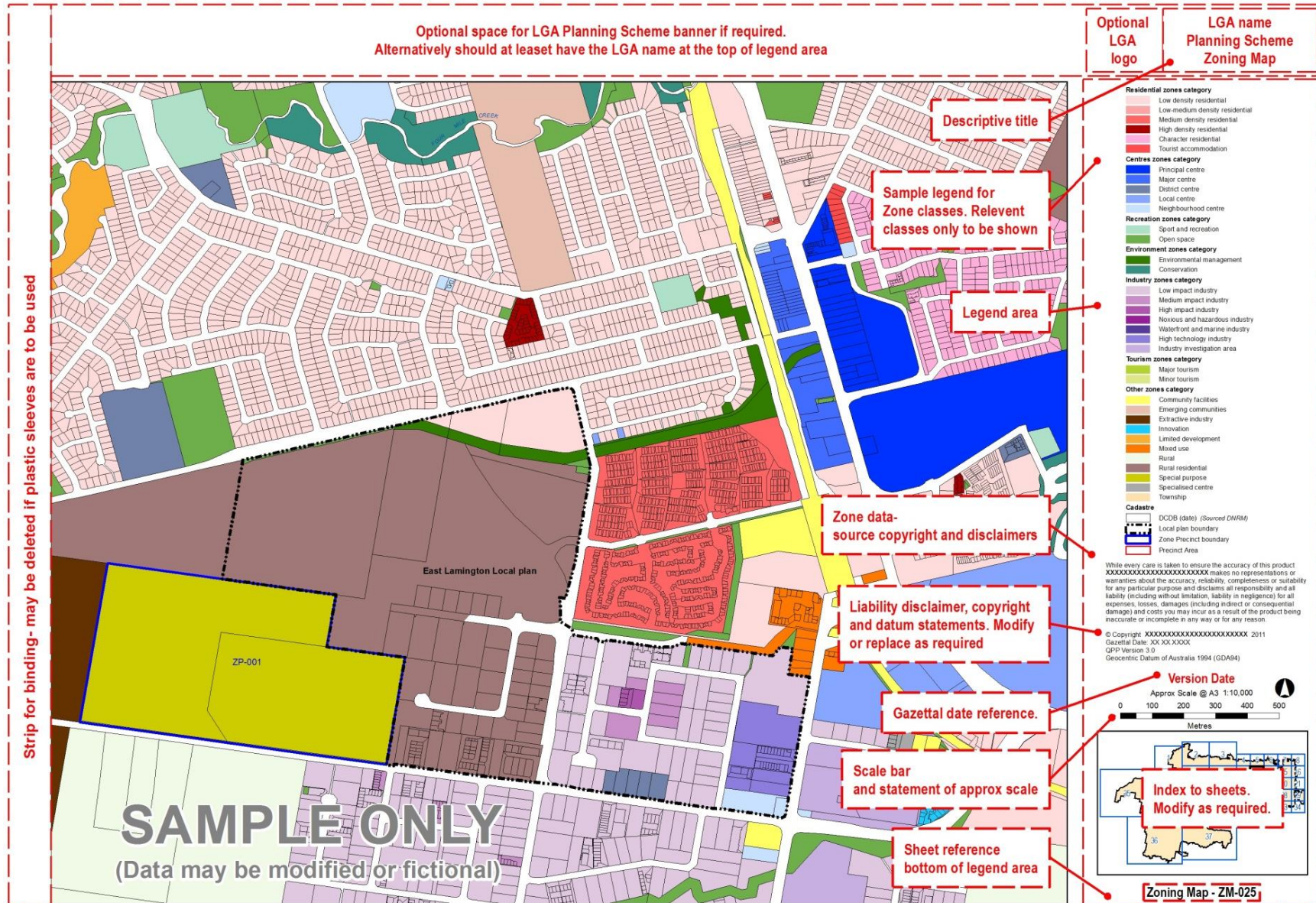
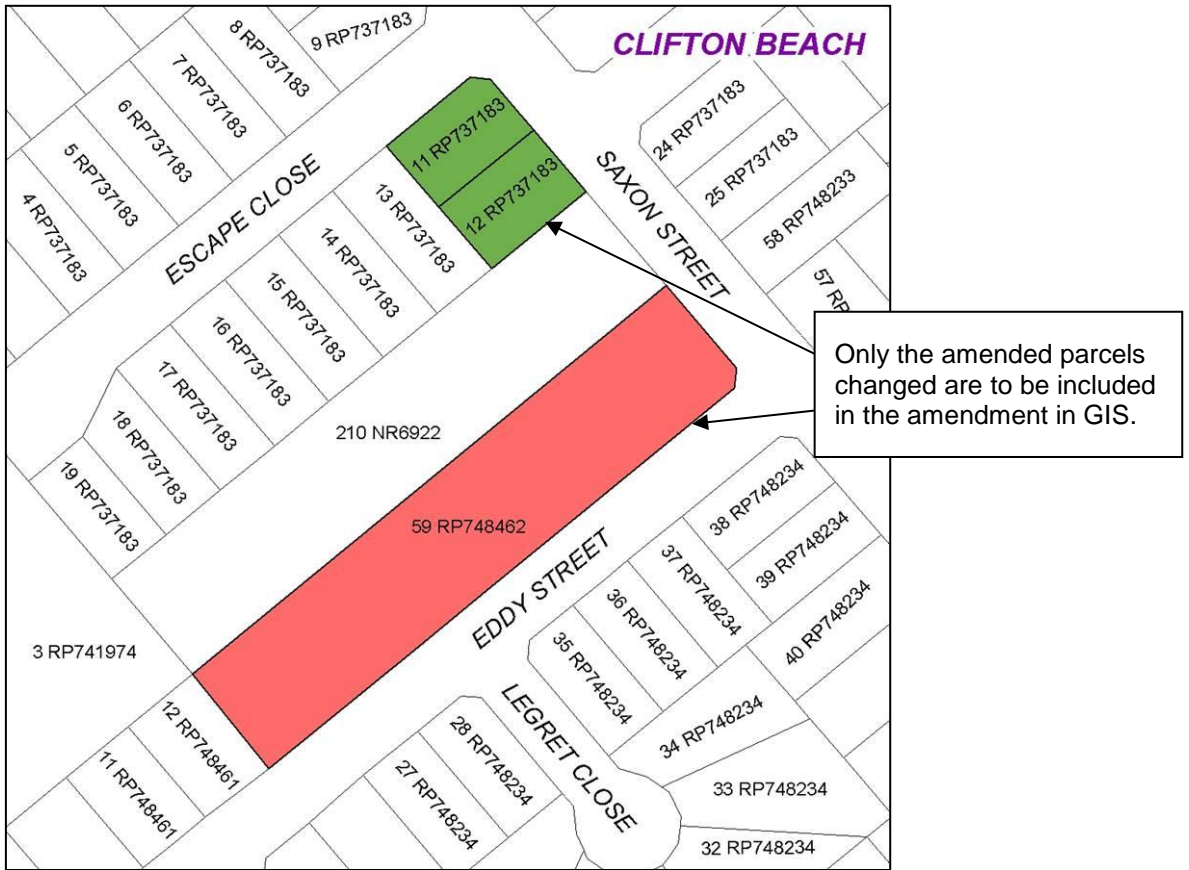


Figure 4 – An example of amendment data



GIS table structure (overlays)

Where a planning scheme uses an overlay, the GIS data should be submitted as separate GIS layers for each overlay using the unique identifiers listed for each overlay description in table 8 and an example map is provided at figure 6.

The local government may choose to use other overlays not represented by the standard suite of overlays, the GIS data should follow a similar table structure to the standard overlays.

Mandatory fields for any additional overlays should include:

- LGA_CODE (based on cadastre supplied by DNRM)
- CAT_DESC (describe a category for the overlay, existing or unique)
- OVL_CAT (specify a three letter code for the overlay category, existing or unique)
- OVL2_DESC (describe the new identified theme)
- OVL2_CAT (specify a new seven character unique code for the theme).

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

Table 6 – Overlay attribute table structure

Field name	Field type	Description
LGA_CODE	Number 4	Based on cadastre supplied by DNRM
CAT_DESC	String 80	Specify and describe in which category the overlay exists
OVL_CAT	String 3	Specify the unique code for the overlay in each category
OVL2_DESC	String 80	Specify and describe the identified level 2 theme
OVL2_CAT	String 7	Specify the unique code identified for each theme

Table 7 – Example overlay attribute table

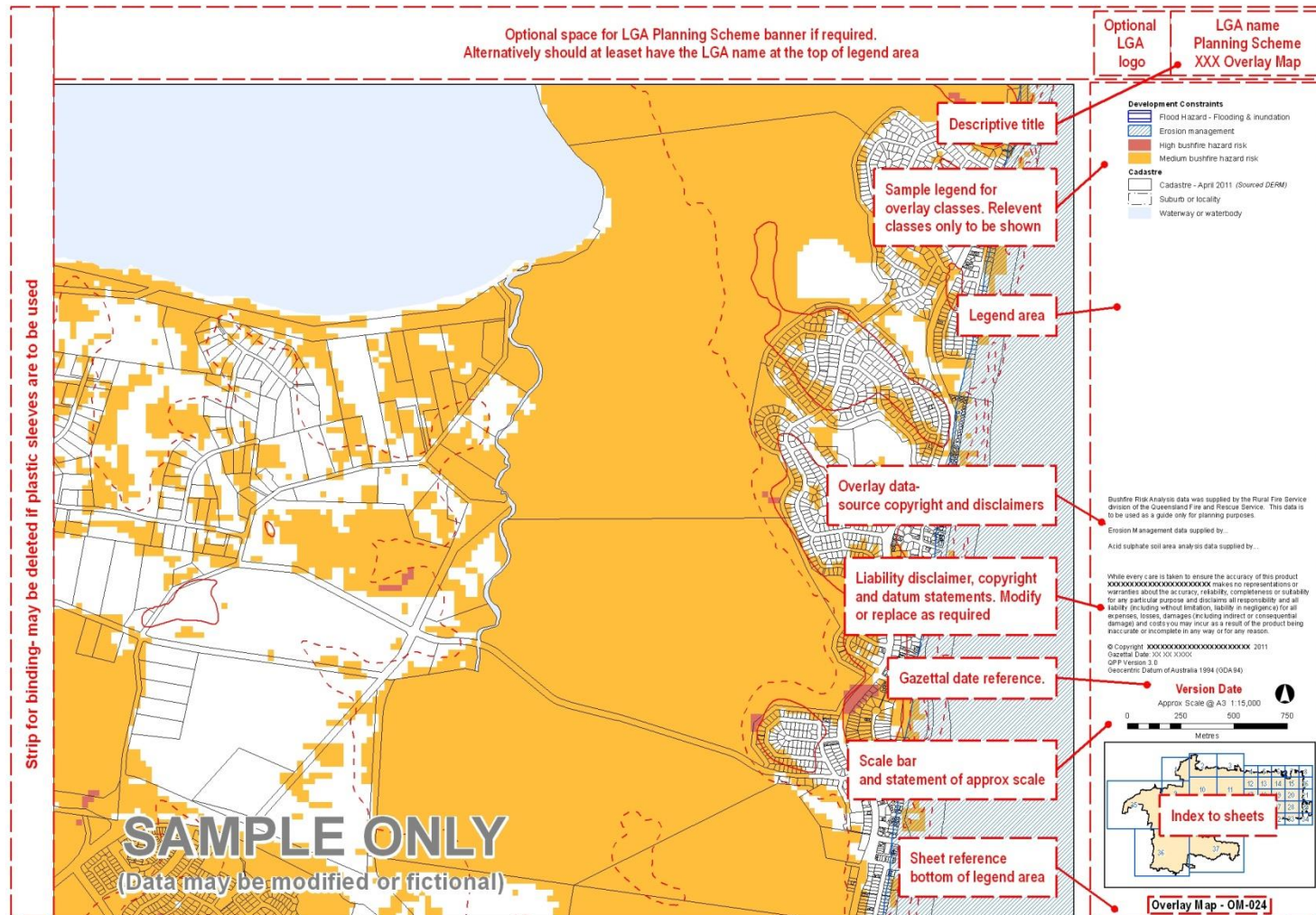
LGA_CODE	CAT_DESC	OVL_CAT	OVL2_DESC	OVL2_CAT
6910	Development constraints	DEV	Airport runway	PS_RWY
6910	Development constraints	DEV	Public safety area	PS_PSA
6910	Development constraints	DEV	Bushfire hazard (high risk)	BHR_HRZ
6910	Natural resources	NR	Agricultural land - Class A	AGL_A

Table 8 – Overlay data symbology

Standard suite of overlays														
Elements	Code	Line/outline colour			Fill colour			Hatch				Line Wgt	Description	Example
		R	G	B	R	G	B	Angle	Offset	Sep	Wgt			
Development constraints category DEV														
Airport environs														
Obstacle Limitation Surface (OLS)														
Horizontal limitation surface boundary	OLS_HLS	0	0	255								1.15	Clear fill with coloured outline	
Conical limitation surface contours	OLS_CLS	0	0	0								1.15	Clear fill with coloured outline	
Approach and departure limitation surface boundary & contours	OLS_AD8	255	0	0								1.15	Clear fill with coloured outline	
Runway centreline	OLS_RCL	125	0	125								1.15	Broken line (long dash, short dash)	
Public safety														
Public safety area	PS_PSA	255	0	0	255	255	100	135	To suit	2.5	0.5	0.50	Solid fill with hatch in outline colour	
Airport runway	PS_RWY	0	0	0	225	225	225					0.50	Solid fill with outline	
Wildlife hazard buffer zone														
Distance from airport - 3 km	WHZ_D03	255	0	0								1.15	Solid line	
Distance from airport - 8 km	WHZ_D08	255	125	0								1.15	Solid line	
Distance from airport - 13 km	WHZ_D13	255	255	0								1.15	Solid line	
Lighting area buffer zone														
Zone A - 0 Candela - 600m wide 1000m from runway strip	LI_LZA	255	0	0	255	130	130					1.00	Solid fill with outline	
Zone B - 50 Candela - 900m wide 2000m from runway strip	LI_LZB	255	0	0	255	255	115					1.00	Solid fill with outline	
Zone C - 150 Candela - 1200m wide 3000m from runway strip	LI_LZC	255	0	0	210	255	190					1.00	Solid fill with outline	
Zone D - 450 Candela - 1500m wide 4500m from runway strip	LI_LZD	255	0	0	190	210	255					1.00	Solid fill with outline	
Within 6 km - Max intensity of light sources 3deg above horizon	LI_LZ6	255	0	0								1.15	Hollow with outline	
Australian Noise Exposure Forecast Contour (ANEF)														
Highest ANEF contour value	ANF>**	0	0	0	255	130	130					1.00	Solid fill with outline	
Intermediate ANEF contour values	ANF>**	0	0	0	255	211	127					1.00	Solid fill with outline	
	ANF>**	0	0	0	255	255	115					1.00	Solid fill with outline	
	ANF>**	0	0	0	210	255	190					1.00	Solid fill with outline	
	ANF>**	0	0	0	190	210	255					1.00	Solid fill with outline	
Lowest ANEF contour value	ANF>**	0	0	0	190	210	255					1.00	Solid fill with outline	
Procedures for Air Navigation Surfaces (PANS)	PAN_NS	0	0	255								1.00	Solid Line	
Building restricted area	BR_A	0	0	0	179	162	199					1.00	Solid fill with outline	
Air Navigation features - (NAVAIDS)	NAV_PNT	0	0	0	115	140	230					1.00	symbol with point - ESRI Default marker 50	
Airport infrastructure	INF_PNT				70	130	45						square no outline - ESRI Default marker 34	
Bushfire hazard														
High risk area	BHR_HRZ				220	110	100						Solid fill	
Medium risk area	BHR_MRZ				255	190	60						Solid fill	
Erosion management	ERM_EMZ	0	90	230				45	To suit	2.50	0.50	1.15	Hatch in outline colour	
Flood hazard														
Further Investigation	FHA_INV	0	0	255				0	To suit	2.50	0.50	1.15	Hatch in outline colour	
Low hazard OR Likelihood x	FHA_LOW				140	200	255						Solid fill	
Medium hazard OR Likelihood y	FHA_MED				40	130	255						Solid fill	
High hazard OR Likelihood z	FHA_HIG				75	25	255						Solid fill	
Overland flow paths	FHA_OFP				153	184	255						Solid fill	
Landslide hazard	LH_LSZ	115	76	0				90	To suit	7.00	0.50	1.15	Hatch in outline colour	
Acid sulfate soils														
Land above 5m AHD and below 20m AHD	PAS_A20				168	112	0						Solid fill	
Land at or below 5m AHD	PAS_A05				255	211	127						Solid fill	
Potential and actual acid sulphate soils	PAS_ASZ	120	80	0	120	80	0					1.15	Outline with 10% stipple fill	
Transport noise corridors														
Category 4	TRA_NC4				115	0	0						Solid fill	
Category 3	TRA_NC3				168	56	0						Solid fill	
Category 2	TRA_NC2				230	152	0						Solid fill	
Category 1	TRA_NC1				205	170	102						Solid fill	
Development opportunities category DOT														
Development opportunities														
Public transport node	TOD_FTN	0	0	0	225	225	225					0.50	Solid fill with outline	
Priority pedestrian area (Line)	TOD_PPL	255	0	0								0.80	Dashed Line-ESRI Dashed 6.6	
Priority pedestrian area (Polygon)	TOD_PPA	255	0	0								1.15	Clear fill with coloured outline	
Transit orientated development	TOD_AZN	255	0	0	255	255	100	45	To suit	2.5	0.5	0.50	Solid fill with hatch in outline colour	

Standard suite of overlays															
Elements	Code	Line/outline colour			Fill colour			Hatch				Line Wgt	Description	Example	
		R	G	B	R	G	B	Angle	Offset	Sep	Wgt				
Character category															
CHA															
Heritage character															
Local heritage area	HCL_CHA	225	150	25								1.15	Outline with no fill colour		
Local heritage place	HCL_CHP				225	150	25					To suit	Square - ESRI default marker 34		
State heritage area	HCS_CHA	143	104	19				45	To suit	7.5	1	1.15	Hatch in outline colour		
State heritage place	HCS_CHP				143	104	19					To suit	Circle - ESRI default marker 33		
Areas adjoining state heritage	HCS_ADS	125	0	125				45/135	To suit	7.5	1	1.15	Solid fill		
Landscape character															
Landscape heritage place	LHL_LPN				100	200	135					To suit	Square - ESRI default marker 34		
Landscape heritage area	LH_LPA	100	200	135				45	To suit	5	1	1.15	Hatch with narrow internal lines.		
Scenic amenity															
Locally important	SCN_LIZ				255	205	0						Solid fill with no outline		
Regionally significant	SCN_RIZ				255	120	255						Solid fill with no outline		
Neighbourhood character	NBH_CHA				255	255	150						Solid fill		
Infrastructure category															
INF															
Regional infrastructure corridors and substations	INF_ICS	0	0	0				45	To suit	2.5	0.5	0.50	Hatch in outline colour (to suit)		
Road hierarchy															
Arterial road	INF_SCR	0	0	0								2.50		State Controlled roads can be shown using dot - dash linestyle. Existing roads can be shown as solid linestyle. Future roads shown as short dash linestyle.	
Sub-arterial road	INF_SAR	0	0	255								1.50			
Collector road	INF_CR	150	0	150								1.50			
Access road	INF_AR	255	255	0								1.50			
Major rural road	INF_MRA	255	0	0								2.00			
Minor rural road	INF_MIR	50	150	0								1.50			
Uniformed road	INF_UNC	125	125	125								1.50	Solid line		
Environment category															
ENV															
Environmental significance	ENV_ES				51	161	43						Solid fill		
Matters of national environmental significance (MNES)	ENV_MNES				0	84	23						Solid fill		
Matters of state environmental significance (MSES)	ENV_MSES				171	205	102						Solid fill		
Matters of local environmental significance (MLES)	ENV_MLES				209	255	115						Solid fill		
Strategic rehabilitation areas	ENV_SRA	205	205	102				135	To suit	4.00	1.00		Hatch in outline colour		
Coastal environment															
Erosion prone areas	CPR_EPA	158	170	215				45	To suit	7.50	1.00	1.15	Hatch in outline colour		
Storm tide inundation areas	CPR_STI				0	55	230						Solid fill		
Coastal zone	CPR_CZA	166	38	38	219	161	161		To suit	3.00	1.00		Solid line with outer highlight fill		
Coastal management districts	CPR_CMD	228	160	37	255	212	0		To suit	3.00	1.00		Solid line with inner highlight fill		
Priority species - Koala															
Priority koala assessable development areas (PKADA)	KOA_PKA	40	115	0								2.00	Dashed line-ESRI dashed 6:6		
Koala assessable development areas (KADA)	KOA_KAD	130	0	170								2.00	Dashed line-ESRI dashed 6:6		
High value bushland habitat (Koala habitat value)	KOA_HBV				75	115	0						Solid fill		
Nutrient hazardous areas	ENV_NHZ				235	0	140						Solid fill		
Wetlands	ENV_WLA				0	136	178						Solid fill		
Waterway corridors	ENV_WWC	58	150	170	58	150	170					1.15	Outline with 10% stipple fill		
Natural resources category															
NR															
Extractive resource															
Resource area / Processing area	KRA_RPA	145	115	160				45/135	To suit	2.50	1.00		Inner hatch with no boundary		
Separation area	KRA_SEP	145	115	160								1.15	Outline with 10% stipple fill (black)		
Transport route	KRA_TCL	145	115	160								1.75	Dashed line-ESRI dashed 2:2		
Mining tenement	MIN_MTA	210	165	200								1.50	Solid outline with no inner fill		
Declared fish habitat areas	NR_DFH	0	130	190				135	To suit	5.00	1.00		Inner hatch with no boundary		
Agricultural land															
Agricultural land - Class A	AGL_A				230	185	45						Solid fill		
Agricultural land - Class B	AGL_B				245	225	140						Solid fill		
Water resource catchment areas	WAT_RCA	0	90	230	0	90	230	45	To suit	10.00	1.00	1.15	Hatch in outline colour		

Figure 6 – An example of an overlay map



GIS export formats

The GIS data for the planning scheme should be supplied as a point, line and polygon dataset in either:

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

The local government should indicate the version of software used (e.g. ESRI geodatabase 9.3.1).

The accepted datum and projection to use are:

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

Where the local government area crosses two projection zones, the entire area should be reprojected into the zone where the majority of the area falls. Large geographical areas can also be shown in a modified Lambert conical projection (with two standard parallels). The local government should seek advice from the department about the requirements of the modified Lambert conical projection.

Metadata

Metadata should be provided with the spatial data. Ideally the metadata would be documented according to ANZLIC or ISO 19139 metadata standards.

Mapping data enquiries

For assistance with mapping specifications and the submission of data contact spatial.services@DILGP.qld.gov.au.

Schedule 3 Local government infrastructure plan mapping and supporting material

(Mandatory component where a LGIP is adopted and content is not included elsewhere in the scheme)

Where the local government has prepared a local government infrastructure plan (LGIP) and included it in the local government infrastructure plan section the planning scheme the local government may choose to locate the part of the LGIP that includes maps and schedules of works in this schedule.

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

(Mandatory component where local government have relevant notations)

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

(Mandatory component where local government have relevant notations)

Refer to table in Module A titled notations of decisions affecting the planning scheme under section 391 of the Act.

The local government should list in this table the following decisions in accordance with section 391 of the Act:

- approvals in conflict with the planning scheme where not deemed approvals
- approvals under section 242 of the Act
- decisions to agree or taken to have agreed to a request for application of a superseded planning scheme.

The list should include the following information:

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

SC4.2 Notation of resolution(s) under Chapter 8, Part 2, Division 1 of the Act

(Mandatory component where local government have relevant notations)

Refer to table in Module A titled notations of resolutions under Chapter 8, Part 2, Division 1 of the Act.

The local government should attach to its planning scheme a copy of the current resolution(s) regarding infrastructure charges under the state planning regulatory provision, in accordance with Chapter 8, Part 2, Division 1 of the Act. The key aspects of this resolution should be provided in this section of the planning scheme. However the full resolution is not required to be included. A link should be provided to the local government's website to enable access to the full resolution.

The key aspects of the resolution are:

- the date of the resolution regarding the state planning regulatory provision was made
- the date the resolution took effect
- a link to the local government website where the charges resolution can be viewed or downloaded
- alternative information about how to obtain a copy of the adopted infrastructure charges resolution.

SC4.3 Notation of registration for urban encroachment provisions under section 680ZE of the Act

(Mandatory component where local government have relevant notations)

Refer to table in Module A titled notations of decisions under section 680ZE of the Act.

The local government should include in this table the details of any notice issued under section 680ZD of the Act regarding the registration of a premises related to the urban encroachment provisions of Chapter 8A of the Act.

Schedule 5 Land designated for community infrastructure

(Mandatory component where local government have relevant notations)

The local government should include the details of land designated under a community infrastructure designation in accordance with sections 206, 211 and 212 of the Act. Section 221 of the Act also requires a planning scheme to note when a designation has been repealed. Section 216 of the Act also requires a planning scheme to note a reconfirmation of a designation on a planning scheme. Section 211 of the Act also requires a local government to note in its planning scheme a community infrastructure designation when it is near its planning scheme area. The local government may wish to include this as an additional column to the table in Module A or alternatively in the column including the street address.

Alternatively a table, as shown in Module A, table SC5.1 may be included with all fields of the table populated. If there are no matters associated with the designation, the words 'not applicable' can be included under the 'Designation matters' row. Designations should appear in chronological order.

Schedule 6 Planning scheme policies

(Optional component)

The local government should include the planning scheme policies that support the local aspects of a matter dealt with by a planning scheme. Planning scheme policies may apply to all or part of the planning scheme area and only address such matters as provided for in section 114(1) of the Act, as follows:

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

Planning scheme policies should not:

- regulate or prohibit development or the use of premises
- take the place of a policy that should be contained in the body of the planning scheme
- require land, infrastructure or monetary contributions
- apply, adopt or incorporate another document made by the local government.

Appendix 1 Index and glossary of abbreviations and acronyms

(Optional component)

The local government should include a list of any abbreviations or acronyms used in the planning scheme and the relevant details or descriptions of the abbreviations or acronyms.

Appendix 2 Table of amendments

(Optional component)

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

