PLANNING SCHEME FOR SARINA SHIRE

Integrated Planning Act 1997

Planning Scheme for the Shire of Sarina

Adoption
The local government for Sarina Shire adopted the following planning scheme on 26 April 2005.

Commencement
The planning scheme took effect on and from 6 May 2005.

State Planning Policies
The Minister for Environment, Local Government, Planning and Women has identified the following State Planning Policies (SPPs) as having been appropriately reflected in the planning scheme:

- SPP 1/92: Development and the Conservation of Agricultural Land;
- SPP 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities;
- SPP 2/02: Planning and Managing Development involving Acid Sulfate Soils; and
- SPP 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

Integrated Planning Act 1997 section 6.1.54 (Provisions applying for State-controlled roads)
The Minister for Environment, Local Government, Planning and Women has given notice that the Integrated Planning Act 1997 section 6.1.54 applies to the planning scheme.

Sandra Cannon
Chief Executive Officer
Sarina Shire Council
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Sarina Shire Council – Planning Scheme – 06 May 2005
PART 1 INTRODUCTION

Division 1—Relationship to Integrated Planning Act

1.1 Purpose of Planning Scheme

In accordance with the Integrated Planning Act 1997 (IPA), Sarina Shire Council has prepared this planning scheme as a framework for managing development in a way that advances IPA’s purpose by:

(a) Identifying assessable and self-assessable development; and
(b) Identifying outcomes sought to be achieved in the local government area as the context for assessing development.

1.2 Planning Scheme Functions as Part of IDAS

The Planning Scheme functions as part of the IDAS and must be read in conjunction with the IPA.
Division 2—Strategic Framework

1.3 Preliminary

(1) This division summarises the overall effect of parts 4, 5 and 6 of the planning scheme on the nature and location of development in the local government area, as well as expressing related decisions about community infrastructure.

(2) This division does not provide a basis for development assessment under the planning scheme.

(3) This division provides a guide for related decisions by the local government, developers, other infrastructure providers and the community generally.

1.4 Broad Strategies for Sarina Shire

(1) Residential, commercial, industry, community and recreation uses are:

(a) primarily located in Sarina town, Koumala, and the beachside communities at Louisa Creek, Half Tide, Salonika Beach, Grasstree Beach and Grasstree, Campwin Beach, Sarina Beach, Armstrong Beach and Freshwater Point; and

(b) only located outside these areas where they cannot be practicably located in the towns due to their nature, scale, effects or necessary relationship to other activities, particularly cultural heritage features, natural features, resources or infrastructure.

(2) Sarina town is the main commercial and community centre in the Shire.

(3) The Shire remains a productive rural area which manages its agricultural land resource to ensure this continues.

(4) Rural residential development is encouraged in the north-eastern part of the Shire in locations which avoid productive rural lands and ecological assets, do not intrude on the long term economic role of the Hay Point facility, and are located within reasonable distance of necessary community facilities.

(5) Tourist facilities are located where necessary to take advantage of the economic potential of the Shire.

(6) Agricultural and extractive uses are located within the rural area as necessary to take advantage of the economic potential of the area’s natural resources and are protected for their long term contribution to the Shire’s economy.

(7) The extensive ecological resources and landscape values of the Shire are protected and integral to the Shire’s character and tourist potential.

(8) The Hay Point facility is recognised for its important economic function to the state of Queensland and its future operation and expansion is not impeded by encroaching residential or other incompatible land uses.

(9) The identified road hierarchy and railway corridors are protected from inappropriate development.

(10) Buildings and structures reflect the existing character of each community and are consistent with the visual amenity of the respective area.
New uses and works are located, designed and managed in ways that maximise the efficiency of infrastructure, and of compatibility with other uses, works, cultural heritage features, natural and cultural resources.

The Dudgeon Point / Bally Keel area is recognised for its potential for new industry. This potential is also recognised in the regional planning framework for Whitsunday Hinterland and Mackay region. This potential relates to major industry, manufacturing and port related industry and will only be realised where detailed and comprehensive investigations demonstrate that all necessary infrastructure (including appropriate transport access and water supply) is provided; the development is consistent with the environmental values of the locality (including coastal and marine precincts); development is ecologically sustainable; and the amenity of the surrounding rural residential and rural areas is protected;

1.5 Strategies for Sarina Town

(1) Residential, commercial, community and recreation uses and tourist facilities are located within the existing town area, except that residential expansion is encouraged in the northern part of the town (between the Bruce Highway and Sarina Beach Road).

(2) Commercial uses which include retail uses are consolidated within the existing commercial areas on the Bruce Highway (Broad Street) and the Marlborough-Sarina Road (Central Street).

(3) The uses described in paragraphs 1 and 2 above are provided with a reticulated water supply, sewerage, electricity and sealed roads.

(4) New land uses in the town are located and designed to be compatible with the existing scale and density of uses, the existing scale and design of buildings and particular local character of the town, in particular for commercial uses on the Bruce Highway (Broad Street) and the Marlborough-Sarina Road (Central Street).

(5) Residential uses provide a range of housing opportunities which comprise:

(a) mostly houses on separate residential allotments;
(b) a variety of multiple dwelling development; and
(c) specialised housing to meet community needs.

(6) The existing major industry uses including the sugar mill and ethanol plant are recognised as important economic assets to the Shire and development in the surrounding area is managed to ensure their continued operation.

(7) A new sewerage plant is to be provided, or existing plant upgraded, to increase the total sewerage treatment capacity for the town.

1.6 Strategies for Beach Communities and Koumala

(1) Sarina Beach is the main focus for tourism development in beachside areas, with commercial oriented tourist facilities in its core area and holiday accommodation located and designed to be compatible with the existing character of the northern section.

(2) The other beachside suburbs are primarily residential communities, with some tourist facilities primarily oriented to day trip visitors; the exception to this is Salonika Beach which provides tourist accommodation facilities.
(3) Urban expansion in Louisa Creek particularly higher density residential development is not supported due to its limited services, low lying land and incompatibility with adjacent port operations.

(4) Residential expansion at all beachside communities is relatively modest and restricted to ensure development does not occur in areas subject to flooding, storm surge, or areas of ecological value.

(5) Koumala will remain a small rural service centre with its commercial activities focused on the Bruce Highway frontage of Brown Street.

1.7 Strategies for Rural Area

(1) New uses and works are located outside or properly managed within ecologically valuable areas including wetlands and other coastal habitat, and outside areas constrained by reference points for identification of acid sulfate soils and erosion prone land along the coast. This will also assist the protection of remnant vegetation on the range that forms a significant backdrop to Sarina Town.

(2) Good quality agricultural land and significant mineral and extractive resources are protected for their long term contribution to the Shire’s economy. Other rural areas are managed predominantly for their contribution to the Shire’s economic development, landscape character and ecological features.

(3) Urban residential expansion is encouraged for the rural area immediately adjoining the northern part of Sarina town, between the Bruce Highway and Sarina Beach Road.

(4) Rural residential expansion is to occur in discrete locations within the rural part of the north-eastern section of the Shire.

1.8 Structure Plan

(1) The strategies outlined above are summarised in graphical form by the Sarina Shire Structure Plan set out at Map SP1. This map is a broad outline of the Scheme intent, for illustrative purposes only, for the Shire and is not to be used in assessment of development under the scheme.
Division 3—Planning Scheme Structural Elements

1.9 Local Government Area Divided into Seven Zones

(1) The planning scheme divides the local government area into seven zones that cover the entire local government area:

(a) Open Space Zone;
(b) Rural Zone;
(c) Rural Residential Zone;
(d) Town Zone;
(e) Village Zone;
(f) Community Purposes Zone;
(g) Port / Industry Zone.

The assessment tables and assessment criteria for each zone are listed in Part 4 – Zones and the location of the zones are shown on Zoning Maps ZM1, ZM1(b), ZM1(c), ZM1(d), ZM1(e), ZM2 and ZM3.

(2) Some zones incorporate precincts as follows:

(a) the Town Zone:
   (i) Residential precinct;
   (ii) Tourist Residential precinct;
   (iii) Commercial precinct;
   (iv) Tourist Commercial precinct;
   (v) Industry precinct;
   (vi) Community precinct;
   (vii) Recreation precinct;
   (viii) Rural precinct.

1.10 Roads, Watercourses and Reclaimed Land

(1) If a road, watercourse or reclaimed land in the Shire is not shown as being covered by a zone on the zoning maps, the following applies:

(a) If the road, watercourse or reclaimed land is adjoined on both sides by land in the same zone—the road, watercourse or reclaimed land has the same zoning as the adjoining land;

(b) If the road, watercourse or reclaimed land is adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, watercourse or reclaimed land has the same zoning as the adjoining land and the centre line of the road, watercourse or reclaimed land is the boundary between the two zones;

(c) If the road, watercourse or reclaimed land is adjoined on one side only by land in a zone—the entire road, watercourse or reclaimed land has the same zoning as the adjoining zoned land.

(2) If a road, watercourse or reclaimed land is not shown as being covered by a precinct on the zoning maps, subsection (1) applies as if the precinct were a zone.

(3) To remove any doubt, it is declared that subsection (1) and (2) also apply to a closed road if the road is closed after the commencement of the planning scheme.
1.11 Planning Scheme has Four Types of Overlays

The planning scheme has four types of overlays that apply to conservation areas, economic resources, natural hazards management areas and major transport and energy corridors listed in Part 5 – Overlays and are shown on overlay maps COM1, COM2, EROM1, EROM2, NHOM1, NHOM2, NHOM3, and MTEC1.

1.12 Determining if Development is Assessable or Self-Assessable under the Planning Scheme

(1) Assessment tables for the zones and overlays identify development that is assessable, self-assessable or exempt under the planning scheme as follows:

(a) Tables 1 and 2 – Open Space Zone;
(b) Tables 3 and 4 – Rural Zone;
(c) Tables 5 and 6 – Rural Residential Zone;
(d) Tables 7 and 8 – Town Zone;
(e) Tables 9 and 10 – Village Zone;
(f) Tables 11 and 12 – Community Purposes Zone;
(h) Tables 13 and 14 – Port / Industry Zone;
(i) Tables 15 and 16 – Conservation Areas Overlay;
(j) Tables 17 and 18 – Economic Resources Overlay;
(k) Tables 19 and 20 – Natural Hazards Management Areas Overlay; and
(l) Tables 21 and 22 – Major Transport and Energy Corridors Overlay.

(2) The tables also identify assessable development under the planning scheme that requires code assessment or impact assessment.

(3) If development is identified as having a different assessment category under a zone than under an overlay, the higher assessment category applies as follows:

(a) Self-assessable prevails over exempt;
(b) Code assessable prevails over self-assessable or exempt; and
(c) Impact assessable prevails over self-assessable, code or exempt.

<table>
<thead>
<tr>
<th>Zone development assessment category</th>
<th>Overlay development assessment category</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exempt</td>
<td>Exempt</td>
</tr>
<tr>
<td>Self-assessable</td>
<td>Self</td>
</tr>
<tr>
<td>Code</td>
<td>Code</td>
</tr>
<tr>
<td>Impact</td>
<td>Impact</td>
</tr>
</tbody>
</table>

1.13 Codes

There are codes for:

(a) Each zone and type of overlay; and
(b) Development of a stated purpose or stated type.

1.14 Codes Applicable to Ongoing Use

A code that is applicable to a material change of use is also applicable to the ongoing use that results from that change.
1.15 **Planning Scheme Seeks to Achieve Outcomes**

The planning scheme seeks to achieve outcomes that are identified according to the following levels:

(a) Desired environmental outcomes;
(b) Overall outcomes for and purpose of a code;
(c) Specific outcomes for codes; and
(d) Probable solutions for a specific outcome or for complying with a self-assessable code.

1.16 **Probable Solutions for Code Assessable Development**

A probable solution for a specific outcome provides a guide for achieving that outcome in whole or in part and does not limit the assessment manager’s discretion under the IPA to impose conditions on a development proposal.
PART 2  INTERPRETATION

2.1 Definitions—the Dictionary

The dictionary in schedule 1 defines particular words used in this planning scheme as follows:

(a) Defined uses; and
(b) Explanatory terms.

2.2 Terms Defined in the IPA

Terms defined in the IPA have the same meaning as in the IPA.

2.3 Explanatory Notes Assist Interpretation of the Planning Scheme

The Desired Environmental Outcomes – Supporting Information is declared to be extrinsic material under the Statutory Instruments Act 1992, section 15, which assist interpretation of provisions of this planning scheme.
PART 3 DESIRED ENVIRONMENTAL OUTCOMES

(1) The desired environmental outcomes are based on ecological sustainability established by the IPA and are the basis for the measures of the planning scheme.

(2) Each desired environmental outcome is sought to be achieved to the extent practicable having regard to each of the other desired environmental outcomes.

(3) The desired environmental outcomes for the local government area are as follows:

(a) The overall biodiversity and coastal values of the Shire are maintained, and natural ecological processes are protected and enhanced;

(b) The Shire's natural resources, including its agricultural soils, fisheries, timber resources and construction materials, are protected and utilised in a manner that ensures their ecological and economic values are available for future generations;

(c) Sarina Shire contains a prosperous community with a sustainable industrial and rural base, with a wide range of employment opportunities due to the diversity of local industries, including the Port of Hay Point, the Plane Creek Sugar Mill and Distillery, Jilalan QR maintenance yards, the cane industry and new rural industries, home based business activities and tourism (particularly at Sarina Beach and Salonika Beach), and through Sarina Township performing a strong role as the main service centre for the Shire;

(d) Reconfiguration of lots and material changes of use for urban and rural residential purposes are located where they increase the efficient and sustainable use of existing infrastructure in terms of water supply, stormwater management and waste disposal and protects infrastructure (including transport corridors) from inappropriate activities;

(e) Places of cultural significance in the Shire (Indigenous and non-Indigenous settlement) are respected, the village character in the Shire settlements is maintained and the relationship of traditional owners to the land and water resources is recognised;

(f) Sarina Shire offers a high standard of living with a range of different residential lifestyles and housing types. New residential (both urban and rural residential) areas are developed in an efficient and sustainable manner with regard to infrastructure, are accessible to services provided in established settlements and maintain amenity by avoiding the establishment of adjacent incompatible land uses;

(g) Residents of the Shire and visitors have a high level of access to community services and facilities, including public transport.

(4) The desired environmental outcomes are supported by the information contained in the Desired Environmental Outcomes – Supporting Information.
PART 4  ZONES

Division 1—Assessment Tables for Open Space Zone

4.1  Assessment Categories for Open Space Zone

The assessment categories are identified for development in the Open Space Zone in column 2 of tables 1 and 2 as follows:

(a)  table 1—making a material change of use for a defined use listed in column 1; or
(b)  table 2—other development which is not a material change of use listed in column 1, including:
   (i)  carrying out operational works for signs, or filling or excavation, where not associated
        with a material change of use and property accesses;
   (ii) reconfiguring a lot;
   (iii) carrying out operational work for reconfiguring a lot; and
   (iv)  building works including minor building works.

4.2  Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Open Space Zone

(1)  The relevant assessment criteria in the Open Space Zone are referred to in column 3 of tables 1 and 2.

(2)  For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

4.3  Uses Consistent and Inconsistent with the Outcomes Sought for the Open Space Zone

(1)  Column 1 of table 1 lists defined uses considered to be consistent with the outcomes sought for the Open Space Zone (refer to section 4.7) and lists those defined uses considered to be inconsistent with these outcomes (refer to section 4.8).

Table 1  Assessment Categories and Relevant Assessment Criteria for the Open Space Zone - Making a Material Change of Use

<table>
<thead>
<tr>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.</td>
</tr>
<tr>
<td>- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.</td>
</tr>
</tbody>
</table>
Column 1 of table 1 lists defined uses considered to be consistent with the outcomes sought for the Open Space Zone (refer to section 4.7) and lists those defined uses considered to be inconsistent with these outcomes (refer to section 4.8).

## Table 1
 Assessment Categories and Relevant Assessment Criteria for the Open Space Zone - Making a Material Change of Use

<table>
<thead>
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</tr>
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<tbody>
<tr>
<td>Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.</td>
</tr>
<tr>
<td>Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.</td>
</tr>
</tbody>
</table>

### Consistent Uses

1. Works associated with an application for a material change of use may also be assessed together with the material change of use.
2. See Schedule 1(dictionary), Division 1(defined uses).
3. For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.
(1) Column 1 of table 1 lists defined uses considered to be consistent with the outcomes sought for the Open Space Zone (refer to section 4.7) and lists those defined uses considered to be inconsistent with these outcomes (refer to section 4.8).

**Table 1  Assessment Categories and Relevant Assessment Criteria for the Open Space Zone - Making a Material Change of Use**

Notes
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

<table>
<thead>
<tr>
<th>Open Space Zone Code – Section 4.7</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture where for forestry</td>
<td>Code assessable</td>
</tr>
<tr>
<td>Animal Husbandry</td>
<td>Code assessable</td>
</tr>
<tr>
<td>Camping Ground</td>
<td>Code assessable</td>
</tr>
<tr>
<td>Caretaker’s Residence</td>
<td>Code assessable</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Code assessable if for a community hall or centre, senior citizens centre, youth centre. Impact assessable if the criteria for code assessable do not apply.</td>
</tr>
<tr>
<td>Extractive Industry (where it can be shown that there is an overriding community benefit and no unacceptable environmental impacts)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt if – (a) using an existing building; and (b) use only involves minor building work. Code assessable if the criteria for exempt do not apply</td>
</tr>
<tr>
<td>Outdoor Entertainment</td>
<td>Exempt if – (i) using an existing building; and (ii) use only involves minor building work. Code assessable if: (i) the criteria for exempt do not apply; and (ii) does not involve a shooting or archery range or motor racing track. Impact assessable if the criteria for code assessable do not apply.</td>
</tr>
<tr>
<td>Telecommunications Facility</td>
<td>Impact assessable</td>
</tr>
</tbody>
</table>

For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
(1) Column 1 of table 1 lists defined uses considered to be consistent with the outcomes sought for the Open Space Zone (refer to section 4.7) and lists those defined uses considered to be inconsistent with these outcomes (refer to section 4.8).

Table 1 Assessment Categories and Relevant Assessment Criteria for the Open Space Zone - Making a Material Change of Use

Notes
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

<table>
<thead>
<tr>
<th>Utilities – Local</th>
<th>Exempt</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Open Space Zone Code</td>
</tr>
</tbody>
</table>

Inconsistent Uses Open Space Zone Code – Section 4.8

| All defined uses other than those mentioned in Section 4.7 | Impact assessable | Open Space Zone Code Relevant use codes |
| Other uses not defined | Assessment Category |
| All except use for a road⁵ | Impact assessable |

Table 2 Assessment Categories and Relevant Assessment Criteria for the Open Space Zone - Other Development which is not a material change of use

<table>
<thead>
<tr>
<th>Column 1 Other Development</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria⁶ Applicable Code if Development is Self Assessable⁷ or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placing a sign on premises not associated with a material change of use</td>
<td>Self assessable for other than a pylon sign, billboard sign or road banner sign.</td>
<td>If self-assessable – probable solutions in the Signage Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the above criteria or the applicable code for self-assessable development is not complied with.</td>
<td>If code assessable - Signage Code</td>
</tr>
<tr>
<td>Reconfiguring a lot</td>
<td>Code assessable</td>
<td>Open Space Zone Code Reconfiguring a Lot Code</td>
</tr>
</tbody>
</table>

⁵ Use for a road is not defined. The table is indicating that the use for a road remains exempt development under the planning scheme.

⁶ For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

⁷ For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
<table>
<thead>
<tr>
<th><strong>Column 1</strong></th>
<th><strong>Column 2</strong></th>
<th><strong>Column 3</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Other Development</strong></td>
<td><strong>Assessment Category</strong></td>
<td><strong>Relevant Assessment Criteria</strong></td>
</tr>
<tr>
<td>Carrying out works for reconfiguring a lot</td>
<td>Code assessable</td>
<td>Open Space Zone Code, Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Filling or Excavation not associated with a material change of use or reconfiguring a lot</td>
<td>Exempt if the criteria for code assessable do not apply. Code assessable if greater than 1000m$^3$ of material is filled or excavated.</td>
<td>Open Space Zone Code</td>
</tr>
<tr>
<td>Building works (including minor building work) not associated with a material change of use</td>
<td>Self assessable Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If self assessable – probable solutions in the Building Matters Code If code assessable – Building Matters Code</td>
</tr>
<tr>
<td>Property Access to a road that is not a State controlled road as shown on Map MTEC1 and where not associated with reconfiguring a lot</td>
<td>Code assessable</td>
<td>Open Space Zone Code</td>
</tr>
<tr>
<td>Other</td>
<td>Exempt</td>
<td></td>
</tr>
</tbody>
</table>

---

8 Under IPA, schedule 8 part 3, operational work associated with management practices of an agricultural use, other than clearing of native vegetation on freehold land or operations of any kind for the taking or interfering with water under the Water Act 2000, is exempt development.
Division 2—Assessment Criteria for Open Space Zone

4.4 Open Space Zone Code

The provisions in this division comprise the Open Space Zone Code. They are:

- Compliance with Open Space Zone Code (section 4.5);
- Overall outcomes for Open Space Zone Code (section 4.6);
- Consistent uses (section 4.7);
- Inconsistent uses (section 4.8);
- Effects of uses (section 4.9); and
- Provisions and effects of works (section 4.10).

4.5 Compliance with Open Space Zone Code

Development that is consistent with the specific outcomes in sections 4.7–4.10 complies with the Open Space Zone Code.

4.6 Overall Outcomes for Open Space Zone Code

1. The overall outcomes are the purpose of the Open Space Zone Code.

2. The overall outcomes sought for the Open Space Zone are the following:

   a. The multiple values of the Open Space Zone are protected. These values include:
      - Significant habitat areas and wildlife-corridors linking these habitat areas;
      - Wetlands;
      - Natural coastal landforms and processes;
      - Natural flood and drainage processes;
      - Scenic landscapes;
      - Forestry resources;
      - Buffer areas between incompatible land uses;

   b. Wildlife corridor functions of riparian zones, State forests and unallocated State land are protected. Corridors are established between large areas of remnant habitat such as the Connors Ranges, Cape Palmerston National Park and other coastal wetland/remnant vegetation areas;

   c. The cultural heritage values of areas such as Freshwater Point and Rocky Dam Creek (in coastal areas) are protected;

   d. Informal outdoor recreation areas including pedestrian and cycle pathways, public parkland, and other open space recreation activities are provided for where they are consistent with the ecological values of the land involved;

   Infrastructure and access provided in the Open Space zone respects the ecological and recreation values of the land involved.
4.7 Consistent Uses

(1) Specific outcomes

The following defined uses are consistent with the outcomes sought for the Open Space Zone:

(a) Agriculture - where for forestry;
(b) Animal Husbandry;
(c) Camping Ground;
(d) Caretaker’s Residence;
(e) Community Facilities if for a community hall or centre, senior citizens centre, youth centre;
(f) Extractive Industry where it can be shown that there is an overriding community benefit and no unacceptable environmental impacts;
(g) Open Space;
(h) Outdoor Entertainment not involving a shooting or archery range or motor racing track;
(i) Telecommunications Facility;
(j) Utilities – Local; and
(k) Utilities – Public.

4.8 Inconsistent Uses

(1) Specific outcomes

All defined uses other than those mentioned in Section 4.7 are inconsistent uses, are not to be located in the Open Space Zone and are not consistent with the outcomes sought for the Open Space Zone.

4.9 Effects of Uses

(1) Specific outcomes

Cultural Heritage

(a) The significance of known places of Indigenous and non-Indigenous cultural heritage value is retained.

Amenity, public health or safety

(b) There are no significant adverse effects on amenity, public health or safety, with regard to:
   (i) The siting, scale and design of buildings or other works; or
   (ii) Sewage disposal; or
   (iii) Permanent or temporary occupation of, or access to, areas subject to natural hazards.

Pollution

(c) Uses are located and designed to avoid significantly polluting the air, water or soil.

Natural Values

(d) Waste disposal areas are situated where there is no risk of contaminating groundwater or surface water resources, and the size and design provides for the amount of waste generated on the site.
There are no significant adverse effects on the natural values of the environment, including loss of natural vegetation, land degradation and loss of important views, arising from, but not limited to:

(i) disturbance of the land; or
(ii) public access; or
(iii) fire hazard; or
(iv) siting of building and other works; or
(v) waste disposal.

Watercourses and adjacent habitat are protected by maintaining bank stability against erosion and slumping, maintaining water quality by filtering sediment, nutrients and other pollutants, and maintaining aquatic and wildlife habitat.

Probable solutions

Siting and Scale of Works

(a) For subsection (1)(b)(i):
(i) the maximum height of a building, structure or object is 8.5m; and
(ii) the setback for any building, structure or object is 6m from the frontage.

Pollution

(b) For subsection (1)(c):
(i) waste water is not discharged from the site.

Natural Values

(c) For subsection (1)(f):
(i) vegetation is retained along each side of a watercourse within 25 metres of each bank.

Provision and Effects of Works

Specific outcomes

Provision of Works

(a) Filling or excavation, where not associated with farm management practices, is:
(i) of a suitable standard for the long term stability and performance of the use;
(ii) maintains the visual amenity of the surrounding area;
(iii) maintains the environmental values of receiving waterways;
(iv) maintains existing drainage paths including overland flow paths; and
(v) ensures the site area and adjacent land is free from ponding.

Provision and Design of Water Supply, Sewerage and Roads

(b) Water supply, sewerage and roads are provided to:
(i) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication;
(ii) be robust and fit for the purpose and intended period of operation;
(iii) be easily maintained with limited use of specialist expertise or equipment required;
(iv) be comprised of components and materials that are readily accessible and available from numerous local sources; and
(vi) be readily integrated with existing systems and facilitate the orderly provision of future systems.

**Design of roads**

(c) The safe and efficient operation of roads is maintained having regard to:
   (i) the location and design of access points;
   (ii) the design of stormwater drainage;
   (iii) impacts on any new use, through the effects of noise and dust resulting from the use of the road; and
   (iv) roads are upgraded to accommodate impacts from any new use.

**Provision and Design of Vehicle Parking**

(d) On-site parking accommodates the number and nature of vehicles required to service uses on the site.

(e) Driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained such that:
   (i) the gradient is suitable for vehicle parking;
   (ii) it is effectively drained and sealed;
   (iii) spaces are clearly marked and signed as appropriate;
   (iv) conflicts are minimised and public safety maximised; and
   (v) they restrict uncontrolled access to sensitive open space areas such as Freshwater Point.

(2) **Probable solutions**

**Provision of Works**

(a) For subsection (1) (a) – filling or excavation works are constructed to standards stated in planning scheme policies 7 and 11 and the site is not on the contaminated land register.

(b) For subsection (1) (b) – roads, water supply and sewerage works are constructed to standards stated in planning scheme policies 4, 6, 8, 9 and 11. Where connected to Council’s reticulated water supply and sewerage scheme, contributions are made to Council to the standards stated in planning scheme policy 10. Where not connected to Council’s reticulated water supply, a potable water supply is provided to standards described in planning scheme policy 8, appendix 8.1.

(c) For subsection (1) (c) - vehicular access is designed and constructed to standards stated in planning scheme policy 5, with a slope of not greater than 1:5, to maintain existing drainage paths and properly manage unsuitable soil types. Contributions are made to Council for the upgrading of roads external to a site to the standards stated in planning scheme policy 12.

(d) For subsection (1) (d) – on-site parking is provided to standards stated in schedule 3, part 2. Where on-site parking cannot be provided, contributions are made to Council to the standards stated in planning scheme policy 13.

(e) For subsection (1) (e) – Driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1 and planning scheme policies 5 and 11.
Division 3—Assessment Tables for Rural Zone

4.11 Assessment Categories for Rural Zone

The assessment categories are identified for development in the Rural Zone in column 2 of tables 3 and 4 as follows:

(a) table 3—making a material change of use for a defined use listed in column 1; or
(b) table 4—other development which is not a material change of use listed in column 1, including:
   (i) carrying out operational works for signs, or filling or excavation, where not associated with a material change of use and property accesses;
   (ii) reconfiguring a lot;
   (iii) carrying out operational work for reconfiguring a lot; and
   (iv) building works including minor building works.

4.12 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Rural Zone

(1) The relevant assessment criteria in the Rural Zone are referred to in column 3 of tables 3 and 4.

(2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

4.13 Use Consistent or Inconsistent with the Outcomes Sought for the Rural Zone

(1) Column 1 of table 3 comprises uses considered to be consistent with the outcomes sought for the Rural Zone (refer to section 4.17) and refers to those uses considered to be inconsistent with these outcomes (refer to section 4.18).

Table 3 Assessment Categories and Relevant Assessment Criteria for the Rural Zone - Making a Material Change of Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria(^9) Applicable Code if Development is Self Assessable(^{10}) or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent Uses Rural Zone Code – Section 4.17</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Animal Husbandry</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Aquaculture (Minor Impact)</td>
<td>Code assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Aquaculture Code</td>
</tr>
</tbody>
</table>

Notes
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

\(^9\) For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

\(^{10}\) For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaculture (Significant Impact)</td>
<td>Impact assessable</td>
<td>Rural Zone Code Aquaculture Code</td>
</tr>
<tr>
<td>Camping Ground</td>
<td>Impact assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Impact assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>Impact assessable</td>
<td>Rural Zone Code Home Based Business Code</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>Code assessable if catering for a maximum of 12 guests</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the criterion for code assessment does not apply</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>If code assessable – Rural Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>If impact assessable – Rural Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td>House</td>
<td>Self assessable if not within 200m of Strategic Port Land</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Code assessable if the above criteria or applicable code for self assessable development are not complied with</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>If self-assessable – probable solutions of the House Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>If code assessable – Rural Zone Code House Code</td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>Impact assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Kennels and Catteries</td>
<td>Impact assessable</td>
<td>Rural Zone Code Stables, Kennels and Catteries Code Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Code assessable if the criterion for exempt does not apply</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Outdoor Entertainment</td>
<td>Impact assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Plant Nursery</td>
<td>Code assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Roadside Stall</td>
<td>Code assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Rural Tourist Facility</td>
<td>Impact assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td></td>
<td>and If includes accommodation - Caravan Parks Code Host Home Accommodation Code</td>
<td></td>
</tr>
<tr>
<td>Development</td>
<td>Type of Development</td>
<td>Code</td>
</tr>
<tr>
<td>--------------------</td>
<td>---------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Second House</td>
<td>Code assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td>if located on a lot with an area of 30ha or more</td>
<td></td>
<td>House Code</td>
</tr>
<tr>
<td>Self Storage</td>
<td>Exempt if –</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>(i) using up to five containers or similar structures; or</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) having a maximum floor area of 150m², whichever is the lesser.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Code assessable if the criteria for exempt do not apply.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>If code assessable –</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stables</td>
<td>Self assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self-assessable development is not complied with</td>
<td></td>
</tr>
<tr>
<td></td>
<td>If self-assessable –</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>probable solutions of the Stables, Kennels and Catteries Code</td>
<td></td>
</tr>
<tr>
<td></td>
<td>If code assessable –</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>Stables, Kennels and Catteries Code</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Signage Code</td>
<td></td>
</tr>
<tr>
<td>Telecommunications Facility</td>
<td>Code assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td>Transport Depot</td>
<td>Impact assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>Signage Code</td>
<td></td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td><strong>Inconsistent Uses Rural Zone Code – Section 4.18</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All defined uses other than those mentioned in Section 4.17</td>
<td>Impact assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>Relevant use codes</td>
<td></td>
</tr>
<tr>
<td><strong>Other uses not defined</strong></td>
<td><strong>Assessment Category</strong></td>
<td></td>
</tr>
<tr>
<td>All except use for a road</td>
<td>Impact assessable</td>
<td></td>
</tr>
</tbody>
</table>

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11 Use for a road is not defined. The table is indicating that the use for a road remains exempt development under the planning scheme.
Table 4  Assessment Categories and Relevant Assessment Criteria for the Rural Zone - Other Development which is not a material change of use

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2 Assessment Category</th>
<th>Column Relevant Assessment Criteria&lt;sup&gt;12&lt;/sup&gt; Applicable Code if Development is Self Assessable&lt;sup&gt;13&lt;/sup&gt; or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placing a sign on premises not associated with a material change of use.</td>
<td>Self assessable for other than a pylon sign, billboard sign or road banner sign.</td>
<td>If self-assessable – probable solutions in the Signage Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the above criteria or the applicable code for self-assessable development is not complied with.</td>
<td>If code assessable - Signage Code</td>
</tr>
<tr>
<td>Reconfiguring a lot</td>
<td>Code assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td>Carrying out works for reconfiguring a lot</td>
<td>Code assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td>Filling or Excavation&lt;sup&gt;14&lt;/sup&gt; not associated with a material change of use or reconfiguring a lot</td>
<td>Exempt if the criteria for code assessable do not apply.</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if greater than 1000m&lt;sup&gt;3&lt;/sup&gt; of material is filled or excavated.</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td>Building works (including minor building work) not associated with a material change of use</td>
<td>Self assessable</td>
<td>If self assessable – probable solutions in the Building Matters Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If code assessable – Building Matters Code</td>
</tr>
<tr>
<td>Property Access to a road that is not a State controlled road as shown on Map MTEC1 and where not associated with reconfiguring a lot</td>
<td>Code assessable</td>
<td>Rural Zone Code</td>
</tr>
<tr>
<td>Other</td>
<td>Exempt</td>
<td></td>
</tr>
</tbody>
</table>

<sup>12</sup> For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

<sup>13</sup> For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.

<sup>14</sup> Under IPA, schedule 8 part 3, operational work associated with management practices of an agricultural use, other than clearing of native vegetation on freehold land or operations of any kind for the taking or interfering with water under the Water Act 2000, is exempt development.
**Division 4—Assessment Criteria for the Rural Zone**

4.14 Rural Zone Code

The provisions in this division comprise the Rural Zone Code. They are:

- Compliance with the Rural Zone Code (section 4.15);
- Overall outcomes for the Rural Zone (section 4.16);
- Consistent uses (section 4.17);
- Inconsistent uses (section 4.18);
- Effects of uses (section 4.19); and
- Provision and effects of works (section 4.20).

4.15 Compliance with the Rural Zone Code

Development that is consistent with the specific outcomes in sections 4.17–4.20 complies with the Rural Zone Code.

4.16 Overall Outcomes for the Rural Zone Code

(1) The overall outcomes are the purpose of the Rural Zone Code.

(2) The overall outcomes sought for the Rural Zone are the following:

(a) Good quality agricultural land is protected from fragmentation; unless otherwise demonstrated by overwhelming community need; and

(b) Existing rural activities are protected from intrusion of incompatible uses, except for urban residential expansion adjoining the northern part of Sarina Township between the Bruce Highway and Sarina Beach Road; and

(c) A wide range of agricultural and animal husbandry uses, and other compatible primary production uses occur in the Rural Zone; and

(d) The rural character of the Shire is retained; and

(e) The productive capacity of land is maintained; and

(f) Residential uses are primarily ancillary to other uses in the Rural Zone; and

(g) Non-agricultural uses, such as recreation, roadside stall, home based business, host home accommodation, educational or tourism related uses are of a low intensity and scale; and

(h) Other uses are located in the Rural Zone if they cannot practically be located in urban areas due to their:

   (i) nature; or
   (ii) scale; or
   (iii) effects; or
   (iv) necessary relationship to a particular cultural heritage feature, natural resource or feature, infrastructure or activity; and

(i) Uses and works are located, designed and managed where they:
   – Are compatible with other uses and works; and
   – Maintain the safety of people and works; and
− Maintain the health and safety of residents and visitors in the rural area and the amenity they enjoy; and
− Maintain the scenic values of the natural environment enjoyed by residents and visitors in the rural area; and
− Avoid significant adverse effects on the natural and cultural heritage values of the environment; and
− Maximise the efficient use and extension and safe operation of infrastructure; and
− Cause no adverse impact (due to site specific or cumulative effects) on water quality (surface and ground);
− Do not compromise the operation or expansion of the major port and related facilities at Hay Point;
− Do not compromise the efficiency and safety of any road and are connected to the Shire road network and urban centres by roads capable of accommodating the type and volume of traffic likely to be generated;
− Are provided with a water supply, liquid and solid waste disposal system and electricity supply adequate for all on-site purposes; and
− Do not intrude into buffer areas around activities requiring separation from incompatible uses (such as Extractive Industry, Intensive Animal Industry, Stables, Kennels and Catteries).

4.17 Consistent Uses

(1) Specific outcomes

The following defined uses are consistent with the outcomes sought for the Rural Zone:

(a) Agriculture;
(b) Animal Husbandry;
(c) Aquaculture (Minor Impact);
(d) Aquaculture (Significant Impact);
(e) Camping Ground;
(f) Community Facilities;
(g) Extractive Industry;
(h) Home Based Business;
(i) Host Home Accommodation;
(j) House;
(k) Indoor Entertainment;
(l) Intensive Animal Industry;
(m) Kennels and Catteries;
(n) Open Space;
(o) Outdoor Entertainment;
(p) Plant Nursery;
(q) Roadside Stall;
(r) Rural Tourist Facility;
(s) Second House if located on a lot with an area of 30ha or more;
(t) Stables;
(u) Telecommunications Facility;
(v) Transport Depot;
(w) Utilities – Local; and
(x) Utilities – Public.
4.18 **Inconsistent Uses**

(1) **Specific outcomes**

All defined uses other than those mentioned in Section 4.17 are inconsistent uses, are not to be located in the Rural Zone and are not consistent with the outcomes sought for the Rural Zone.

4.19 **Effects of Uses**

(1) **Specific outcomes**

*Cultural Heritage*

(a) The significance of known places of Indigenous and non-Indigenous cultural heritage value is retained.

*Amenity, Public Health or Safety*

(b) There are no significant adverse effects on amenity, public health or safety, with regard to:
   (i) The siting, scale and design of buildings or other works;
   (ii) Sewage disposal;
   (iii) Permanent or temporary occupation of, or access to, areas subject to natural hazards; or
   (iv) Extractive uses or works located in close proximity to towns, roads or other occupied places.

*Pollution*

(c) Uses are located and designed to avoid significantly polluting the air, water or soil.

*Natural Values*

(d) Waste disposal areas are situated where there is no risk of contaminating groundwater or surface water resources, and the size and design provides for the amount of waste generated on the site.

(e) There are no significant adverse effects on the natural values of the environment, including loss of natural vegetation, land degradation and loss of important views, arising from, but not limited to:
   (i) disturbance of the land;
   (ii) public access;
   (iii) fire hazard;
   (iv) siting of buildings and other works; or
   (v) waste disposal.

(f) Watercourses and adjacent habitat are protected by maintaining bank stability against erosion and slumping, maintaining water quality by filtering sediment, nutrients and other pollutants, and maintaining aquatic and wildlife habitat.

(g) The use and values of national parks, conservation parks and resource reserves (including State Forests and Timber Reserves) are protected.
Probable solutions

Siting and Scale of Works

(a) For subsection (1)(b)(i):
   (i) the maximum height of any building, structure or object is 8.5m; and
   (ii) the setback for any building, structure or object is 6m from the frontage; and
   (iii) if a house is located within 200 metres of Strategic Port Land, a 10 metre wide
        vegetation buffer is established along that side of the house; and
   (iv) the location of a second house on a lot is situated a minimum distance of 40m
        from the existing house and if the second house is located within 200 metres of
        Strategic Port Land, a 10 metre wide vegetation buffer is established along that
        side of the house; and
   (v) the maximum number of dwelling units per lot is two.

Pollution

(b) For subsection (1)(c):
   (i) waste water is not discharged from the site.

Natural Values

(c) For subsection (1)(f):
   (i) vegetation is retained along each side of a watercourse within 25 metres of the high
       bank.

4.20 Provision and Effects of Works

(1) Specific outcomes

Provision of Works

(a) Filling or excavation:
   (i) is of a suitable standard for the long term stability and performance of the use;
   (ii) maintains the visual amenity of the surrounding area;
   (iii) maintains the environmental values of receiving waterways;
   (iv) maintains existing drainage paths including overland flow paths; and
   (v) ensures the site area and adjacent land is free from ponding unless this is required
       as part of an approved use.

Provision and Design of Water Supply, Sewerage and Roads

(b) Water supply, sewerage and roads are provided to:
   (i) meet appropriate standards at the least whole-of-life cost, including avoiding
       unnecessary duplication;
   (ii) be robust and fit for the purpose and intended period of operation;
   (iii) be easily maintained with limited use of specialist expertise or equipment required;
   (iv) be comprised of components and materials that are readily accessible and
       available from numerous local sources; and
   (v) be readily integrated with existing systems and facilitate the orderly provision of
       future systems.
Design of roads

(c) The safe and efficient operation of roads are maintained having regard to:
   (i) the location and design of access points;
   (ii) the design of stormwater drainage;
   (iii) impacts on any new use, through the effects of noise and dust resulting from the use of the road; and
   (iv) roads are upgraded to accommodate impacts from any new use.

Provision and Design of Vehicle Parking

(d) On-site parking accommodates the number and nature of vehicles required to service uses on the site.

(e) Driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained such that:
   (i) the gradient is suitable for vehicle parking;
   (ii) it is effectively drained and sealed;
   (iii) spaces are clearly marked and signed as appropriate; and
   (iv) conflicts are minimised and public safety maximised.

Probable solutions

Provision of Works

(a) For subsection (1) (a) – filling or excavation works are constructed to standards stated in planning scheme policies 7 and 11 and the site is not on the contaminated land register.

(b) For subsection (1) (b) – roads, water supply and sewerage works are constructed to standards stated in planning scheme policies 4, 6, 8, 9 and 11. Where connected to Council’s reticulated water supply and sewerage scheme, contributions are made to Council to the standards stated in planning scheme policy 10. Where not connected to Council’s reticulated water supply, a potable water supply is provided to standards described in planning scheme policy 8, appendix 8.1.

(c) For subsection (1) (c) - vehicular access is designed and constructed to standards stated in planning scheme policy 5, with a slope of not greater than 1:5, to maintain existing drainage paths and properly manage unsuitable soil types. Contributions are made to Council for the upgrading of roads external to the site to the standards stated in planning scheme policy 12.

(d) For subsection (1) (d) – on-site parking is provided to standards stated in schedule 3, part 2. Where on-site parking cannot be provided, contributions are made to Council to the standards stated in planning scheme policy 13.

(e) For subsection (1) (e) – driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1 and planning scheme policies 5 and 11.
Division 5—Assessment Tables for Rural Residential Zone

4.21 Assessment Categories for Rural Residential Zone

The assessment categories are identified for development in the Rural Residential Zone in column 2 of tables 5 and 6 as follows:

(a) table 5--making a material change of use for a defined use listed in column 1; or
(b) table 6--other development which is not a material change of use listed in column 1, including:
   (i) carrying out operational works for signs, or filling or excavation, where not associated
       with a material change of use and property accesses;
   (ii) reconfiguring a lot;
   (iii) carrying out operational work for reconfiguring a lot; and
   (iv) building works including minor building works.

4.22 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Rural Residential Zone

(1) The relevant assessment criteria in the Rural Residential Zone are referred to in column 3 of tables 5 and 6.

(2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

4.23 Use Consistent or Inconsistent with the Outcomes Sought for the Rural Residential Zone

(1) Column 1 of table 5 comprises uses considered to be consistent with the outcomes sought for the Rural Residential Zone (refer to section 4.27) and refers to those uses considered to be inconsistent with these outcomes (refer to section 4.28).

Table 5 Assessment Categories and Relevant Assessment Criteria for the Rural Residential Zone - Making a Material Change of Use

Notes
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment category</th>
<th>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Residential Zone Code – Section 4.27</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agriculture</td>
<td>Exempt if lot size is 2 ha or greater</td>
<td>Code assessable if the criteria for</td>
</tr>
<tr>
<td></td>
<td></td>
<td>If code assessable –</td>
</tr>
</tbody>
</table>

15 For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

16 For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
<table>
<thead>
<tr>
<th><strong>Column 1</strong> Defined Use</th>
<th><strong>Column 2</strong> Assessment category</th>
<th><strong>Column 3</strong> Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaculture (Minor Impact)</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Animal Husbandry</td>
<td>Exempt</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Caretaker’s Residence</td>
<td>Code assessable</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code Signage Code</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>Code assessable if catering for a maximum of 6 guests</td>
<td>If code assessable – Rural Residential Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the criteria for code assessment does not apply</td>
<td>If impact assessable – Rural Residential Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td>House</td>
<td>Self assessable if not within 200m of Strategic Port Land</td>
<td>If self-assessable- probable solutions of the House Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the above criteria or applicable code for self assessable development are not complied with</td>
<td>If code assessable – Rural Residential Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk</td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Plant Nursery</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code Signage Code</td>
</tr>
<tr>
<td>Roadside Stall</td>
<td>Code assessable</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Rural Tourist Facility</td>
<td>Impact assessable</td>
<td>Rural Zone Code Signage Code</td>
</tr>
<tr>
<td></td>
<td>and if includes accommodation - Caravan Parks Code Host Home Accommodation Code</td>
<td></td>
</tr>
<tr>
<td>Self Storage</td>
<td>Exempt if – (i) using up to five containers or similar structures; or (ii) having a maximum floor area of 60m², whichever is the lesser.</td>
<td>If code assessable – Rural Residential Zone Code</td>
</tr>
<tr>
<td>Stables</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code Stables, Kennels and Catteries Code</td>
</tr>
<tr>
<td>Telecommunications Facility</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Column 1 Defined Use</td>
<td>Column 2 Assessment category</td>
<td>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------------</td>
<td>------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Inconsistent Uses</strong></td>
<td></td>
<td><strong>15</strong></td>
</tr>
<tr>
<td>As listed in section 4.28 of the Rural Residential Zone Code</td>
<td></td>
<td><strong>16</strong></td>
</tr>
<tr>
<td>All defined uses other than those mentioned in Section 4.27</td>
<td>Impact assessable</td>
<td>Rural Residential Zone Code Relevant use codes</td>
</tr>
<tr>
<td><strong>Other uses not defined</strong></td>
<td>Assessment Category</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>All except use for a road(^{17})</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\(^{17}\) Use for a road is not defined. The table is indicating that the use for a road remains exempt development under the planning scheme.
<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 18 Relevant Assessment Criteria Applicable Code if Development is Self Assessable 19 or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Development</td>
<td>Assessment Category</td>
<td></td>
</tr>
<tr>
<td>Placing a sign on premises not associated with a material change of use.</td>
<td>Self assessable for other than a pylon sign, billboard sign or road banner sign.</td>
<td>If self-assessable – probable solutions in the Signage Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the above criteria or the applicable code for self-assessable development is not complied with.</td>
<td>If code assessable - Signage Code</td>
</tr>
<tr>
<td>Reconfiguring a lot</td>
<td>Code assessable</td>
<td>Rural Residential Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Carrying out works for reconfiguring a lot</td>
<td>Code assessable</td>
<td>Rural Residential Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Filling or Excavation 20 not associated with a material change of use or reconfiguring a lot</td>
<td>Exempt if the criteria for code assessable do not apply.</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if greater than 1000m³ of material is filled or excavated.</td>
<td></td>
</tr>
<tr>
<td>Building works (including minor building work) not associated with a material change of use</td>
<td>Self assessable</td>
<td>If self assessable – probable solutions in the Building Matters Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If code assessable – Building Matters Code</td>
</tr>
<tr>
<td>Property Access to a road that is not a State controlled road as shown on Map MTEC1 and where not associated with reconfiguring a lot</td>
<td>Code assessable</td>
<td>Rural Residential Zone Code</td>
</tr>
<tr>
<td>Other</td>
<td>Exempt</td>
<td></td>
</tr>
</tbody>
</table>

18 For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

19 For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.

20 Under IPA, schedule 8 part 3, operational work associated with management practices of an agricultural use, other than clearing of native vegetation on freehold land or operations of any kind for the taking or interfering with water under the Water Act 2000, is exempt development.
Division 6—Assessment Criteria for Rural Residential Zone

4.24 Rural Residential Zone Code

The provisions in this division comprise the Rural Residential Zone Code. They are:

- Compliance with the Rural Residential Zone Code (section 4.25);
- Overall outcomes for the Rural Residential Zone Code (section 4.26);
- Consistent uses (section 4.27);
- Inconsistent uses (section 4.28);
- Effects of uses (section 4.29); and
- Provision and effects of works (section 4.30).

4.25 Compliance with the Rural Residential Code

Development that is consistent with the specific outcomes in sections 4.27-4.30 complies with the Rural Residential Zone Code.

4.26 Overall Outcomes for the Rural Residential Zone

(1) The overall outcomes are the purpose of the Rural Residential Zone Code.

(2) The overall outcomes sought for the Rural Residential Zone are as follows:

   (a) The Rural Residential Zone is characterised by low population density residential development, where people enjoy a semi-rural lifestyle in areas that are accessible to community facilities;

   (b) The nature of the Rural Residential Zone is low density residential with limited and low scale rural activities;

   (c) Rural residential development is consolidated around pre-existing rural residential development to prevent fragmentation of land available for agricultural activities and to manage the social consequences of residential development located at distances from settlements and their associated facilities and services;

   (d) Rural residential development is buffered from good quality agricultural land and land supporting an agricultural activity (including aquaculture) and does not occur in locations that would compromise the continued operation and expansion of the Port of Hay Point;

   (e) Rural residential development provides a semi rural lifestyle that is non-intrusive upon the rural landscape values of the Shire, and is sited, or buffered, such that rural landscape values are not compromised;

   (f) Rural residential development is supplied with adequate potable water and sustainable means of effluent disposal;

   (g) Rural residential development protects significant habitat areas; and

   (h) Rural residential development occurs on land with a slope less than 15%, and on land free from flooding.
4.27 Consistent Uses

(1) Specific outcomes

The following defined uses are consistent with the outcomes sought for the Rural Residential Zone:

(a) Agriculture;
(b) Aquaculture (Minor Impact);
(c) Animal Husbandry;
(d) Caretaker’s Residence;
(e) Community Facilities;
(f) Home Based Business;
(g) Host Home Accommodation;
(h) House;
(i) Open Space;
(j) Plant Nursery;
(k) Roadside Stall;
(l) Rural Tourist Facility;
(m) Self Storage;
(n) Stables;
(o) Telecommunications Facility;
(p) Utilities – Local; and
(q) Utilities - Public.

4.28 Inconsistent Uses

(1) Specific outcomes

All defined uses other than those mentioned in Section 4.27 are inconsistent uses, are not to be located in the Rural Residential Zone and are not consistent with the outcomes sought for the Rural Residential Zone.

4.29 Effects of Uses

(1) Specific outcomes

Cultural Heritage

(a) The significance of known places of and non-Indigenous cultural heritage value is retained.

Amenity, Public Health or Safety

(b) There are no significant adverse effects on amenity, public health or safety, with regard to:

(i) The siting, scale and design of buildings or other works;
(ii) Sewage disposal;
(iii) Permanent or temporary occupation of, or access to, areas subject to natural hazards; or
(iv) Agricultural or extractive uses or works located in close proximity to towns, roads or other occupied places.
Pollution

(c) Uses are located and designed to avoid significantly polluting the air, water or soil.

Natural Values

(d) Waste disposal areas are situated where there is no risk of contaminating groundwater or surface water resources, and the size and design provides for the amount of waste generated on the site.

(e) There are no significant adverse effects on the natural values of the environment, including loss of natural vegetation, land degradation and loss of important views, arising from, but not limited to:

(i) disturbance of the land;
(ii) public access;
(iii) fire hazard;
(iv) siting of buildings and other works; and
(v) waste disposal.

(2) Probable solutions

Siting and Scale of Works

(a) For subsection (1)(b)(i):

(i) the maximum height of any building, structure or object is 8.5m; and
(ii) the setback for any building, structure or object is 6m from the frontage; and
(iii) a caretaker’s residence is situated a minimum distance of 20m from the existing house; and
(iv) the maximum number of dwelling units per lot is two.

(b) For subsection (1)(b)(iv):

(i) Forestry is conducted at least 10 metres from the property boundary, 20 metres from public roads/rail and no less than twice the maximum height of the tree before harvesting, from powerlines; and
(ii) Agriculture is buffered from residential uses consistent with table 2 on page 19 of the Planning Guidelines: Separating Agricultural and Residential Land Uses (DNRM and DLGP 1997).

Pollution

(c) For subsection (1)(c):

(i) waste water is not discharged from the site.

4.30 Provision and Effects of Works

(1) Specific outcomes

Siting and Provision of Works

(a) Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for:
(i) access to natural light and ventilation;
(ii) privacy;
(iii) noise attenuation;
(iv) landscaping; and
(v) outlook.

(b) Filling or excavation:
(i) is of a suitable standard for the long term stability and performance of the use;
(ii) maintains the visual amenity of the surrounding area;
(iii) maintains the environmental values of receiving waterways;
(iv) maintains existing drainage paths including overland flow paths; and
(v) ensures the site area and adjacent land is free from ponding unless this is required for an approved use.

Provision and Design of Water Supply, Sewerage and Roads

(c) Water supply, sewerage and roads are provided to:
(i) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication;
(ii) be robust and fit for the purpose and intended period of operation;
(iii) be easily maintained with limited use of specialist expertise or equipment required;
(iv) be comprised of components and materials that are readily accessible and available from numerous local sources; and
(v) be readily integrated with existing systems and facilitate the orderly provision of future systems.

Design of Roads

(d) The safe and efficient operation of roads is maintained having regard to:
(i) the location and design of access points;
(ii) the design of stormwater drainage;
(iii) impacts on any new use, through the effects of noise and dust resulting from the use of the road; and
(iv) roads are upgraded to accommodate impacts from any new use.

Provision and Design of Vehicle Parking

(e) On-site parking accommodates the number and nature of vehicles required to service uses on the site.

(f) Driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained such that:
(i) the gradient is suitable for vehicle parking;
(ii) it is effectively drained and sealed;
(iii) spaces are clearly marked and signed as appropriate; and
(iv) conflicts are minimised and public safety maximised.

(2) Probable solutions

Provision of Works

(a) For subsection (1) (b) – filling or excavation works are constructed to standards stated in planning scheme policy 7 and 11 and the site is not on the contaminated land register.
(b) For subsection (1) (c) – roads, water supply and sewerage works are constructed to standards stated in planning scheme policies 4, 6, 8, 9 and 11. Where connected to Council’s reticulated water supply and sewerage scheme, contributions are made to Council to the standards stated in planning scheme policy 10. Where not connected to Council’s reticulated water supply, a potable water supply is provided to standards described in planning scheme policy 8, appendix 8.1.

(c) For subsection (1) (d) - vehicular access is designed and constructed to standards stated in planning scheme policy 5, with a slope of not greater than 1:5, to maintain existing drainage paths and properly manage unsuitable soil types. Contributions are made to Council for the upgrading of roads external to the site to the standards stated in planning scheme policy 12.

(d) For subsection (1) (e) – on-site parking is provided to standards stated in schedule 3, part 2. Where on-site parking cannot be provided, contributions are made to Council to the standards stated in planning scheme policy 13.

(e) For subsection (1) (f) – driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1 and planning scheme policies 5 and 11.
Division 7—Assessment Tables for the Town Zone

4.31 Town Zone Description

Tables 7 and 8 are the Assessment tables for the Town Zone. To assist with interpretation, the defined uses and assessment categories have been identified separately for each precinct within this zone. The precincts are:

(a) Residential;
(b) Tourist Residential;
(c) Commercial;
(d) Tourist Commercial;
(e) Industry;
(f) Community;
(g) Recreation; and
(h) Rural.

4.32 Assessment Categories for Town Zone

The assessment categories are identified for development in the Town Zone in column 2 of tables 7 and 8 as follows:

(a) table 7--making a material change of use for a defined use listed in column 1; or
(b) table 8—other development which is not a material change of use listed in column 1, including:
   (i) carrying out operational works for signs or filling or excavation, where not associated with a material change of use and property accesses;
   (ii) reconfiguring a lot;
   (iii) carrying out operational work for reconfiguring a lot; and
   (iv) building works including minor building works.

4.33 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Town Zone

(1) The relevant assessment criteria in the Town Zone are referred to in column 3 of tables 7 and 8.

(2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are the applicable codes.

4.34 Uses Consistent or Inconsistent with the Outcomes Sought for the Town Zone

(1) Column 1 of table 7 contains defined uses considered to be consistent with the outcomes sought for the Town Zone and refers to those defined uses considered to be inconsistent with those outcomes (refer to Section 4.39 and Section 4.40).
Table 7  Assessment Categories and Relevant Assessment Criteria for the Town Zone - Making a Material Change of Use

Notes
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment category</th>
<th>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable$^{22}$ or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Zone Code – Section 4.39</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(A) Residential Precinct</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Camping Ground</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>if located in Sarina Town on Zoning Map ZM2</td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Caravan Park</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>if located in Sarina Town on Zoning Map ZM2</td>
<td></td>
<td>Caravan Parks Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Home Based Business Code</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>Code assessable if catering for a maximum of 6 guests</td>
<td>If code assessable – Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Host Home Accommodation Code</td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the criteria for code assessment does not apply</td>
<td>If impact assessable – Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Host Home Accommodation Code</td>
</tr>
<tr>
<td>House</td>
<td>Self assessable</td>
<td>If self-assessable – probable solutions of the House Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If code assessable – Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>House Code</td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Multiple Dwelling and Motel Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk</td>
<td>If code assessable – Rural Zone Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the criterion for exempt does not apply</td>
<td>Signage Code</td>
</tr>
<tr>
<td>Relative’s Apartment</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>(B) Tourist Residential Precinct</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Camping Ground</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
</tbody>
</table>

$^{21}$ For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.
$^{22}$ For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment category</th>
<th>Column 3 Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Applicable Code if Development is Self Assessable or Requires Code Assessment</td>
</tr>
<tr>
<td>Caravan Park</td>
<td>Impact assessable</td>
<td>Signage Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Impact assessable</td>
<td>Town Zone Code Caravan Parks Code Signage Code</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>Impact assessable</td>
<td>Town Zone Code Home Based Business Code</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>Code assessable if catering for a maximum of 6 guests Impact assessable if the criteria for code assessment does not apply</td>
<td>If code assessable – Town Zone Code Host Home Accommodation Code If impact assessable – Town Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td>House</td>
<td>Self assessable</td>
<td>If self-assessable – probable solutions of the House Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If code assessable – Town Zone Code House Code</td>
</tr>
<tr>
<td>Motel</td>
<td>Impact assessable</td>
<td>Town Zone Code Multiple Dwelling and Motel Code Signage Code</td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td>Impact assessable</td>
<td>Town Zone Code Multiple Dwelling and Motel Code Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk Code assessable if the criterion for exempt does not apply</td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Relative’s Apartment</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>(C) Commercial Precinct</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caretaker’s Residence</td>
<td>Code assessable</td>
<td>Town Zone Code House Code</td>
</tr>
<tr>
<td>Commercial Premises</td>
<td>Exempt if - (i) using an existing building; and (ii) involving no building work other than minor building work Code assessable if the criteria for exempt do not apply.</td>
<td>If code assessable – Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Code assessable</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>Code Assessable</td>
<td>Town Zone Code Home Based Business Code</td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>Code assessable</td>
<td>Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Industry (Low Impact)</td>
<td>Code assessable</td>
<td>Town Zone Code Commercial Development Code</td>
</tr>
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</table>

Sarina Shire Council – Planning Scheme – 06 May 2005
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment category</th>
<th>Column 3 Relevant Assessment Criteria &lt;sup&gt;21&lt;/sup&gt; Applicable Code if Development is Self Assessable &lt;sup&gt;22&lt;/sup&gt; or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Licensed Premises</td>
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<td>Town Zone Code Commercial Development Code Signage Code</td>
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<td>Town Zone Code Multiple Dwelling and Motel Code Signage Code</td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td>Impact assessable</td>
<td>Town Zone Code Multiple Dwelling and Motel Code Signage Code</td>
</tr>
<tr>
<td>Nightclub</td>
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<td>Town Zone Code Commercial Development Code Signage Code</td>
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<td>Service Station</td>
<td>Impact assessable</td>
<td>Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td>Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Vehicle Showroom</td>
<td>Code assessable</td>
<td>Town Zone Code Industrial Development Code Signage Code</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Code assessable</td>
<td>Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>(D) Tourist Commercial Precinct</td>
<td></td>
<td><strong>Caretaker’s Residence</strong> Code assessable</td>
</tr>
<tr>
<td></td>
<td>Exempt</td>
<td>Town Zone Code House Code</td>
</tr>
<tr>
<td>Commercial Premises</td>
<td>Exempt if -</td>
<td>If code assessable – Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td></td>
<td>(i) using an existing building; and</td>
<td>If code assessable – Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td></td>
<td>(ii) involving no building work other than minor building work</td>
<td>If code assessable – Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the criteria for exempt development is not complied with</td>
<td>If code assessable – Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Impact assessable</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>Impact assessable</td>
<td>Town Zone Code Home Based Business Code</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>Code assessable if catering for a maximum of 6 guests</td>
<td>If impact assessable – Host Home Accommodation Code</td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the criteria for code assessment does not apply</td>
<td>If impact assessable – Host Home Accommodation Code</td>
</tr>
<tr>
<td>House</td>
<td>Self assessable</td>
<td>If self-assessable – probable solutions of the House Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If code assessable – Town Zone Code House Code</td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>Code assessable</td>
<td>Town Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Column 1 Defined Use</td>
<td>Column 2 Assessment category</td>
<td>Column 3 Relevant Assessment Criteria</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------------------------</td>
<td>--------------------------------------</td>
</tr>
<tr>
<td>Licensed Premises</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
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<td></td>
<td></td>
<td>Commercial Development Code</td>
</tr>
<tr>
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<td>Signage Code</td>
</tr>
<tr>
<td>Motel</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Multiple Dwelling and Motel Code</td>
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<tr>
<td>Multiple Dwelling</td>
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<td>Town Zone Code</td>
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<td>Multiple Dwelling and Motel Code</td>
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<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Relative’s Apartment</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
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<tr>
<td>Service Station</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
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<td></td>
<td></td>
<td>Signage Code</td>
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<tr>
<td>Utilities – Local</td>
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</table>

**E Industry Precinct**

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment category</th>
<th>Column 3 Relevant Assessment Criteria</th>
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<tbody>
<tr>
<td>Caretaker’s Residence</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
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<td></td>
<td></td>
<td>House Code</td>
</tr>
<tr>
<td>Industry (Low Impact)</td>
<td>Self assessable</td>
<td>If self assessable – probable</td>
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<tr>
<td></td>
<td></td>
<td>solutions of the Industrial</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Development Code and the Signage</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Code</td>
</tr>
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<td>Industry (Medium Impact)</td>
<td>Self assessable</td>
<td>If self assessable – probable</td>
</tr>
<tr>
<td></td>
<td></td>
<td>solutions of the Industrial</td>
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<tr>
<td></td>
<td></td>
<td>Development Code and the Signage</td>
</tr>
<tr>
<td></td>
<td>Code assessable</td>
<td>If code assessable –</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Town Zone Code</td>
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<td></td>
<td></td>
<td>Industrial Development Code</td>
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<td>Signage Code</td>
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<tr>
<td>Industry (High Impact)</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
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<td>Industrial Development Code</td>
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<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk</td>
<td>If code assessable –</td>
</tr>
<tr>
<td></td>
<td>Code assessable</td>
<td>Rural Zone Code</td>
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<td>Signage Code</td>
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<tr>
<td>Plant Nursery</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
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<td></td>
<td>Industrial Development Code</td>
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<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Self Storage</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industrial Development Code</td>
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<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Service Station</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
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<td>Industrial Development Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
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<tr>
<td>Telecommunications Facility</td>
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<td>Town Zone Code</td>
</tr>
<tr>
<td>Transport Depot</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Column 1 Defined Use</td>
<td>Column 2 Assessment category</td>
<td>Column 3 Relevant Assessment Criteria</td>
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<tr>
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<td>-------------------------------------</td>
</tr>
<tr>
<td></td>
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<td>Applicable Code if Development is Self Assessable or Requires Code Assessment</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td>Industrial Development Code Signage Code</td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
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<tr>
<td>Vehicle Showroom</td>
<td>Code assessable</td>
<td>Town Zone Code Industrial Development Code Signage Code</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Code assessable</td>
<td>Town Zone Code Industrial Development Code Signage Code</td>
</tr>
</tbody>
</table>

(F) Community Precinct

<table>
<thead>
<tr>
<th>Defined Use</th>
<th>Assessment category</th>
<th>Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker’s Residence</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Code assessable</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>Code assessable</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk Code assessable if the criterion for exempt does not apply</td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Outdoor Entertainment</td>
<td>Code assessable if it does not involve a shooting or archery range or motor racing track Impact assessable if the criteria for code assessment do not apply</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Self Storage</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Telecommunications Facility</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
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</table>

(G) Recreation Precinct

<table>
<thead>
<tr>
<th>Defined Use</th>
<th>Assessment category</th>
<th>Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Facilities</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>Code assessable</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk Code assessable if the criterion for exempt does not apply</td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Outdoor Entertainment</td>
<td>Code assessable if it does not involve a shooting or archery range or motor racing track Impact assessable if the criteria for code assessment do not apply</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Self Storage</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
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</table>

(H) Rural Precinct

<table>
<thead>
<tr>
<th>Defined Use</th>
<th>Assessment category</th>
<th>Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
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<tr>
<td>Animal Husbandry</td>
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<td></td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Column 1 Defined Use</td>
<td>Column 2 Assessment category</td>
<td>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Home Based Business</td>
<td>Code assessable</td>
<td>Signage Code</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>Code assessable if catering for a maximum of 6 guests</td>
<td>If code assessable – Town Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the criteria for code assessment does not apply</td>
<td>If impact – Town Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td>House</td>
<td>Self Assessable</td>
<td>If self-assessable – probable solutions of the House Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with.</td>
<td>If code assessable – Town Zone Code House Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk</td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Plant Nursery</td>
<td>Code assessable</td>
<td>Town Zone Code Signage Code</td>
</tr>
<tr>
<td>Roadside Stall</td>
<td>Code assessable</td>
<td>Town Zone Code Signage Code</td>
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<tr>
<td>Second House</td>
<td>Self Assessable</td>
<td>If self-assessable – probable solutions of the House Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with.</td>
<td>If code assessable – Town Zone Code House Code</td>
</tr>
<tr>
<td>Self Storage</td>
<td>Exempt if – (i) using up to five containers or similar structures; or</td>
<td>If code assessable – Town Zone Code</td>
</tr>
<tr>
<td></td>
<td>(ii) having a maximum floor area of 150m², whichever is the lesser.</td>
<td></td>
</tr>
<tr>
<td>Telecommunications Facility</td>
<td>Code assessable</td>
<td>Town Zone Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Town Zone Code</td>
</tr>
</tbody>
</table>

23 For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment category</th>
<th>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment</th>
</tr>
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<tbody>
<tr>
<td><strong>Inconsistent Uses</strong></td>
<td></td>
<td><strong>As listed in section 4.40 of the Town Zone Code</strong></td>
</tr>
<tr>
<td>(A) Residential Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(a)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>(B) Tourist Residential Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(b)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>(C) Commercial Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(c)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>(D) Tourist Commercial Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(d)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>(E) Industry Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(e)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>(F) Community Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(f)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>(G) Recreation Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(g)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td>(H) Rural Precinct</td>
<td>All defined uses other than those mentioned in Section 4.39 (1)(h)</td>
<td>Impact assessable</td>
</tr>
<tr>
<td><strong>Other uses not defined</strong></td>
<td>All except for a road</td>
<td>Impact assessable</td>
</tr>
</tbody>
</table>

24 For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.

25 Use for a road is not defined. The table is indicating that the use for a road remains exempt development under the planning scheme.
<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

**Placing a sign on premises not associated with a material change of use.**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

**Reconfiguring a lot**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

**Carrying out works for reconfiguring a lot**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

**Filling or Excavation**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

**Building works (including minor building work) not associated with a material change of use**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

**Property Access to a road that is not a State controlled road as shown on Map MTEC1 and where not associated with reconfiguring a lot**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

**Other**

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
</table>
| **Other Development** | **Assessment Category** | **Relevant Assessment Criteria**

| 26 | If self-assessable – probable solutions in the Signage Code |
| 27 | If code assessable - Signage Code |
| 28 | If code assessable – Town Zone Code |

---

**Notes:**

- **For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.**
- **For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.**
- **Under IPA, schedule 8 part 3, operational work associated with management practices of an agricultural use, other than clearing of native vegetation on freehold land or operations of any kind for the taking or interfering with water under the Water Act 2000, is exempt development.**
Division 8—Assessment Criteria for Town Zone

4.35 Town Zone Code

The provisions in this division comprise the Town Zone Code. They are:

- Compliance with the Town Zone Code (section 4.36);
- Overall outcomes for Town Zone Code (section 4.37);
- Specific outcomes and probable solutions for the Town Zone (sections 4.38-4.42);
- Consistent uses (section 4.39);
- Inconsistent uses (section 4.40).

4.36 Compliance with the Town Zone Code

Development that is consistent with the specific outcomes in sections 4.38–4.42 complies with the Town Zone Code.

4.37 Overall Outcomes for Town Zone

(1) The overall outcomes are the purpose of the Town Zone Code.

(2) The overall outcomes sought for the Town Zone are the following:

(a) For the town of Sarina:
   (i) Sarina town is well serviced and attractive, providing a pleasant and safe place to live, work and visit;
   (ii) Sarina town is the focus for a range of commercial (including business and retail uses), industrial, tourist, community and recreational activity in the Shire;
   (iii) Uses and works are located, designed and managed to be compatible with other uses and works, maintain the safety of people and works, and avoid significant adverse effects on the natural and built environment;
   (iv) Uses are consolidated in areas provided with infrastructure, and uses and works are located and designed to maximise the efficient extension and safe operation of infrastructure;
   (v) New land uses in the town are located and designed to be compatible with the existing scale and density of uses, existing scale and design of buildings and particular local character of the town, in particular for business uses on the Bruce Highway (Broad Street) and the Marlborough-Sarina Road (Central Street); and
   (vi) Urban development in Sarina town is provided with all urban services including reticulated water supply and sewerage services, electricity and sealed roads.

(b) For the town of Sarina Beach:
   Sarina Beach is the primary focus for tourism development amongst the Shire’s coastal communities, with food stores, small restaurants and other tourism facilities located in its commercial precinct; and holiday accommodation up to two storeys in height in its tourist residential precinct; and the balance of the locality providing predominately detached residential accommodation.
4.38 Specific Outcomes

(1) The specific outcomes sought for each precinct in the Town Zone are the following:

(a) Residential:
   (i) A range of housing types is provided for, although detached housing remains the dominant form, with higher densities located in Sarina town where there is good access to commercial and Community Facilities in the town;
   (ii) Residential uses have ready access to open space;
   (iii) Non-residential development in Sarina town provides a service to residents and is compatible with residential amenity; and
   (iv) Residential uses are adequately buffered from rural and industrial activities.

(b) Tourist Residential:
   (i) Holiday accommodation is provided including host homes and motels, which expand on the existing facilities; and
   (ii) Accommodation maintains the existing character in terms of form, scale, height and density.

(c) Commercial Precinct:
   (i) The central area of Sarina town maintains its village character in terms of its built form, scale and intensity and provides a physically attractive, safe and pedestrian friendly environment; and
   (ii) Commercial and other consistent uses are accessible and centrally located in Sarina town.

(d) Tourist Commercial Precinct:
   (i) Low key commercial activities are established that are consistent with the existing tourist area.
   (ii) Commercial uses in Sarina Beach focus on food stores, small restaurants and other tourist facilities; and
   (iii) Commercial and other consistent uses are accessible and centrally located in Sarina Beach.

(e) Industry Precinct:
   (i) The Plane Creek Sugar Mill and Distillery are major industries important to the economy of the Shire and are free from intrusion of incompatible uses in the vicinity; and
   (ii) Industrial development occurs in the industrial area in the north of the town on the Bruce Highway, as indicated on Zoning Map ZM2.

(f) Community Precinct:
   (i) The central park area (Brewers Park) is a community focus for recreational activities; and
   (ii) The on-going functions of all levels of government and community service organisations, including the showgrounds, are provided for.

(g) Recreation Precinct:
   (i) Areas provide for:
      (a) Active and passive sport and recreation areas for people;
      (b) Drainage areas;
      (c) Conservation of cultural places or natural features and resources; and
      (d) Habitats for flora and fauna.
4.39 **Consistent Uses**

**Specific outcomes**

The following defined uses are consistent with the outcomes sought for the Town Zone precincts:

(a) **Residential Precinct:**
   (i) Camping Ground if located in Sarina Town on Zoning Map ZM2;
   (ii) Caravan Park if located in Sarina Town on Zoning Map ZM2;
   (iii) Community Facilities;
   (iv) Home Based Business;
   (v) Host Home Accommodation;
   (vi) House;
   (vii) Multiple Dwelling;
   (viii) Open Space;
   (ix) Relative’s Apartment; and
   (x) Utilities – Local.

(b) **Tourist Residential Precinct:**
   (i) Camping Ground;
   (ii) Caravan Park;
   (iii) Community Facilities;
   (iv) Home Based Business;
   (v) Host Home Accommodation;
   (vi) House;
   (vii) Motel;
   (viii) Multiple Dwelling;
   (ix) Open Space;
   (x) Relative’s Apartment; and
   (xi) Utilities – Local.

(c) **Commercial Precinct:**
   (i) Caretaker’s Residence;
   (ii) Commercial Premises;
   (iii) Community Facilities;
   (iv) Home Based Business;
   (v) Indoor Entertainment;
   (vi) Industry (Low Impact);
   (vii) Licensed Premises;
   (viii) Motel;
   (ix) Multiple Dwelling;
   (x) Nightclub;
   (xi) Service Station;
   (xii) Utilities – Local;
   (xiii) Vehicle Showroom; and
   (xiv) Warehouse.

(d) **Tourist Commercial Precinct:**
   (i) Caretaker’s Residence;
   (ii) Commercial Premises;
   (iii) Community Facilities;
(iv) Home Based Business;
(v) Host Home Accommodation;
(vii) House;
(vii) Indoor Entertainment;
(viii) Licensed Premises;
(ix) Motel;
(x) Multiple Dwelling;
(xi) Relative’s Apartment;
(xii) Service Station; and
(xiii) Utilities – Local.

(e) Industry Precinct:
(i) Caretaker’s Residence;
(ii) Industry (Low Impact);
(iii) Industry (Medium Impact);
(iv) Industry (High Impact);
(v) Open Space;
(vi) Plant Nursery;
(vii) Self Storage;
(viii) Service Station;
(ix) Telecommunications Facility;
(x) Transport Depot;
(xi) Utilities – Local;
(xii) Utilities – Public;
(xiii) Vehicle Showroom; and
(xiv) Warehouse.

(f) Community Precinct:
(i) Caretaker’s Residence;
(ii) Community Facilities;
(iii) Indoor Entertainment;
(iv) Open Space;
(v) Outdoor Entertainment if it does not involve a shooting or archery range or motor racing track;
(vi) Self Storage;
(vii) Telecommunications Facility;
(viii) Utilities – Local; and
(ix) Utilities – Public.

(g) Recreation Precinct:
(i) Community Facilities;
(ii) Indoor Entertainment;
(iii) Open Space;
(iv) Outdoor Entertainment if it does not involve a shooting or archery range or motor racing track;
(v) Self Storage;
(vi) Utilities – Local; and
(vii) Utilities – Public.

(h) Rural Precinct
(i) Agriculture;
(ii) Animal Husbandry;
(iii) Community Facilities;
(iv) Home Based Business;
(v) Host Home Accommodation;
4.40 Inconsistent Uses

(1) Specific outcomes

(a) For the Residential Precinct - All defined uses other than those mentioned in Section 4.39 (1)(a) are inconsistent uses, are not to be located in the Residential Precinct of the Town Zone and are not consistent with the outcomes sought for the Residential Precinct of the Town Zone.

(b) For the Tourist Residential Precinct - All defined uses other than those mentioned in Section 4.39 (1)(b) are inconsistent uses, are not to be located in the Tourist Residential Precinct of the Town Zone and are not consistent with the outcomes sought for the Tourist Residential Precinct of the Town Zone.

(c) For the Commercial Precinct - All defined uses other than those mentioned in Section 4.39 (1)(c) are inconsistent uses, are not to be located in the Commercial Precinct of the Town Zone and are not consistent with the outcomes sought for the Commercial Precinct of the Town Zone.

(d) For the Tourist Commercial Precinct - All defined uses other than those mentioned in Section 4.39 (1)(d) are inconsistent uses, are not to be located in the Tourist Commercial Precinct of the Town Zone and are not consistent with the outcomes sought for the Tourist Commercial Precinct of the Town Zone.

(e) For the Industry Precinct - All defined uses other than those mentioned in Section 4.39 (1)(e) are inconsistent uses, are not to be located in the Industry Precinct of the Town Zone and are not consistent with the outcomes sought for the Industry Precinct of the Town Zone.

(f) For the Community Precinct - All defined uses other than those mentioned in Section 4.39 (1)(f) are inconsistent uses, are not to be located in the Community Precinct of the Town Zone and are not consistent with the outcomes sought for the Community Precinct of the Town Zone.

(g) For the Recreation Precinct - All defined uses other than those mentioned in Section 4.39 (1)(g) are inconsistent uses, are not to be located in the Recreation Precinct of the Town Zone and are not consistent with the outcomes sought for the Recreation Precinct of the Town Zone.

(h) For the Rural Precinct - All defined uses other than those mentioned in Section 4.39 (1)(h) are inconsistent uses, are not to be located in the Rural Precinct of the Town Zone and are not consistent with the outcomes sought for the Rural Precinct of the Town Zone.
4.41 Effects of Uses

(1) Specific outcomes

Cultural Heritage

(a) The significance of known places of Indigenous and non-Indigenous cultural heritage value, including the Sarina War Memorial, is retained.

Amenity, Public Health or Safety

(b) There are no significant adverse effects on amenity, public health or safety, with regard to:
   (i) The siting, scale and design of buildings or other works;
   (ii) Sewage disposal; or
   (iii) Permanent or temporary occupation of, or access to, areas subject to natural hazards.

Pollution

(c) Uses are located and designed to avoid significantly polluting the air, water or soil.

Non-Residential Uses and Amenity

(d) Non-residential uses are located, designed and operated to avoid significantly changing the existing light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of:
   (i) associated, adjoining or nearby residential uses; and
   (ii) other types of non-residential uses.

Residential Density

(e) Residential uses have a density compatible with local amenity.

Use of Existing Buildings

(f) Existing buildings and other structures that are vacant or have spare capacity are used for appropriate new or additional uses.

Natural Values

(g) Waste disposal areas are situated where there is no risk of contaminating groundwater or surface water resources, and the size and design provides for the amount of waste generated on the site.

Operation of Infrastructure

(h) The safe and efficient operation of roads are maintained having regard to:
   (i) the nature of vehicles using the road; and
   (ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road.
4.42 Provision and Effects of Works

(1) Specific outcomes

Scale and Design of Works

(a) Buildings and other works are consistent with the design of existing buildings and other works in the town where they occur.

Siting and Provision of Works

(b) Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for:
   (i) access to natural light and ventilation;
   (ii) privacy;
   (iii) noise attenuation;
   (iv) landscaping; and
   (v) outlook.

(c) Filling or excavation is:
   (i) of a suitable standard for the long term stability and performance of the use; and
   (ii) maintains the visual amenity of the surrounding area;
   (iii) maintains the environmental values of receiving waterways;
   (iv) maintains existing drainage paths including overland flow paths; and
   (v) ensures the site area and adjacent land is free from ponding unless this is required as part of an approved use.

Provision and Design of Water Supply, Sewerage and Roads

(d) Water supply, sewerage and roads are provided to:
   (i) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication;
   (ii) be robust and fit for the purpose and intended period of operation;
   (iii) be easily maintained with limited use of specialist expertise or equipment required;
   (iv) be comprised of components and materials that are readily accessible and available from numerous local sources; and
   (v) be readily integrated with existing systems and facilitate the orderly provision of future systems.

Design of Roads

(e) The safe and efficient operation of roads are maintained having regard to:
   (i) the location and design of access points;
   (ii) the design of stormwater drainage;
   (iii) impacts on any new use, through the effects of noise and dust resulting from the use of the road; and
   (iv) roads are upgraded to accommodate impacts from any new use.

Provision and Design of Vehicle Parking

(f) On-site parking accommodates the number and nature of vehicles required to service uses on the site.
Driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained such that:

(i) the gradient is suitable for vehicle parking;
(ii) it is effectively drained and sealed;
(iii) spaces are clearly marked and signed as appropriate; and
(iv) conflicts are minimised and public safety maximised.

(2) Probable solutions

Scale of Works

(a) For subsection (1)(a) - the maximum height of a building, structure or object is 8.5m.

Siting of Works and Amenity

(b) For subsection (1)(b) - the location of a relative's apartment on a lot is situated a maximum distance of 15m from the existing house.

Provision of Works

(c) For subsection (1) (c) – filling or excavation works are constructed to standards stated in planning scheme policies 7 and 11 and the site is not on the contaminated land register.

(d) For subsection (1) (d) – roads, water supply and sewerage works are constructed to standards stated in planning scheme policies 4, 6, 8, 9 and 11. Where connected to Council's reticulated water supply and sewerage scheme, contributions are made to Council to the standards stated in planning scheme policy 10. Where not connected to Council's reticulated water supply, a potable water supply is provided to standards described in planning scheme policy 8, appendix 8.1.

(e) For subsection (1) (e) - vehicular access is designed and constructed to standards stated in planning scheme policy 5, with a slope of not greater than 1:5, to maintain existing drainage paths and properly manage unsuitable soil types. Contributions are made to Council for the upgrading of roads external to the site to the standards stated in planning scheme policy 12.

(f) For subsection (1) (f) – on-site parking is provided to standards stated in schedule 3, part 2. Where on-site parking cannot be provided, contributions are made to Council to the standards stated in planning scheme policy 13.

(g) For subsection (1) (g) – driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1 and planning scheme policies 5 and 11.
**Division 9—Assessment Tables for Village Zone**

### 4.43 Assessment Categories for Village Zone

The assessment categories are identified for development in the Village Zone in column 2 of tables 9 and 10 as follows:

1. **table 9**—making a material change of use for a defined use listed in column 1; or
2. **table 10**—other development which is not a material change of use listed in column 1, including:
   1. carrying out operational works for signs, or filling or excavation, where not associated with a material change of use and property accesses;
   2. reconfiguring a lot;
   3. carrying out operational work for reconfiguring a lot; and
   4. building works including minor building works.

### 4.44 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Village Zone

1. The relevant assessment criteria in the Village Zone are referred to in column 3 of tables 9 and 10.
2. For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

### 4.45 Use Consistent or Inconsistent with the Outcomes Sought for the Village Zone

1. Column 1 of table 9 comprises uses considered to be consistent with the outcomes sought for the Village Zone (refer to section 4.49) and refers to those uses considered to be inconsistent with these outcomes (refer to section 4.50).

### Table 9: Assessment Categories and Relevant Assessment Criteria for the Village Zone – Making a Material Change of Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Consistent Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Village Zone Code –</td>
<td>Impact assessable</td>
<td>Village Zone Code</td>
</tr>
<tr>
<td>Section 4.49</td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Camping Ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caravan Park</td>
<td></td>
<td>Village Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Caravan Parks Code</td>
</tr>
</tbody>
</table>

Notes:
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caretaker’s Residence</td>
<td>Code assessable</td>
<td>Village Code House Code</td>
</tr>
<tr>
<td>Commercial Premises</td>
<td>Impact assessable</td>
<td>Village Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Impact assessable</td>
<td>Village Code Signage Code</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>Impact assessable</td>
<td>Village Zone Code Home Based Business Code</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>Code assessable if catering for a maximum of 6 guests</td>
<td>If code assessable – Village Zone Code Host Home Accommodation Code If impact assessable – Village Zone Code Host Home Accommodation Code</td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the criterion for code assessment does not apply</td>
<td></td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>Impact assessable</td>
<td>Village Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Licensed Premises</td>
<td>Impact assessable</td>
<td>Village Zone Code Commercial Development Code Signage Code</td>
</tr>
<tr>
<td>Motel</td>
<td>Impact assessable</td>
<td>Village Zone Code Multiple Dwelling and Motel Code Signage Code</td>
</tr>
<tr>
<td>Multiple Dwelling if not located in Louisa Creek</td>
<td>Impact assessable</td>
<td>Village Zone Code Multiple Dwelling and Motel Code Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk</td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the criterion for exempt does not apply</td>
<td></td>
</tr>
<tr>
<td>Outdoor Entertainment</td>
<td>Code assessable if involving other than a shooting or archery range or motor racing track</td>
<td>Village Zone Code Signage Code If impact assessable – Village Zone Code Signage Code</td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the criterion for code assessment does not apply</td>
<td></td>
</tr>
<tr>
<td>Relative’s Apartment</td>
<td>Code assessable</td>
<td>Village Zone Code</td>
</tr>
<tr>
<td>Service Station</td>
<td>Impact assessable</td>
<td>Village Zone Code Industrial Development Code Signage Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Impact assessable</td>
<td>Village Zone Code</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Inconsistent Uses</th>
<th>Assessment Category</th>
<th>Village Zone Code Relevant use codes</th>
</tr>
</thead>
<tbody>
<tr>
<td>As listed in section 4.50 of the Village Zone Code</td>
<td>Impact assessable</td>
<td></td>
</tr>
<tr>
<td>All defined uses other than those mentioned in Section 4.47</td>
<td>Impact assessable</td>
<td></td>
</tr>
<tr>
<td><strong>Other uses not defined</strong></td>
<td>Assessment Category</td>
<td></td>
</tr>
<tr>
<td>All except for a road(^\text{31})</td>
<td>Impact assessable</td>
<td></td>
</tr>
</tbody>
</table>

\(^{31}\) Use for a road is not defined. The table is indicating that the use for a road remains exempt development under the planning scheme.
Table 10 Assessment Categories and Relevant Assessment Criteria for the Village Zone – Other Development which is not a material change of use

<table>
<thead>
<tr>
<th>Column 1 Other Development</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria(^{32}) Applicable Code if Development is Self Assessable(^{33}) or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placing a sign on premises not associated with a material change of use</td>
<td>Self assessable for other than a pylon sign, billboard sign or road banner sign. Code assessable if the above criteria or the applicable code for self-assessable development is not complied with.</td>
<td>If self-assessable – probable solutions in the Signage Code If code assessable - Signage Code</td>
</tr>
<tr>
<td>Reconfiguring a lot</td>
<td>Code assessable if the criterion for impact assessment does not apply Impact assessable if any resulting lot is less than 800m(^2)</td>
<td>If code assessable – Village Zone Code Reconfiguring a Lot Code If impact assessable – Village Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Carrying out works for reconfiguring a lot</td>
<td>Code assessable</td>
<td>Village Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Filling or Excavation(^{34}) not associated with a material change of use or reconfiguring a lot</td>
<td>Exempt if the criteria for code assessable do not apply. Code assessable if greater than 200m(^2) of material is filled or excavated.</td>
<td>Village Zone Code</td>
</tr>
<tr>
<td>Building works (including minor building work) not associated with a material change of use</td>
<td>Self assessable Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If self assessable – probable solutions in the Building Matters Code If code assessable – Building Matters Code</td>
</tr>
<tr>
<td>Property Access to a road that is not a State controlled road as shown on Map MTEC1 and where not associated with reconfiguring a lot</td>
<td>Code assessable</td>
<td>Village Zone Code</td>
</tr>
<tr>
<td>Other</td>
<td>Exempt</td>
<td></td>
</tr>
</tbody>
</table>

\(^{32}\) For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

\(^{33}\) For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.

\(^{34}\) Under IPA, schedule 8 part 3, operational work associated with management practices of an agricultural use, other than clearing of native vegetation on freehold land or operations of any kind for the taking or interfering with water under the *Water Act 2000*, is exempt development.
Division 10—Village Zone Code

4.46 Village Zone Code

The provisions in this division comprise the Village Zone Code. They are:

- Compliance with the Village Zone Code (section 4.47);
- Overall outcomes for the Village Zone Code (section 4.48);
- Consistent uses (section 4.49);
- Inconsistent uses (section 4.50);
- Effects of uses (section 4.51); and
- Provision and effects of works (section 4.52).

4.47 Compliance with Village Zone Code

Development that is consistent with the specific outcomes in sections 4.49–4.52 complies with the Village Zone Code.

4.48 Overall Outcomes for Village Zone Code

(1) The overall outcomes are the purpose of the Village Zone Code.

(2) The overall outcomes sought for the Village Zone are the following:

- The village of Koumala is the rural service centre for the southern part of the Shire, with commercial activities centrally located on the Bruce Highway (Brown Street);
- Campwin Beach is a residential community primarily consisting of detached houses, where residential expansion occurs to the south of Morris Street;
- Grasstree Beach is a predominantly residential community primarily consisting of detached houses with a small range of local support facilities. Residential expansion is to the north-west and west of Hillside Drive, but only to the extent consistent with protection of the coastal landscape, biodiversity and slope characteristics of this land;
- The town of Grasstree is an historic settlement consisting of detached residential housing;
- The beachside community of Half Tide provides residential development in close proximity to the Hay Point coal terminals and some limited local shopping facilities servicing these areas;
- Salonika Beach accommodates detached housing, a resort/motel and a retirement village;
- Armstrong Beach is a mixed residential and rural residential development with small local shopping facilities;
- Louisa Creek is the Shire’s most northerly beach community, affected by the nearby Hay Point and Dalrymple Bay coal terminals. The effective function of these coal terminals are not compromised by further expansion of residential development at Louisa Creek particularly higher density residential development and; progressive purchasing of residential lots in the community continues by the Ports Corporation of Queensland which is implementing a program of revegetating vacant blocks;
The villages are attractive towns that provide a safe, low-key, relaxed lifestyle;

Villages are provided with water supply, electricity and roads of an appropriate standard;

New development in the Village Zone is consolidated within existing nodes;

Local parks in the villages are provided to serve primarily the local community; and

The natural scenic coastal values and the natural coastal processes are protected providing an attractive destination for residents and visitors.

4.49 Consistent Uses

(1) Specific outcomes

The following uses are consistent with the outcomes sought for the Village Zone and are of a type and scale appropriate for the close settlement and scale of the Village concerned:

(a) Camping Ground;
(b) Caravan Park;
(c) Caretaker’s Residence;
(d) Commercial Premises;
(e) Community Facilities;
(f) Home Based Business
(g) Host Home Accommodation;
(h) House;
(i) Indoor Entertainment;
(j) Licensed Premises;
(k) Motel;
(l) Multiple Dwelling if not located in Louisa Creek;
(m) Open Space;
(n) Outdoor Entertainment if involving other than a shooting or archery range or motor racing track;
(o) Relative’s Apartment;
(p) Service Station;
(q) Utilities – Local; and
(r) Utilities – Public.

4.50 Inconsistent Uses

(1) Specific outcomes

All defined uses other than those mentioned in Section 4.49 are inconsistent uses, are not to be located in the Village Zone and are not consistent with the outcomes sought for the Village Zone.

4.51 Effects of Uses

(1) Specific outcomes

Cultural Heritage

(a) The significance of known places of Indigenous and non-Indigenous cultural heritage value, including the Koumala War Memorial is retained.
Amenity, Public Health or Safety

(b) There are no significant adverse effects on amenity, public health or safety, with regard to:
   (i) the siting, scale and design of buildings or other works;
   (ii) sewage disposal; or
   (iii) permanent or temporary occupation of, or access to, areas subject to natural hazards.

Pollution

(c) Uses are located and designed to avoid significantly polluting the air, water or soil.

Non-Residential Uses and Amenity

(d) Non-residential uses are located, designed and operated to avoid significantly changing the light, noise, dust, odours, traffic conditions or other physical conditions experienced by occupants of:
   (i) associated, adjoining or nearby residential uses; and
   (ii) other types of non-residential uses.

Residential Density

(e) Residential uses have a density compatible with local amenity

Natural Values

(f) Waste disposal areas are situated where there is no risk of contaminating groundwater or surface water resources, and the size and design provides for the amount of waste generated on the site.

Operation of Infrastructure

(g) The safe and efficient operation of roads are maintained having regard to:
   (i) the nature of vehicles using the road; and
   (ii) the location of uses that may be adversely affected by noise or dust generated from the use of the road.

(2) Probable solutions

Pollution

(a) For subsection (1)(c):
   (i) waste water is not discharged from the site.

4.52 Provision and Effects of Works

(1) Specific outcomes

Scale and Design of Works

(a) Buildings and other works are consistent with the design of existing buildings and other works in the town where they occur.
Siting and Provision of Works

(b) Buildings and other works are sited and provided on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and works, including appropriate provisions for:
   (i) access to natural light and ventilation;
   (ii) privacy;
   (iii) noise attenuation;
   (iv) landscaping; and
   (v) outlook.

(c) Filling or excavation:
   (i) is of a suitable standard for the long term stability and performance of the use;
   (ii) maintains the visual amenity of the surrounding area;
   (iii) maintains the environmental values of receiving waterways;
   (iv) maintains existing drainage paths including overland flow paths; and
   (v) ensures the site area and adjacent land is free from ponding unless this is required for an approved use.

Provision and Design of Water Supply, Sewerage and Roads

(d) Water supply, sewerage and roads are provided to:
   (i) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication;
   (ii) be robust and fit for the purpose and intended period of operation;
   (iii) be easily maintained with limited use of specialist expertise or equipment required;
   (iv) be comprised of components and materials that are readily accessible and available from numerous local sources; and
   (v) be readily integrated with existing systems and facilitate the orderly provision of future systems.

Design of Roads

(e) The safe and efficient operation of roads is maintained having regard to:
   (i) the location and design of access points;
   (ii) the design of stormwater drainage;
   (iii) impacts on any new use, through the effects of noise and dust resulting from the use of the road; and
   (iv) roads are upgraded to accommodate impacts from any new use.

Provision and Design of Vehicle Parking

(f) On-site parking accommodates the number and nature of vehicles required to service uses on the site.

(g) Driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained such that:
   (i) the gradient is suitable for vehicle parking;
   (ii) it is effectively drained and sealed;
   (iii) spaces are clearly marked and signed as appropriate; and
   (iv) conflicts are minimised and public safety maximised.
Probable solutions

Amenity, Public Health or Safety

(a) For subsection (1) (c) – houses are designed and constructed to prevent the intrusion of coal dust within the building.

Scale of Works

(b) For subsection (1) (a) – the maximum height of any building, structure or object is 8.5m.

Siting of Works and Amenity

(c) For subsection (1) (b) – location of a relative’s apartment on a lot is situated a maximum distance of 15m from the existing house.

Provision of Works

(d) For subsection (1) (c) – filling or excavation works are constructed to standards stated in planning scheme policies 7 and 11 and the site is not on the contaminated land register.

(e) For subsection (1) (d) – roads, water supply and sewerage works are constructed to standards stated in planning scheme policies 4, 6, 8, 9 and 11. Where connected to Council’s reticulated water supply and sewerage scheme, contributions are made to Council to the standards stated in planning scheme policy 10. Where not connected to Council’s reticulated water supply, a potable water supply is provided to standards described in planning scheme policy 8, appendix 8.1.

(f) For subsection (1) (e) – vehicular access is designed and constructed to standards stated in planning scheme policy 5, with a slope of not greater than 1:5, to maintain existing drainage paths and properly manage unsuitable soil types. Contributions are made to Council for the upgrading of roads external to the site to the standards stated in planning scheme policy 12.

(g) For subsection (1) (f) – on-site parking is provided to standards stated in schedule 3, part 2. Where on-site parking cannot be provided, contributions are made to Council to the standards stated in planning scheme policy 13.

(h) For subsection (1) (g) – driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1 and planning scheme policies 5 and 11.
Division 11—Assessment Tables for Community Purposes Zone

4.53 Assessment Categories for Community Purposes Zone

The assessment categories are identified for development in the Community Purposes Zone in column 2 of tables 11 and 12 as follows:

(1) table 11--making a material change of use for a defined use listed in column 1; or
(2) table 12--other development which is not a material change of use listed in column 1, including:
   (i) carrying out operational works for signs, or filling or excavation, where not associated
       with a material change of use and property accesses;
   (ii) reconfiguring a lot;
   (iii) carrying out operational work for reconfiguring a lot; and
   (iv) building works including minor building works.

4.54 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Community Purposes Zone

(1) The relevant assessment criteria in the Community Purposes Zone are referred to in column 3 of tables 11 and 12.

(2) For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

4.55 Use Consistent or Inconsistent with the Outcomes Sought for the Community Purposes Zone

(1) Column 1 of table 11 comprises uses considered to be consistent with the outcomes sought for the Community Purposes Zone (refer to section 4.59) and refers to those uses considered to be inconsistent with these outcomes (refer to section 4.60).

Table 11 Assessment Categories and Relevant Assessment Criteria for the Community Purposes Zone – Making a Material Change of Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria 35 Applicable Code if Development is Self Assessable 36 or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent Uses Community Purposes zone Code – Section 4.59</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caretaker’s Residence</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code House Code</td>
</tr>
</tbody>
</table>

Notes
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

35 For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.
36 For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Facilities</td>
<td>Exempt if - (i) using an existing building; and (ii) involving no building work other than minor building work</td>
<td>If code assessable - Community Purposes Zone Code Signage Code</td>
</tr>
<tr>
<td>Open Space</td>
<td>Exempt where not involving a kiosk Code assessable if the criterion for exempt does not apply</td>
<td>If code assessable – Rural Zone Code Signage Code</td>
</tr>
<tr>
<td>Self Storage</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code</td>
</tr>
<tr>
<td>Telecommunications Facility</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code</td>
</tr>
<tr>
<td>Transport Depot</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td>Relevance assessment</td>
</tr>
<tr>
<td>Utilities - Public</td>
<td>Exempt</td>
<td>Relevance assessment</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code</td>
</tr>
<tr>
<td><strong>Inconsistent Uses</strong></td>
<td><strong>As listed in section 4.60 of the Community Purposes Zone Code</strong></td>
<td></td>
</tr>
<tr>
<td>All defined uses other than those mentioned in Section 4.59</td>
<td>Impact assessable</td>
<td>Community Purposes Zone Code Relevant use codes</td>
</tr>
<tr>
<td><strong>Other uses not defined</strong></td>
<td><strong>Assessment Category</strong></td>
<td>Impact assessable</td>
</tr>
<tr>
<td>All except for a road[^37]</td>
<td></td>
<td>Impact assessable</td>
</tr>
</tbody>
</table>

[^37]: Use for a road is not defined. The table is indicating that the use for a road remains exempt development under the planning scheme.
<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
<th>Column 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other Development</td>
<td>Assessment Category</td>
<td>Relevant Assessment Criteria</td>
</tr>
<tr>
<td>Placing a sign on premises not associated with a material change of use</td>
<td>Self assessable for other than a pylon sign, billboard sign or road banner sign.</td>
<td>If self-assessable – probable solutions in the Signage Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the above criteria or the applicable code for self-assessable development is not complied with.</td>
<td>If code assessable - Signage Code</td>
</tr>
<tr>
<td>Reconfiguring a lot</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Carrying out works for reconfiguring a lot</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Filling or Excavation not associated with a material change of use or reconfiguring a lot</td>
<td>Exempt if the criteria for code assessable do not apply.</td>
<td>Community Purposes Zone Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if greater than 1000m³ of material is filled or excavated.</td>
<td></td>
</tr>
<tr>
<td>Building works (including minor building work) not associated with a material change of use</td>
<td>Self assessable</td>
<td>If self assessable – probable solutions in the Building Matters Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If code assessable – Building Matters Code</td>
</tr>
<tr>
<td>Property Access to a road that is not a State controlled road as shown on Map MTEC1 and where not associated with reconfiguring a lot</td>
<td>Code assessable</td>
<td>Community Purposes Zone Code</td>
</tr>
<tr>
<td>Other</td>
<td>Exempt</td>
<td></td>
</tr>
</tbody>
</table>

For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.

Under IPA, schedule 8 part 3, operational work associated with management practices of an agricultural use, other than clearing of native vegetation on freehold land or operations of any kind for the taking or interfering with water under the Water Act 2000, is exempt development.
Division 12—Assessment Criteria for Community Purposes Zone Code

4.56 Community Purposes Zone Code

The provisions in this division comprise the Community Purposes Zone Code. They are:

- Compliance with the Community Purposes Zone Code (section 4.57);
- Overall outcomes for the Community Purposes Zone Code (section 4.58);
- Consistent uses (section 4.59);
- Inconsistent uses (section 4.60);
- Effects of uses (section 4.61); and
- Provision and effects of works (section 4.62).

4.57 Compliance with Community Purposes Zone Code

Development that is consistent with the specific outcomes in sections 4.59–4.62 complies with the Community Purposes Zone Code.

4.58 Overall Outcomes for Community Purposes Zone Code

(1) The overall outcomes are the purpose of the Community Purposes Zone Code.

(2) The overall outcomes sought for the Community Purposes Zone are the following:

(a) Land in the Community Purposes Zone is utilised for community purposes including:
   - Community Facilities;
   - Open Space;
   - Telecommunications facility;
   - Utilities – Local; and
   - Utilities – Public;
(b) The efficient function and the expansion potential of Community Facilities are protected; and
(c) The amenity of adjoining residential uses is protected.

4.59 Consistent Uses

The following uses are consistent with the outcomes sought for the Community Purposes Zone:

(a) Caretaker’s Residence;
(b) Community Facilities;
(c) Open Space;
(d) Self Storage;
(e) Telecommunications Facility;
(f) Transport Depot;
(g) Utilities – Local;
(h) Utilities – Public; and
(i) Warehouse.

4.60 Inconsistent Uses

(1) Specific outcomes

All defined uses other than those mentioned in Section 4.57 are inconsistent uses, are not to be located in the Community Purposes Zone and are not consistent with the outcomes sought for the Community Purposes Zone.
4.61 Effects of Uses

(1) Specific outcomes

Cultural Heritage

The significance of known places of Indigenous and non-Indigenous cultural heritage value is retained.

Amenity, Public Health or Safety

(b) There are no significant adverse effects on amenity, public health or safety, with regard to:
   (i) The siting, scale and design of buildings or other works; or
   (ii) Sewage disposal; or
   (iii) Permanent or temporary occupation of, or access to, areas subject to natural hazards.

Pollution

(c) Uses are located and designed to avoid significantly polluting the air, water and soil.

(2) Probable solutions

Amenity

(a) A building or structure has a maximum height of 8.5 metres;
(b) No buildings or structures are located within 10 metres from a boundary or within 25 metres of an existing house on adjoining land.

Pollution

(c) For subsection (1)(c):
   (i) Waste water is not discharged from the site.

4.62 Provision and Effects of Works

(1) Specific outcomes

Siting and Provision of Works

(a) Filling or excavation:
   (i) is of a suitable standard for the long term stability and performance of the use;
   (ii) maintains the visual amenity of the surrounding area;
   (iii) maintains the environmental values of receiving waterways;
   (iv) maintains existing drainage paths including overland flow paths; and
   (v) ensures the site area and adjacent land is free from ponding unless this is required for an approved use.

Provision and Design of Water Supply, Sewerage and Roads

(b) Water supply, sewerage and roads are provided to:
   (i) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication;
   (ii) be robust and fit for the purpose and intended period of operation;
(iii) be easily maintained with limited use of specialist expertise or equipment required;
(iv) be comprised of components and materials that are readily accessible and available from numerous local sources; and
(v) be readily integrated with existing systems and facilitate the orderly provision of future systems.

Design of Roads

(c) The safe and efficient operation of roads is maintained having regard to:
   (i) the location and design of access points;
   (ii) the design of stormwater drainage;
   (iii) impacts on any new use, through the effects of noise and dust resulting from the use of the road; and
   (iv) roads are upgraded to accommodate impacts from any new use.

Provision and Design of Vehicle Parking

(d) On-site parking accommodates the number and nature of vehicles required to service uses on the site.

(e) Driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained such that:
   (i) the gradient is suitable for vehicle parking;
   (ii) it is effectively drained and sealed;
   (iii) spaces are clearly marked and signed as appropriate; and
   (iv) conflicts are minimised and public safety maximised.

(2) Probable solutions

Provision of Works

(a) For subsection (1) (a) – filling or excavation works are constructed to standards stated in planning scheme policies 7 and 11 and the site is not on the contaminated land register.

(b) For subsection (1) (b) – roads, water supply and sewerage works are constructed to standards stated in planning scheme policies 4, 6, 8, 9 and 11. Where connected to Council’s reticulated water supply and sewerage scheme, contributions are made to Council to the standards stated in planning scheme policy 10. Where not connected to Council’s reticulated water supply, a potable water supply is provided to standards described in planning scheme policy 8, appendix 8.1.

(c) For subsection (1) (c) - vehicular access is designed and constructed to standards stated in planning scheme policy 5, with a slope of not greater than 1:5, to maintain existing drainage paths and properly manage unsuitable soil types. Contributions are made to Council for the upgrading of roads external to the site to the standards stated in planning scheme policy 12.

(d) For subsection (1) (d) – on-site parking is provided to standards stated in schedule 3, part 2. Where on-site parking cannot be provided, contributions are made to Council to the standards stated in planning scheme policy 13.

(e) For subsection (1) (e) – driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1 and planning scheme policies 5 and 11.


**Division 13—Assessment Tables for Port / Industry Zone**

### 4.63 Assessment Categories for Port / Industry Zone

The assessment categories are identified for development in the Port / Industry Zone in column 2 of tables 13 and 14 as follows:

1. Table 13--making a material change of use for a defined use listed in column 1; or
2. Table 14--other development which is not a material change of use listed in column 1, including:
   - (i) carrying out operational works for signs, or filling or excavation, where not associated with a material change of use and property accesses;
   - (ii) reconfiguring a lot;
   - (iii) carrying out operational work for reconfiguring a lot; and
   - (iv) building works including minor building works.

### 4.64 Relevant Assessment Criteria for Self-Assessable Development and Assessable Development in the Port / Industry Zone

1. The relevant assessment criteria in the Port / Industry Zone are referred to in column 3 of tables 13 and 14.
2. For self-assessable development and development requiring code assessment, the relevant assessment criteria are applicable codes.

### 4.65 Use Consistent or Inconsistent with the Outcomes Sought for the Port / Industry Zone

1. Column 1 of table 13 comprises uses considered to be consistent with the outcomes sought for the Port / Industry Zone (refer to section 4.69) and refers to those uses considered to be inconsistent with these outcomes (refer to section 4.70).

#### Table 13 Assessment Categories and Relevant Assessment Criteria for the Port / Industry Zone—Making a Material Change of Use

**Notes**
- Assessment categories may also be affected by the overlays (see the overlay maps to determine whether land is affected). Also see Section 1.12(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 1 indicates when the local government may seek further information from the applicant about an application.

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria Applicable Code if Development is Self Assessable or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consistent Uses Port / Industry Zone Code – Section 4.69</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industry (Low Impact)</td>
<td>Self assessable</td>
<td>If self assessable – probable solutions of the Industrial</td>
</tr>
</tbody>
</table>

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41 The port related facilities at Hay Point on Strategic Port land are not subject to the provisions of this planning scheme.
42 For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.
43 For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.
<table>
<thead>
<tr>
<th>Defined Use</th>
<th>Assessment Category</th>
<th>Relevant Assessment Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>Development Code and the Signage Code</td>
<td></td>
</tr>
<tr>
<td>Industry (Medium Impact)</td>
<td>Self assessable</td>
<td>If code assessable – Port/Industry Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industrial Development Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Industry (High Impact)</td>
<td>Impact assessable</td>
<td>Port/Industry Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industrial Development Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Self Storage</td>
<td>Code assessable</td>
<td>Port/Industry Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industrial Development Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Telecommunications Facility</td>
<td>Code assessable</td>
<td>Port / Industry Zone Code</td>
</tr>
<tr>
<td>Transport Depot</td>
<td>Code assessable</td>
<td>Port / Industry Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industrial Development Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Signage Code</td>
</tr>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Utilities - Public</td>
<td>Code assessable</td>
<td>Port / Industry Zone Code</td>
</tr>
<tr>
<td>Warehouse</td>
<td>Code assessable</td>
<td>Port / Industry Zone Code</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Industrial Development Code</td>
</tr>
</tbody>
</table>

**Inconsistent Uses**

As listed in section 4.70 of the Port / Industry Zone Code

| All defined uses other than those mentioned in Section 4.69 | Impact assessable | Port / Industry Zone Code
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Other uses not defined</td>
<td>Assessment Category</td>
<td>Relevant use codes</td>
</tr>
<tr>
<td>All except for a road*</td>
<td>Impact assessable</td>
<td></td>
</tr>
</tbody>
</table>

---

*Use for a road is not defined. The table is indicating that the use for a road remains exempt development under the planning scheme.
Table 14  Assessment Categories and Relevant Assessment Criteria for the Port / Industry Zone  
– Other Development which is not a material change of use

<table>
<thead>
<tr>
<th>Column 1 Other Development</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Relevant Assessment Criteria&lt;sup&gt;45&lt;/sup&gt; Applicable Code if Development is Self Assessable&lt;sup&gt;46&lt;/sup&gt; or Requires Code Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Placing a sign on premises not associated with a material change of use</td>
<td>Self assessable for other than a pylon sign, billboard sign or road banner sign.</td>
<td>If self-assessable – probable solutions in the Signage Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the above criteria or the applicable code for self-assessable development is not complied with.</td>
<td>If code assessable - Signage Code</td>
</tr>
<tr>
<td>Reconfiguring a lot</td>
<td>Code assessable</td>
<td>Port / Industry Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Carrying out works for reconfiguring a lot</td>
<td>Code assessable</td>
<td>Port / Industry Zone Code Reconfiguring a Lot Code</td>
</tr>
<tr>
<td>Filling or Excavation&lt;sup&gt;47&lt;/sup&gt; not associated with a material change of use or reconfiguring a lot</td>
<td>Exempt if the criteria for code assessable do not apply. Code assessable if greater than 2000m³ of material is filled or excavated.</td>
<td>Port / Industry Zone Code</td>
</tr>
<tr>
<td>Building works (including minor building work) not associated with a material change of use</td>
<td>Self assessable</td>
<td>If self assessable – probable solutions in the Building Matters Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the applicable code for self assessable development is not complied with</td>
<td>If code assessable – Building Matters Code</td>
</tr>
<tr>
<td>Property Access to a road that is not a State controlled road as shown on Map MTEC1 and where not associated with reconfiguring a lot</td>
<td>Code assessable</td>
<td>Port / Industry Zone Code</td>
</tr>
<tr>
<td>Other</td>
<td>Exempt</td>
<td></td>
</tr>
</tbody>
</table>

<sup>45</sup> For impact assessable development, “relevant assessment criteria” are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole, in accordance with section 3.5.5 of the IPA.

<sup>46</sup> For self assessable development, where there is no probable solution nominated there is no need to address the performance criteria.

<sup>47</sup> Under IPA, schedule 8 part 3, operational work associated with management practices of an agricultural use, other than clearing of native vegetation on freehold land or operations of any kind for the taking or interfering with water under the Water Act 2000, is exempt development.
Division 14—Assessment Criteria for Port / Industry Zone Code

4.66 Port / Industry Zone Code

The provisions in this division comprise the Port / Industry Zone Code. They are:

- Compliance with the Port / Industry Zone Code (section 4.67);
- Overall outcomes for the Port / Industry Zone Code (section 4.68);
- Consistent uses (section 4.69);
- Inconsistent uses (section 4.70);
- Effects of uses (section 4.71); and
- Provision and effects of works (section 4.72).

4.67 Compliance with Port / Industry Zone Code

Development that is consistent with the specific outcomes in sections 4.69–4.72 complies with the Port/Industry Zone Code.

4.68 Overall Outcomes for Port / Industry Zone Code

(1) The overall outcomes are the purpose of the Port / Industry Zone Code.

(2) The overall outcomes sought for the Port / Industry Zone are the following:

(a) Coastal dependent development for port related activities is located in this zone;
(b) The existing port related activities at the Hay Point and Dalrymple Bay coal terminals are protected from incompatible development;
(c) The expansion of the port facilities through the establishment of associated industrial activities on nearby land;
(d) The road access to the ports is protected from development that could affect its capacity and efficiency; and
(e) New industrial activities are directly associated with, or, support, the Port of Hay Point.

4.69 Consistent Uses

(1) Specific outcomes

The following defined uses are consistent with the outcomes sought for the Port / Industry Zone:

- Industry (Low Impact);
- Industry (Medium Impact);
- Industry (High Impact);
- Self Storage;
- Telecommunications Facility;
- Transport Depot;
- Utilities – Local;
- Utilities – Public; and
- Warehouse.

4.70 Inconsistent Uses

(1) Specific outcomes

All defined uses other than those mentioned in Section 4.67 are inconsistent uses, are not to be located in the Port/Industry Zone and are not consistent with the outcomes sought for the Port/Industry Zone.
4.71 Effects of Uses

(1) Specific outcomes

Cultural Heritage

The significance of known places of Indigenous and non-Indigenous cultural heritage value is retained.

Amenity, Public Health or Safety

There are no significant adverse effects on amenity, public health or safety, with regard to:
   (i) The siting, scale and design of buildings or other works;
   (ii) Sewage disposal; or
   (iii) Permanent or temporary occupation of, or access to, areas subject to natural hazards.

Pollution

Uses are located and designed to avoid significantly polluting the air, water and soil.

(2) Probable solutions

Amenity

(a) A building or structure has a maximum height of 40 metres.

Pollution

(b) For subsection (1)(c):
   (i) waste water is not discharged from the site.

4.72 Provision and Effects of Works

(1) Specific outcomes

Siting and Provision of Works

(a) Filling or excavation:
   (i) is of a suitable standard for the long term stability and performance of the use;
   (ii) maintains the visual amenity of the surrounding area;
   (iii) maintains the environmental values of receiving waterways;
   (iv) maintains existing drainage paths including overland flow paths; and
   (v) ensures the site area and adjacent land is free from ponding unless this is required for an approved use.

Provision and Design of Water Supply, Sewerage and Roads

(b) Water supply, sewerage and roads are provided to:
   (i) meet appropriate standards at the least whole-of-life cost, including avoiding unnecessary duplication;
   (ii) be robust and fit for the purpose and intended period of operation;
   (iii) be easily maintained with limited use of specialist expertise or equipment required;
(iv) be comprised of components and materials that are readily accessible and available from numerous local sources; and
(v) be readily integrated with existing systems and facilitate the orderly provision of future systems.

**Design of Roads**

(c) The safe and efficient operation of roads is maintained having regard to:

(i) the location and design of access points;
(ii) the design of stormwater drainage; and
(iii) roads are upgraded to accommodate impacts from any new use.

**Provision and Design of Vehicle Parking**

(d) On-site parking accommodates the number and nature of vehicles required to service uses on the site.

(e) Driveways, turning areas, parking and vehicle standing areas designed, constructed and maintained:

(i) at a gradient suitable for vehicle parking;
(ii) such that it is effectively drained and sealed;
(iii) such that spaces are clearly marked and signed as appropriate; and
(iv) such that conflicts are minimised and public safety maximised.

(2) **Probable solutions**

**Provision of Works**

(a) For subsection (1) (a) – filling or excavation works are constructed to standards stated in planning scheme policies 7 and 11 and the site is not on the contaminated land register.

(b) For subsection (1) (b) – roads, water supply and sewerage works are constructed to standards stated in planning scheme policies 4, 6, 8, 9 and 11. Where connected to Council’s reticulated water supply and sewerage scheme, contributions are made to Council to the standards stated in planning scheme policy 10. Where not connected to Council’s reticulated water supply, a potable water supply is provided to standards described in planning scheme policy 8, appendix 8.1.

(c) For subsection (1) (c) - vehicular access is designed and constructed to standards stated in planning scheme policy 5, with a slope of not greater than 1:5, to maintain existing drainage paths and properly manage unsuitable soil types. Contributions are made to Council for the upgrading of roads external to the site to the standards stated in planning scheme policy 12.

(d) For subsection (1) (d) – on-site parking is provided to standards stated in schedule 3, part 2. Where on-site parking cannot be provided, contributions are made to Council to standards stated in planning scheme policy 13.

(e) For subsection (1) (e) – driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1 and planning scheme policies 5 and 11.
PART 5 OVERLAYS

Division 1—Assessment Tables for the Conservation Areas Overlay

5.1 Development Assessment Categories for the Conservation Areas Overlay

(1) The conservation areas overlay identifies:

- Remnant vegetation (map COM 1); and
- Aquatic habitat (map COM 2).

(2) The development assessment categories are identified for development affected by the conservation areas overlay in column 2 of tables 15 and 16 as follows:

(a) Table 15—making a material change of use for a defined use listed in column 1;
(b) Table 16—other development including:
   (i) carrying out operational works for filling or excavation not associated with a material change of use; and
   (ii) reconfiguring a lot.

5.2 Applicable Codes for Development Affected by the Conservation Areas Overlay

For development affected by the conservation areas overlay, the applicable codes are identified in column 3 of tables 15 and 16.

Table 15 Conservation Areas Overlay Assessment Categories and Applicable Codes—Making a Material Change of Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
</table>
| Agriculture          | Code assessable if:  
(a) the site area is within 100m of wetlands identified on Overlay Map COM 2; or  
(b) the site area is within 100m of a dugong habitat or fish habitat area identified on Overlay Map COM 2.  
Exempt if the above criteria do not apply. | Conservation Areas Overlay Code |
| Animal Husbandry;  
Caretaker’s Residence;  
House;  
Relative’s Apartment;  
Self Storage;  
Second House;  
Stables;  
Utilities – Local. | Exempt | |
| Open Space           | Code assessable if involving building works other than minor building works.  
Exempt if the above criteria do not apply. | Conservation Areas Overlay Code |

48 See meaning of “site area” in schedule 1 (dictionary), division 2 (explanatory terms).
<table>
<thead>
<tr>
<th>Defined Use</th>
<th>Assessment Category</th>
<th>Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities – Public</td>
<td>Exempt if on land in the Community Purposes Zone.</td>
<td>Conservation Areas Overlay Code</td>
</tr>
<tr>
<td></td>
<td>Code assessable if the criteria for exempt do not apply.</td>
<td></td>
</tr>
<tr>
<td>All other uses (defined and non</td>
<td>Code assessable if:</td>
<td>Conservation Areas Overlay Code</td>
</tr>
<tr>
<td>defined)</td>
<td>(a) the site area is within an “of concern” area identified in Overlay Map COM 1;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) the site area is within 100m of wetlands identified on Overlay Map COM 2; or</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(c) the site area is within, or within 50m of turtle nesting, important wetlands</td>
<td></td>
</tr>
<tr>
<td></td>
<td>and false water rat habitat identified on Overlay Map COM 2; or</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(d) the site area is within 100m of a dugong habitat or fish habitat area identified</td>
<td></td>
</tr>
<tr>
<td></td>
<td>on Overlay Map COM 2.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Impact assessable if the site area is within an &quot;endangered&quot; area identified on</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Overlay Map COM 1.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exempt if the above criteria do not apply.</td>
<td></td>
</tr>
</tbody>
</table>
Table 16  Conservation Areas Overlay Assessment Categories and Applicable Codes—Other Development

<table>
<thead>
<tr>
<th>Column 1 Other Development</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
</table>
| **Operational work for filling or excavation if not associated with a material change of use.** | Code assessable if:  
(a) the site area is within, or within 50m of turtle nesting, important wetlands and false water rat habitat identified on Overlay Map COM 2; or  
(b) the site area is within 100m of a dugong habitat or fish habitat area identified on Overlay Map COM 2.  
Exempt if the above criteria do not apply. | Conservation Areas Overlay Code |
| **Reconfiguring a lot** | Code assessable if:  
(a) the site area is within an "of concern" area identified in Overlay Map COM 1; or  
(b) the site area is within, or within 50m of turtle nesting, important wetlands and false water rat habitat identified on Overlay Map COM 2; or  
(c) the site area is within 100m of a dugong habitat or fish habitat area identified on Overlay Map COM 2.  
Impact assessable if the site area is within an "endangered" area identified on Overlay Map COM 1  
Exempt if the above criteria do not apply. | Conservation Areas Overlay Code |
| **Carrying out works for reconfiguring a lot** | Code assessable if:  
(a) the site area is within an "of concern" area identified in Overlay Map COM 1; or  
(b) the site area is within, or within 50m of turtle nesting, important wetlands and false water rat habitat identified on Overlay Map COM 2; or  
(c) the site area is within 100m of a dugong habitat or fish habitat area identified on Overlay Map COM 2.  
Impact assessable if the site area is within an "endangered" area identified on Overlay Map COM 1  
Exempt if the above criteria do not apply. | Conservation Areas Overlay Code |
Division 2—Assessment Criteria for the Conservation Areas Overlay

5.3 Conservation Areas Overlay Code

The provisions in the division comprise the Conservation Areas Overlay Code. They are:

- Compliance with the Conservation Areas Overlay Code (section 5.4);
- Overall outcomes for the Conservation Areas Overlay Code (section 5.5);
- Specific outcomes for the Conservation Areas Overlay Code (section 5.6).

5.4 Compliance with the Conservation Areas Overlay Code

Development that is consistent with the specific outcomes in section 5.6 complies with the Conservation Areas Overlay Code.

5.5 Overall Outcomes for the Conservation Areas Overlay Code

(1) The overall outcomes are the purpose of the Conservation Areas Overlay Code.

(2) The overall outcomes sought for the Conservation Areas Overlay Code are:

(a) The biodiversity and other ecological values of the following areas are protected and enhanced:
   - National parks and other public areas of national and international ecological significance, including the Great Barrier Reef Marine Park and World Heritage Area, Cape Palmerston National Park, Cape Palmerston—Mount Funnel Area, Mount Blarney Environmental Park, Mount Hector Environmental Park;
   - Endangered and of-concern remnant ecosystems49;
   - Riparian corridors, including those along Plane Creek, Alligator Creek, Plum Tree Creek and Rocky Dam Creek;
   - Wetlands, including those at Alligator Creek, Louisa Creek, Sarina Inlet, Oonooie, Rocky Dam Creek area and Ince Bay area;
   - Coastal fore-dunes and beaches;
   - Declared fish habitat areas at Rocky Dam and Cape Palmerston and buffers around these fish habitat areas;
   - Potential habitat for rare and threatened and vulnerable species; and
   - Vegetation corridors that link major habitats.

(b) Places, areas, or sites identified as having significant value for conservation are protected from development or the effects of development that may significantly reduce those values, as applicable, in terms of—
   (i) Physical change;
   (ii) Damage or removal;
   (iii) Accessibility; and
   (iv) Visual detraction.

(c) Places, areas, or sites identified for conservation that constrain development due to potential risk to the natural or built environment or human health or safety, are avoided or measures taken with regard to development that reduce the risk to acceptable levels.

49 See map COM1. These terms have the meaning set out in the Vegetation Management Act.
### 5.6 Specific Outcomes for the Conservation Areas Overlay Code

<table>
<thead>
<tr>
<th>Specific outcomes</th>
<th>Probable solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO1</strong> The ecological values of remnant vegetation, waterways and coastal areas are maintained.</td>
<td><strong>PS1.1</strong> Remnant vegetation associated with waterways, wetlands and aquatic habitats is retained; or <strong>PS1.2</strong> Where clearing of remnant vegetation is unavoidable, vegetation is rehabilitated along each side of a watercourse within at least 25 metres of each high bank; or <strong>PS1.3</strong> The site area is set back a minimum distance of: 100m from Highest Astronomical Tide for coastal wetlands; or 50m from high bank for freshwater habitat; or <strong>PS1.4</strong> Remnant vegetation within the minimum distances identified in PS 1.2 and PS 1.3 is retained; or <strong>PS1.5</strong> Remnant vegetation, as identified on map COM 1, is maintained where associated with a forestry use.</td>
</tr>
<tr>
<td><strong>SO2</strong> The ecological values of identified Areas on Maps COM1 and COM2 are protected and enhanced.</td>
<td><strong>PS2.1</strong> In partial fulfilment of SO2 - Turtle nesting areas and important wetlands are protected from: lighting; and formal pedestrian or vehicular access.</td>
</tr>
<tr>
<td><strong>SO3</strong> Networks of wildlife habitat are maintained or enhanced.</td>
<td><strong>PS3.1</strong> Remnant vegetation and habitat areas including ecological corridors are retained; or <strong>PS3.2</strong> Where clearing of vegetation is unavoidable, the configuration of retained vegetation ensures: (a) the viability and connectivity of ecological corridors and habitat areas is maintained; and (b) areas where development should not occur are identified.</td>
</tr>
<tr>
<td><strong>SO4</strong> Building envelopes are located on that part of each lot which poses the least threat to the conservation values of the site.</td>
<td><strong>PS4.1</strong> Building envelopes are located in: (a) an already cleared area; or (b) a disturbed area with little potential for rehabilitation; or (c) an area infected with noxious weeds; or (d) an area 50m from important habitat and corridors or other significant landscape features (eg. vegetation along waterways); or (e) close to an access road; and</td>
</tr>
<tr>
<td>Specific outcomes</td>
<td>Probable solutions</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>PS4.2</td>
<td>Where an approved building envelope exists, development occurs within that approved building envelope; or</td>
</tr>
<tr>
<td>PS4.3</td>
<td>Buildings and associated infrastructure are located at least 50m from remnant native vegetation, habitat areas and ecological corridors on and adjacent to the site.</td>
</tr>
</tbody>
</table>
Division 3—Assessment Tables for the Economic Resources Overlay

5.7 Development Assessment Categories for the Economic Resources Overlay

(1) The Economic Resources Overlay identifies:

- Good quality agricultural land (EROM1); and
- Construction materials (EROM2).

(2) The development assessment categories are identified for development affected by the Economic Resources Overlay in column 2 of tables 17 and 18 as follows:

(a) Making a material change of use for a defined use, listed in column 1;
(b) Other development listed in column 1, including:
   (i) carrying out operational work (except advertising signage) not associated with a material change of use;
   (ii) reconfiguring a lot; and
   (iii) carrying out operational work for reconfiguring a lot.

5.8 Applicable Codes for Development Affected by the Economic Resources Overlay

For development affected by the Economic Resources Overlay, the applicable codes are identified in column 3 of tables 17 and 18.

Table 17 Economic Resources Overlay Assessment Categories and Applicable Codes – Making a Material Change of Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Husbandry; Home Based Business; Self Storage; Stables.</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>House</td>
<td>Code assessable if the site area(^{50}) is within, or within 1000m of any construction materials site as identified on Overlay Map EROM 2.</td>
<td>Economic Resources Overlay Code</td>
</tr>
</tbody>
</table>
| Camping Ground; Caravan Park; Caretaker's Residence; Host Home Accommodation; Second House. | Code assessable if the site area\(^{51}\) is:
   (a) on a lot within, or within 40m of, a “good quality agricultural land” area identified on Overlay Map EROM 1, or
   (b) within, or within 1000m of any construction materials site as identified on Overlay Map EROM 2. | Economic Resources Overlay Code |

\(^{50}\) See meaning of “site area” in schedule 1 (dictionary), division 2 (explanatory terms).

\(^{51}\) See meaning of “site area” in schedule 1 (dictionary), division 2 (explanatory terms).
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Space</td>
<td>Code assessable if the site area is within, or within 1000 m of any construction materials site as identified on Overlay Map EROM2. Exempt if the criteria for code assessable do not apply.</td>
<td>Economic Resources Overlay Code</td>
</tr>
<tr>
<td>Utilities – Public</td>
<td>Exempt where on land in the Community Purposes Zone. Code assessable if the criteria for exempt do not apply.</td>
<td>Economic Resources Overlay Code</td>
</tr>
<tr>
<td>All other uses (defined and non defined)</td>
<td>Code assessable if the site area is: (a) within, or within 40 m of, a &quot;good quality agricultural land&quot; area identified in Overlay Map EROM 1, or (b) within, or within 1000 m of any land containing construction materials as identified on Overlay Map EROM 2. Exempt if the criteria for code assessable do not apply.</td>
<td>Economic Resources Overlay Code</td>
</tr>
</tbody>
</table>

**Table 18 Economic Resources Overlay Assessment Categories and Applicable Codes – Other Development**

<table>
<thead>
<tr>
<th>Column 1 Other Development</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reconfiguring a Lot</td>
<td>Code assessable if the site area is: (a) within, or within 40 m of, a &quot;good quality agricultural land&quot; area identified on Overlay Map EROM 1, or (b) within, or within 1000 m of any land containing construction materials as identified on Overlay Map EROM 2. Exempt if the criteria for code assessable do not apply.</td>
<td>Economic Resources Overlay Code</td>
</tr>
</tbody>
</table>
Division 4—Assessment Criteria for Economic Resources Overlay

5.9  Economic Resources Overlay Code

The provisions in this division comprise the Economic Resources Overlay Code. They are:

- Compliance with the Economic Resources Overlay Code (section 5.10);
- Overall outcomes for the Economic Resources Overlay Code (section 5.11);
- Specific outcomes for the Economic Resources Overlay Code (section 5.12).

5.10  Compliance with the Economic Resources Overlay Code

Development that is consistent with the specific outcomes in section 5.12 complies with the Economic Resources Overlay Code.

5.11  Overall Outcomes for the Economic Resources Overlay Code

(1)  The overall outcomes are the purpose of the Economic Resources Overlay Code.

(2)  The overall outcomes sought for the areas subject to the Economic Resources Overlay Code are:

   (a)  Good quality agricultural land is protected from intrusion of incompatible development;

   (b)  Lots containing good quality agricultural land are of a size and shape which maximise their agricultural potential and protects this resource from fragmentation and alienation; and

   (c)  Sites containing significant sources of construction materials are protected from encroachment by incompatible development.

5.12  Specific Outcomes for the Economic Resources Overlay Code

<table>
<thead>
<tr>
<th>Specific outcomes</th>
<th>Probable solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1  Material change of use and reconfiguring a lot does not reduce the utility</td>
<td>PS1.1 Lot boundaries relate to natural features such as ridges or other catchment</td>
</tr>
<tr>
<td>and productive capacity of good quality agricultural land; buildings and uses on</td>
<td>boundaries, drainage lines or flood flows, or remnant stands of vegetation; and</td>
</tr>
<tr>
<td>lots adjoining good quality agricultural land are located so as to minimise any</td>
<td>PS1.2 The minimum lot size is equal to or greater than 80ha in the Rural Zone</td>
</tr>
<tr>
<td>conflict arising from incompatible land uses.</td>
<td>identified on Map ZM 1;</td>
</tr>
<tr>
<td></td>
<td>OR</td>
</tr>
<tr>
<td></td>
<td>A proposed lot is smaller than 80ha, and the reconfiguration is a boundary</td>
</tr>
<tr>
<td></td>
<td>rearrangement that would not create any additional lots, would improve the</td>
</tr>
<tr>
<td></td>
<td>relationship of the lots to natural features, and</td>
</tr>
<tr>
<td></td>
<td>(i) any new lot to be primarily used for a dwelling unit and ancillary buildings</td>
</tr>
<tr>
<td></td>
<td>are buffered from Good Quality Agricultural Land in accordance with Table 2:</td>
</tr>
<tr>
<td></td>
<td>Summary of buffer area design Criteria of Planning Guideline: Separating</td>
</tr>
<tr>
<td></td>
<td>Agricultural and Residential Land Uses</td>
</tr>
<tr>
<td>Specific outcomes</td>
<td>Probable solutions</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>(DNRM &amp; DLGP);</td>
<td></td>
</tr>
<tr>
<td>(ii) any new lot to be primarily used for a dwelling unit and ancillary buildings contain buffers described in (i) above and do not contain areas of Good Quality Agricultural Land;</td>
<td></td>
</tr>
<tr>
<td>(iii) access to any new lot to be primarily used for a dwelling unit and ancillary buildings does not compromise the utility of Good Quality Agricultural Land; and</td>
<td></td>
</tr>
<tr>
<td>(iv) any lot comprising the balance area of the boundary rearrangement has a minimum area of 40ha and a regular boundary configuration; and</td>
<td></td>
</tr>
<tr>
<td>PS1.3 The use of a premise for aquaculture is not located on land identified as good quality agricultural land.</td>
<td></td>
</tr>
<tr>
<td>SO2 Buildings and uses are located on land containing construction materials if the building or use concerned protects the potential for future utilisation of these resources and; buildings and uses on lots in proximity to construction material resources are located so as to minimise any constraint to the potential for future utilisation of these resources and to minimise any conflict arising from incompatible land uses.</td>
<td>PS2.1 Houses are separated from a site containing construction material resources by at least 1000 m if the resource is hard rock, or 250m otherwise.</td>
</tr>
</tbody>
</table>
### Division 5 – Assessment Tables for the Natural Hazards Management Areas Overlay

#### 5.13 Development Assessment Categories for the Natural Hazards Management Areas Overlay

1. The Natural Hazards Management Areas Overlay identifies:
   - Bushfire Hazard (NHOM1);
   - Reference points for identification of potentially acid sulfate soils (NHOM1);
   - Erosion Prone Areas (NHOM2); and
   - Storm Surge (NHOM3).

2. The development assessment categories are identified for development affected by the Natural Hazards Management Areas Overlay in column 2 of tables 19 and 20 as follows:
   - (a) table 19—making a material change of use for a defined use, listed in column 1;
   - (b) table 20—other development listed in column 1, including:
     - (i) carrying out operational work (except advertising signage) not associated with a material change of use;
     - (ii) reconfiguring a lot; and
     - (iii) carrying out operational work for reconfiguring a lot.

#### 5.14 Applicable Codes for Development Affected by Natural Hazards Management Areas Overlay

For development affected by the Natural Hazards Management Areas Overlay, the applicable codes are identified in column 3 of tables 19 and 20.

### Table 19 Natural Hazards Management Areas Overlay Assessment Categories and Applicable Codes – Making a Material Change of Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture; Animal Husbandry;</td>
<td>Exempt</td>
<td></td>
</tr>
<tr>
<td>Caretaker's Residence; House; Relative’s Apartment; Second House.</td>
<td>Code assessable if on land in the Open Space, Rural and Rural Residential Zones and the site area is located within an erosion prone area shown on Overlay Map NHOM2. Exempt if the criteria for code assessable do not apply.</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
<tr>
<td>Camping Ground; Extractive Industry; Host Home Accommodation; Utilities -Local.</td>
<td>Code assessable if the site area is located (a) on land identified as containing reference points for identification of acid sulfate soils and with reference to Overlay Map NHOM1:- (i) excavating or otherwise removing 100m³ or more of material where land is below the 5m contour; or (ii) filling of land involving</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
</tbody>
</table>
### Defined Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>500m³ or more of material at an average depth of 0.5m or more where land is below the 5m contour; or (iii) excavating or otherwise removing 100m³ or more of material at or below 5 metres AHD where land is between the 5 metre and 20 metre contour; or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(b) on land identified as subject to medium or high bushfire hazard identified on Overlay Map NHOM1 or; 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3. Exempt if the criteria for code assessable do not apply.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities - Public</td>
<td>Exempt if on land in the Community Purposes Zone used for railway purposes. Code assessable if the criteria for exempt do not apply</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
<tr>
<td>All other uses</td>
<td>Code assessable if the site area(^5) is located on land identified as subject to medium or high bushfire hazard identified on Overlay Map NHOM1 or; 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3. Code assessable if the site area(^5) is located on land identified as containing reference points for identification of acid sulfate soils and with reference to Overlay Map NHOM1 involving:- (i) excavating or otherwise removing 100 m³ or more of material where land is below the 5m contour; or (ii) filling of land involving 500m³ or more of material at an average depth of 0.5m or more where land is below the 5m contour; or (iii) excavating or otherwise removing 100m³ or more of material at or below 5 metres AHD where land is between the 5 metre and 20 metre contour. Exempt if the criteria for code assessable do not apply.</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
</tbody>
</table>

\(^5\) All other uses

---

Sarina Shire Council – Planning Scheme – 06 May 2005
<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operational work (other than a sign or management practices for the conduct of an agricultural use) not associated with a material change of use</td>
<td>Code assessable if the site area$^{50}$ is located on land identified as subject to medium or high bushfire hazard identified on Overlay Map NHOM1 or; 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3. Code assessable if the site area$^{50}$ is located on land which may contain reference points for identification of acid sulfate soils identified on Overlay Map NHOM1 involving:-(i) excavating or otherwise removing 100m$^3$ or more of material where land is below the 5m contour; or (ii) filling of land involving 500m$^3$ or more of material at an average depth of 0.5m or more where land is below the 5m contour; or (iii) excavating or otherwise removing 100m$^3$ or more of material at or below 5 metres AHD where land is between the 5 metre and 20 metre contour. Exempt if the criteria for code assessable do not apply.</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
<tr>
<td>Reconfiguring a Lot</td>
<td>Code assessable if the site area$^{50}$ is located on land identified as subject to medium or high bushfire hazard identified on Overlay Map NHOM1 or; 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3. Code assessable if the site area$^{50}$ is located on land which may contain of acid sulfate soils identified on Overlay Map NHOM1 involving:-(i) excavating or otherwise removing 100m$^3$ or more of material where land is below the 5m contour; or (ii) filling of land involving 500m$^3$ or more of material at an average depth of 0.5m or more where land is below the 5m contour; or (iii) excavating or otherwise removing 100m$^3$ or more of material at or below 5 metres AHD where land is between the 5 metre and 20 metre contour.</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
<tr>
<td><strong>Column 1</strong> Defined Use</td>
<td><strong>Column 2</strong> Assessment Category</td>
<td><strong>Column 3</strong> Applicable Code</td>
</tr>
<tr>
<td>--------------------------</td>
<td>----------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Exempt if the criteria for code assessable do not apply.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carrying out works for reconfiguring a lot</td>
<td>Code assessable if the site area(^50) is located on land identified as subject to medium or high bushfire hazard identified on Overlay Map NHOM1 or; 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3. Code assessable if the site area(^50) is located on land which may contain reference points for identification of acid sulfate soils identified on Overlay Map NHOM1 involving:- (i) excavating or otherwise removing 100m(^3) or more of material where land is below the 5m contour; or (ii) filling of land involving 500m(^3) or more of material at an average depth of 0.5m or more where land is below the 5m contour; or (iii) excavating or otherwise removing 100m(^3) or more of material at or below 5 metres AHD where land is between the 5 metre and 20 metre contour.</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
<tr>
<td></td>
<td>Exempt if the criteria for code assessable do not apply.</td>
<td>Natural Hazards Management Areas Overlay Code</td>
</tr>
</tbody>
</table>
Division 6 – Assessment Criteria for the Natural Hazards Management Areas Overlay

5.15 Natural Hazards Management Areas Overlay Code

The provisions in sections 5.17 - 5.18 of this division comprise the Natural Hazard Management Areas Overlay Code.

5.16 Compliance with the Natural Hazards Management Areas Overlay Code

Development that is consistent with the Specific Outcomes in section 5.18 complies with the Natural Hazard Management Areas Overlay Code.

5.17 Overall Outcomes for the Natural Hazards Management Areas Overlay Code

(1) The Overall Outcomes are the purpose of the Natural Hazard Management Areas Overlay Code

(2) The Overall Outcomes sought for the areas subject to the Natural Hazard Management Areas Overlay Code are:

(a) Development in natural hazard management areas is planned and designed to minimise the risk to life and property and the cost to the community;

(b) Development ensures that reference points for identification of acid sulfate soils are appropriately managed to avoid risk to the environment and safety.

5.18 Specific Outcomes for the Natural Hazards Management Areas Overlay Code

<table>
<thead>
<tr>
<th>Specific outcomes</th>
<th>Probable solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO1</strong> Development maintains the safety of people and property by:</td>
<td><strong>PS1.1</strong> The road layout provides for “through-roads” and does not include cul-de-sac and “dead end” roads (see Figure A).</td>
</tr>
<tr>
<td>(a) avoiding areas of High or Medium bushfire hazard; or</td>
<td><strong>PS1.2</strong> The solutions identified for specific outcome 1., Appendix 5B, State Planning Policy 1/03 Guideline-Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</td>
</tr>
<tr>
<td>(b) mitigating the risk through:</td>
<td></td>
</tr>
<tr>
<td>• lot design and the siting of buildings; and</td>
<td></td>
</tr>
<tr>
<td>• including firebreaks that provide adequate setbacks buildings/structures and hazardous vegetation and; access for fire fighting and other emergency vehicles;</td>
<td></td>
</tr>
<tr>
<td>• providing adequate road access for fire fighting and other emergency vehicles and safe evacuation; and</td>
<td></td>
</tr>
<tr>
<td>• providing an adequate and accessible water supply for fire fighting purposes.</td>
<td></td>
</tr>
</tbody>
</table>
### Specific outcomes

<table>
<thead>
<tr>
<th><strong>Element (ii): FIREBREAKS</strong></th>
<th><strong>Probable solutions</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO2</strong></td>
<td><strong>PS2.1</strong> Firebreaks are provided by:</td>
</tr>
<tr>
<td>Where development involves reconfiguring a lot, firebreaks must be around and through the development (where appropriate), and must:</td>
<td>- a minimum 20m wide cleared road reserve located between the development site and surrounding vegetated lands; or</td>
</tr>
<tr>
<td>- have sufficient width to both serve as an effective fire break and allow continuous access for fire fighting vehicles; and</td>
<td>- roadways situated around the outside of the development site; or</td>
</tr>
<tr>
<td>- be in secure tenure and maintained.</td>
<td>- the development being separated from medium/high bushfire hazard areas by a cleared buffer of 1.5 times the height of the canopy; and</td>
</tr>
<tr>
<td><strong>PS2.2</strong> Fire breaking trails are provided between the development site and surrounding vegetated lands and such trails:</td>
<td></td>
</tr>
<tr>
<td>- have a minimum cleared width of 6 metres;</td>
<td></td>
</tr>
<tr>
<td>- have a minimum formed width of 4 metres;</td>
<td></td>
</tr>
<tr>
<td>- have a maximum gradient of 1 in 6 (16%);</td>
<td></td>
</tr>
<tr>
<td>- are constructed and maintained to prevent erosion and provide continuous access for fire fighting vehicles;</td>
<td></td>
</tr>
<tr>
<td>- allow for vehicle access at least every 200 metres; and</td>
<td></td>
</tr>
<tr>
<td>- provide passing or turning areas at least every 400 metres.</td>
<td></td>
</tr>
</tbody>
</table>

### Element (ii): Storm Surge

| **SO3** Life and property is protected from the risk of storm surge | **PS3.1** Buildings or structures are constructed at least a minimum of 0.3m above 5.0AHD in coastal communities in the Town Zone as identified on Zoning Map ZM3 and the Village Zone on Zoning Maps ZM1c, ZM1d & ZM1e or 0.3m above the 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3. |

---

**Figure A**

From *Bushfire Hazard Planning in Queensland* 1998

(Rural Fire Service and Department of Local Government and Planning)
### Element (iii): Reference points for identification of acid sulfate soils

<table>
<thead>
<tr>
<th>SO4</th>
<th>PS4.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>The release of acid and associated metal contaminants into the environment is avoided or managed.</td>
<td>Reference points for identification of acid sulfate soils are not disturbed when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or</td>
</tr>
<tr>
<td>PS4.2</td>
<td>Treatment and if required, ongoing management of any disturbed acid sulfate soils and drainage waters is undertaken.</td>
</tr>
</tbody>
</table>

### Element (iv): Erosion Prone Areas

<table>
<thead>
<tr>
<th>SO5</th>
<th>PS5.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>The integrity and stability of coastal areas and frontal dunes is protected.</td>
<td>Where reconfiguring a lot involves land within erosion prone limits identified on Overlay Map NHOM2, works associated with reconfiguring a lot are set back outside the erosion prone limits identified.</td>
</tr>
<tr>
<td>PS6.1</td>
<td>Dwelling units are located outside of erosion prone limits identified on Overlay Map NHOM2.</td>
</tr>
<tr>
<td>SO6</td>
<td></td>
</tr>
<tr>
<td>Erosion prone areas are to remain undeveloped apart from acceptable temporary or relocatable structures for safety and recreational purposes.</td>
<td></td>
</tr>
</tbody>
</table>
Division 7 – Assessment Tables for the Major Transport and Energy Corridors Overlay

5.19 Development Assessment Categories for Major Transport and Energy Corridors Overlay

(1) The Major Transport and Energy Corridors Overlay identifies:
   - Major Road and Rail Transport Corridors (MTEC1);
   - Land within 13km Buffer of Mackay Airport (MTEC1); and
   - High Voltage Transmission Feeder Lines and Substations (MTEC1)

(2) The development assessment categories are identified for development affected by the Major Transport and Energy Corridors Overlay in Column 2 of Tables 21 and 22 as follows:
   (a) Table 21—making a material change of use for a defined use listed in Column 1;
   (b) Table 22—other development listed in Column 1 including:
      (i) Reconfiguring a lot; and
      (ii) Operational work for a sign not associated with a material change of use.

5.20 Applicable Codes for Development Affected by the Major Transport and Energy Corridors Overlay

For development affected by the Major Transport and Energy Corridors Overlay, the applicable code is identified in Column 3 of Tables 21 and 22.

Table 21 Major Transport and Energy Corridors Overlay Assessment Categories and Applicable Codes – Making a Material Change of Use

<table>
<thead>
<tr>
<th>Column 1 Defined Use</th>
<th>Column 2 Assessment Category</th>
<th>Column 3 Applicable Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities – Local</td>
<td>Exempt</td>
<td>Major Transport and Energy Corridors Overlay Code</td>
</tr>
<tr>
<td>Utilities – Public</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other uses (defined and non-defined).</td>
<td>Code assessable where: (a) the site area is located: (i) in the Rural or Rural Residential Zones; and (ii) within 20m of State-controlled roads and sub-arterial roads or within 100m of rail lines as identified on Overlay Map MTEC1; or (b) the site area is located within the 13km buffer of Mackay Airport as identified on Overlay Map MTEC1. Exempt where the above criteria do not apply.</td>
<td></td>
</tr>
<tr>
<td>Column 1 Defined Use</td>
<td>Column 2 Assessment Category</td>
<td>Column 3 Applicable Code</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Reconfiguring a lot</td>
<td>Code assessable where the site area is located within 20 metres of any Major Transport Corridor identified on Overlay Map MTEC1. Exempt where the above criteria do not apply.</td>
<td>Major Transport and Energy Corridors Overlay Code</td>
</tr>
<tr>
<td>Placing a sign on premises not associated with a material change of use.</td>
<td>Code assessable where within 20m of a major transport corridor as identified on Overlay Map MTEC1 in the Rural Zone. Exempt where the above criteria do not apply.</td>
<td>Major Transport and Energy Corridors Overlay Code</td>
</tr>
</tbody>
</table>
Division 8 – Assessment Criteria for the Major Transport and Energy Corridors Overlay

5.21 Major Transport and Energy Corridors Overlay Code

The provisions in section 5.25 – 5.26 of this division comprise the Major Transport and Energy Corridors Overlay Code.

5.22 Compliance with the Major Transport and Energy Corridors Overlay Code

Development that is consistent with the Specific Outcomes in section 5.26 complies with the Major Transport and Energy Corridors Overlay Code.

5.23 Overall Outcomes for the Major Transport and Energy Corridors Overlay Code

(1) The Overall Outcomes are the purpose of the Major Transport and Energy Corridors Overlay Code.

(2) The Overall Outcomes sought for the areas subject to the Major Transport and Energy Corridors Overlay Code are:

(a) Development adjacent to major transport and high voltage transmission lines does not compromise the efficiency of facilities and infrastructure contained within these corridors;
(b) The amenity and safety of development is not adversely affected by proximity to a major transport or energy corridor;
(c) Development that may constitute a fire risk (such as the storage of flammable liquids) is not located adjacent to an energy pipeline; and
(d) Aircraft safety in operational airspace is maintained.

5.24 Specific Outcomes for the Major Transport and Energy Corridors Overlay Code

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1 (high voltage transmission lines)</td>
<td>PS1.1 Only vegetation with a maximum height of 4 metres is planted within the Electricity Transmission Line Easement and only vegetation with a maximum height of 4 metres is planted along an electricity substation boundary with foliage a minimum of 3 metres from the electricity substation boundary; and</td>
</tr>
<tr>
<td>SO1 (high voltage transmission lines)</td>
<td>PS1.2 Development for residential purposes and child activity areas maintain a separation distance of 20m from the most proximate boundary of an electricity transmission line easement shown as a feeder line on Overlay Map MTEC1.</td>
</tr>
<tr>
<td>SO2 (major transport corridors)</td>
<td>PS2.1 Where a site area is situated in the Rural Zone or the Rural Residential Zone, buildings used for residential purposes are located a minimum distance of 20 metres from State-controlled roads and sub-arterial roads and 100m from rail lines as identified on Overlay Map MTEC1.</td>
</tr>
<tr>
<td>SO2 (major transport corridors)</td>
<td></td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO3 (major transport corridors)</td>
<td>The form and density of development along a major road corridor does not prejudice safety, speed or the intended role of the corridor.</td>
</tr>
<tr>
<td>PS3.1&lt;sup&gt;52&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>SO4 (major transport corridors)</td>
<td>Predominant views and vistas from State-controlled Roads are preserved.</td>
</tr>
<tr>
<td>PS4.1&lt;sup&gt;57&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>SO5 (major transport corridors)</td>
<td>Development located adjacent to a major road transport corridor does not have an adverse impact on safety, traffic efficiency or planning impacts through roadside parking.</td>
</tr>
<tr>
<td>PS5.1</td>
<td>Development adjacent to a major road transport corridor has adequate on-site parking such that removal of any roadside parking in the future will not significantly affect the development’s viability.</td>
</tr>
<tr>
<td>SO6 (major transport corridors)</td>
<td>Wildlife, particularly flying vertebrates, such as birds and bats, are not attracted into operational airspace in significant numbers.</td>
</tr>
<tr>
<td>PS6.1</td>
<td>Uses involving the disposal of putrescible waste are not located within 13km of the airport as indicated on Overlay Map MTEC1.</td>
</tr>
</tbody>
</table>

<sup>52</sup> The relevant approval should be sought under the provisions of the *Transport Infrastructure Act 1994* from the Department of Main Roads.
PART 6  ASSESSMENT PROVISIONS FOR DEVELOPMENT OF A STATED PURPOSE OR A STATED TYPE

6.1 Codes for Stated Purposes or for Stated Development

The provisions in this part comprise the following codes:

<table>
<thead>
<tr>
<th>CODE</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquaculture (Division 1)</td>
<td>96</td>
</tr>
<tr>
<td>Building Matters (Division 2)</td>
<td>97</td>
</tr>
<tr>
<td>Caravan Parks (Division 3)</td>
<td>99</td>
</tr>
<tr>
<td>Commercial Development (Division 4)</td>
<td>101</td>
</tr>
<tr>
<td>Extractive Industry (Division 5)</td>
<td>103</td>
</tr>
<tr>
<td>Home Based Business (Division 6)</td>
<td>105</td>
</tr>
<tr>
<td>Host Home Accommodation (Division 7)</td>
<td>106</td>
</tr>
<tr>
<td>House (Division 8)</td>
<td>108</td>
</tr>
<tr>
<td>Industrial Development (Division 9)</td>
<td>110</td>
</tr>
<tr>
<td>Intensive Animal Industry (Division 10)</td>
<td>112</td>
</tr>
<tr>
<td>Multiple Dwelling and Motel (Division 11)</td>
<td>114</td>
</tr>
<tr>
<td>Reconfiguring a Lot (Division 12)</td>
<td>119</td>
</tr>
<tr>
<td>Signage (Division 13)</td>
<td>125</td>
</tr>
<tr>
<td>Stables, Kennels and Catteries (Division 14)</td>
<td>132</td>
</tr>
</tbody>
</table>
Division 1—Aquaculture

6.2 Aquaculture Code

The provisions of this division comprise the Aquaculture Code. They are:

- Compliance with the Aquaculture Code (section 6.3);
- Overall outcome for the Aquaculture Code (section 6.4);
- Specific outcomes and probable solutions for the Aquaculture Code (section 6.5).

6.3 Compliance with the Aquaculture Code

A development that achieves the specific outcomes in section 6.5 complies with the Aquaculture Code.

6.4 Overall Outcome for the Aquaculture Code

(1) The overall outcome is the purpose of the Aquaculture Code.

(2) The overall outcome for the Aquaculture Code is that aquaculture has no adverse effect on water quality, coastal and other ecological resources and maintains acceptable visual amenity.

6.5 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO1</strong></td>
<td>In partial fulfilment of SO1:</td>
</tr>
<tr>
<td>The use of land for aquaculture activities does not adversely impact upon existing environmental values, or areas of environmental significance, including:</td>
<td></td>
</tr>
<tr>
<td>(i) water quality;</td>
<td></td>
</tr>
<tr>
<td>(ii) coastal and freshwater wetlands;</td>
<td></td>
</tr>
<tr>
<td>(iii) declared fish habitat;</td>
<td></td>
</tr>
<tr>
<td>(iv) shorebird roost areas; and</td>
<td></td>
</tr>
<tr>
<td>(v) sites of high landscape value.</td>
<td></td>
</tr>
<tr>
<td><strong>PS1.1</strong></td>
<td>Ponds are lined to prevent groundwater contamination; and</td>
</tr>
<tr>
<td><strong>PS1.2</strong></td>
<td>Bund walls or levees are constructed around ponds to contain runoff.</td>
</tr>
<tr>
<td><strong>SO2</strong></td>
<td>PS2.1 Non-residential buildings, structures and activities associated with the use are located not less than 20 metres from any boundary of the property; and</td>
</tr>
<tr>
<td>Aquaculture facilities are located to maintain the existing visual amenity and overall character of the area.</td>
<td></td>
</tr>
<tr>
<td><strong>PS2.2</strong></td>
<td>A buffer is provided to roads and adjoining properties of at least 20m width, incorporating at least 5m depth of dense landscaping to the standards stated in planning scheme policy 2.</td>
</tr>
<tr>
<td><strong>SO3</strong></td>
<td>PS3.1 Aquaculture development is not located on Good Quality Agricultural Land.</td>
</tr>
<tr>
<td>Aquaculture facilities are located to avoid any loss of, fragmentation of or alienation of good quality agricultural land.</td>
<td></td>
</tr>
<tr>
<td><strong>SO4</strong></td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>Odour is managed at an acceptable level during operation of the facility.</td>
<td></td>
</tr>
<tr>
<td><strong>SO5</strong></td>
<td>No probable solution specified.</td>
</tr>
<tr>
<td>Emissions of noise, light and dust are minimised such that nuisance is not caused beyond the site boundaries.</td>
<td></td>
</tr>
</tbody>
</table>
Division 2—Building Matters

6.6 Building Matters Code

The provisions of this division comprise the Building Matters Code. They are:

- Compliance with the Building Matters Code (section 6.7);
- Overall outcome for the Building Matters Code (section 6.8);
- Specific outcomes and probable solutions for the Building Matters Code (section 6.9).

6.7 Compliance with the Building Matters Code

A development that achieves the specific outcomes in section 6.9 complies with the Building Matters Code.

6.8 Overall Outcome for the Building Matters Code

(1) The overall outcome is the purpose of the Building Matters Code.

(2) The overall outcome for the Building Matters Code is to ensure building work not associated with a material change of use results in the same building outcomes intended for the particular use.

6.9 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1 Building scale, siting and design is compatible with the existing character of the area.</td>
<td>PS1.1 The building has a maximum building height of 2 storeys or 8.5m whichever is the lesser; and PS1.2 If the building is a house, the building is set back 6m from the road frontage. Where on a corner allotment, or with two street frontages, the setback from the principal road frontage is 6m and 4.5m setback to the secondary road frontage. The same road setback distances apply if the building is an outbuilding; and PS1.3 If the building is for an industry use, the building is set back not less than: (i) 10 metres from major transport corridors (see Map MTEC1); (ii) 6 metres from any other road which is the principal road frontage; (iii) 3 metres from any road frontage; and (iv) 10 metres to any boundary adjoining land in the Village Zone, Rural Residential Zone or the Residential Precinct or the Community Precinct of the Town Zone.</td>
</tr>
<tr>
<td>SO2 On-site parking accommodates the number and nature of vehicles required to service uses on the site.</td>
<td>PS2.1 On-site parking is provided to standards stated in schedule 3 part 2.</td>
</tr>
</tbody>
</table>
| SO3  | Driveways, turning areas, parking and vehicle standing areas are designed, constructed and maintained such that:
|      | (i) the gradient is suitable for vehicle parking;
|      | it is effectively drained and sealed;
|      | spaces are clearly marked and signed as appropriate; and
|      | conflicts are minimised and public safety maximised. |
| PS3.1 | Driveways, turning areas, parking and vehicle standing areas are provided to standards stated in schedule 3, part 1. |

| SO4  | Buildings and structures are located to minimise impacts from natural disasters including flooding. |
| PS4.1 | Buildings and structures are constructed at least 0.3m above 5.0AHD in coastal communities in the Town Zone as identified on Zoning Map ZM3 and the Village Zone on Zoning Maps ZM1c, ZM1d & ZM1e or 0.3m above the 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3 or 0.3m above the 1 in 100 year flood event for other parts of the Shire. |
**Division 3—Caravan Parks**

6.10 Caravan Parks Code

The provisions of this division comprise the Caravan Parks Code. They are:

- Compliance with the Caravan Parks Code (section 6.11);
- Overall outcome for the Caravan Parks Code (section 6.13);
- Specific outcomes and probable solutions for the Caravan Parks Code (section 6.12).

### 6.11 Compliance with the Caravan Parks Code

A development that achieves the specific outcomes in section 6.13 complies with the Caravan Parks Code.

### 6.12 Overall Outcome for the Caravan Parks Code

1. The overall outcome is the purpose of the Caravan Parks Code.

2. The overall outcome for the Caravan Parks Code is to facilitate the development of caravan parks for short term accommodation and for long term residency that:
   - Ensure a high standard of health, safety and amenity for visitors and residents;
   - Have minimal impact on the amenity and character of an area; and
   - Reduce risk to ecological values of the area to acceptable levels.

### 6.13 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO1</strong> The site area for the caravan park is of sufficient size to provide for adequate on-site and local area amenity, with respect to boundary setbacks, open space, car parking and landscaping around the facilities.</td>
<td>PS1.1 Minimum site area is 4000m²; and PS1.2 Minimum 3m wide landscape area along all road frontages; and PS1.3 All buildings and other structures have a minimum setback of 6m from a road and 3m from any other boundary.</td>
</tr>
<tr>
<td><strong>SO2</strong> Adequate amenity, particularly privacy, is available for individual sites used for caravans, cabins, relocatable homes or the erection of tents.</td>
<td>PS2.1 There is not more than 1 individual site used for caravans, cabins, relocatable homes or the erection of tents for each 120m² of site area; and PS2.2 Ten percent of the site area, exclusive of landscaped setback areas, is provided for open space and this is located either centrally on the site or adjacent to a natural feature.</td>
</tr>
<tr>
<td><strong>SO3</strong> Caravan parks are designed to ensure residents’ amenity and safety is maximised.</td>
<td>PS3.1 Where the site area adjoins any land used for residential purposes screening is provided to a height of 2 metres along all boundaries of the site adjoining such residential land. Such screening is effected either by dense planting and maintenance of trees and shrubs to a...</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
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<td></td>
<td>minimum width of 3m or; by the erection of solid screen fencing or a combination of these; and</td>
</tr>
<tr>
<td>PS3.2</td>
<td>Landscaping is established to the standards stated in planning scheme policy 2; and</td>
</tr>
<tr>
<td>PS3.3</td>
<td>Internal roads are sealed and have the following widths – (i) Two way – 6m; or (ii) One way or cul-de-sac – 4m; and</td>
</tr>
<tr>
<td>PS3.4</td>
<td>Combined vehicles entries/exits from the site have a minimum width of 7m; and</td>
</tr>
<tr>
<td>PS3.5</td>
<td>No individual site used for caravans, cabins, relocatable homes or the erection of tents has direct vehicular access to a public road; and</td>
</tr>
<tr>
<td>PS3.6</td>
<td>Emergency services vehicles have unrestricted access to every site and building; and</td>
</tr>
<tr>
<td>PS3.7</td>
<td>Tie down facilities are provided for each site.</td>
</tr>
</tbody>
</table>
Division 4—Commercial Development

6.14 Commercial Development Code

The provisions of this division comprise the Commercial Development Code. They are:

- Compliance with the Commercial Development Code (section 6.15);
- Overall outcome for the Commercial Development Code (section 6.16);
- Specific outcomes and probable solutions for the Commercial Development Code (section 6.17).

6.15 Compliance with the Commercial Development Code

A development that achieves the specific outcomes in section 6.17 complies with the Commercial Development Code.

6.16 Overall Outcome for the Commercial Development Code

(1) The overall outcome is the purpose of the Commercial Development Code.

(2) The overall outcome for the Commercial Development Code is to ensure that commercial development is:
   (i) Established on suitable sites having regard to accessibility, size and location, and the desirability of consolidating existing community centres;
   (ii) Consistent with the desired character and amenity of the locality; and
   (iii) Designed to provide a safe, pleasant and relaxing environment.

6.17 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SO1</strong> Building scale and design is compatible with the existing character of the area.</td>
<td><strong>PS1.1</strong> Where the building is constructed on the frontage, it includes provision of an awning, verandah or similar covered walkway over the footpath along the full width of the site, for the full width of the footpath with setbacks for service poles and the like; and <strong>PS1.2</strong> The building: (i) uses traditional materials such as timber and bricks on external walls visible from the street, and iron for roofing visible from the street; and (ii) is a maximum building height of 2 storeys or 8.5m whichever is the lesser.</td>
</tr>
<tr>
<td><strong>SO2</strong> The buildings and structures are located to minimise impacts from natural disasters.</td>
<td><strong>PS2.1</strong> Buildings and structures are constructed at least 0.3m above 5.0 AHD in coastal communities in the Town Zone as identified on Zoning Map ZM3 and the Village Zone on Zoning Maps ZM1c, ZM1d &amp; ZM1e or 0.3m above the 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3 in coastal communities or 0.3m above the 1 in 100 year flood event for other parts of the Shire.</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
</tr>
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<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>SO3 Where a mixed used development incorporating commercial and residential uses, the development provides for: (i) satisfactory outlook; (ii) secure access; and (iii) a pleasant living environment generally.</td>
<td>PS3.1 Commercial uses are located on the ground floor frontage, with residential uses above; and PS3.2 The residential component has separate vehicular and pedestrian access; and PS3.3 The residential component overlooks the street.</td>
</tr>
<tr>
<td>SO4 Commercial development promotes public safety and is landscaped and buffered to minimise impacts on visual amenity.</td>
<td>PS4.1 Entry points to buildings are easily accessed, clearly visible and recognisable from the street; and PS4.2 Where the site area adjoins any land used for residential purposes screening is provided to a height of 2 metres along all boundaries of the site adjoining such residential land. Such screening is effected either by dense planting and maintenance of trees and shrubs to a minimum width of 3m or; by the erection of solid screen fencing or a combination of these; and PS4.3 Landscaping is established to the standards stated in planning scheme policy 2; and PS4.4 Pedestrian links are provided through landscaped areas to building entrances from car park areas; and PS4.5 Car parking and landscaped areas available for public use are provided with safety lighting; and PS4.6 Landscaping in areas intended for public use utilise species which either have clean trunks and a canopy commencing at least 1.5m from the ground; or are low shrubs with a maximum height of 0.5m.</td>
</tr>
</tbody>
</table>
**Division 5—Extractive Industry**

6.18 Extractive Industry Code

The provisions of this division comprise the Extractive Industry Code. They are:

- Compliance with the Extractive Industry Code (section 6.19);
- Overall outcome for the Extractive Industry Code (section 6.20);
- Specific outcomes and probable solutions for the Extractive Industry Code (section 6.21).

6.19 Compliance with the Extractive Industry Code

A development that achieves the specific outcomes in section 6.21 complies with the Extractive Industry Code.

6.20 Overall Outcome for the Extractive Industry Code

(1) The overall outcome is the purpose of the Extractive Industry Code.

(2) The overall outcome of the Extractive Industry Code is to protect extractive resources and their potential haulage routes from conflicts with inappropriate land uses and to ensure that extractive resources and haulage routes do not have adverse environmental impacts and are rehabilitated to achieve a stable land form and a suitable end use.

6.21 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1 Construction and operation of extractive industry minimises any adverse impact on ecological and hydrological processes.</td>
<td>No probable solution is specified.</td>
</tr>
<tr>
<td>SO2 The construction and operation of the extractive industry does not compromise public safety.</td>
<td>PS2.1 Security fencing is provided for the full length of the perimeter of the site and around extractive industry stockpiles and operations; and PS2.2 Access to the site is to the standards stated in planning scheme policy 5; and PS2.3 Blasting does not result in materials escaping or being ejected from the site; and PS2.4 Prior to any blasting, notices of warning which provide warning to those working on the site and to passers by is erected and kept clearly exhibited on the approaches to, and not less than 400 metres from the site of the blasting.</td>
</tr>
<tr>
<td><strong>Specific Outcomes</strong></td>
<td><strong>Probable Solutions</strong></td>
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</tr>
<tr>
<td>SO3</td>
<td>In partial fulfilment of SO3:</td>
</tr>
<tr>
<td></td>
<td>PS3.1 Hard rock extraction and processing activities involving blasting are set back 500 metres from any road or any land that is not being used for extractive industry purposes; and</td>
</tr>
<tr>
<td></td>
<td>PS3.2 Blasting only occurs between Monday and Saturday - 7am to 7pm; and</td>
</tr>
<tr>
<td></td>
<td>PS3.3 No operations are to be undertaken on Sundays, and public holidays; and</td>
</tr>
<tr>
<td></td>
<td>PS3.4 A dense vegetation buffer of 20m is provided and maintained around the perimeter of the site area.</td>
</tr>
<tr>
<td>SO4</td>
<td>PS4.1 Where impacting on Council roads, ameliorative works are undertaken to maintain the conditions of these roads.</td>
</tr>
<tr>
<td>Carting of materials associated with extractive industry does not diminish the condition of public roads.</td>
<td></td>
</tr>
</tbody>
</table>
**Division 6—Home Based Business**

6.22 Home Based Business Code

The provisions of this division comprise the Home Based Business Code. They are:

- Compliance with the Home Based Business Code (section 6.23);
- Overall outcome for the Home Based Business Code (section 6.24);
- Specific outcomes and probable solutions for the Home Based Business Code (section 6.25).

6.23 Compliance with the Home Based Business Code

A development that achieves the specific outcomes in section 6.25 complies with the Home Based Business Code.

6.24 Overall Outcome for the Home Based Business Code

(1) The overall outcome is the purpose of the Home Based Business Code.

(2) The overall outcome for the Home Based Business Code is businesses which are based in the house that:

   (i) provide acceptable impacts on the environment and amenity of the surrounding area;
   (ii) do not increase risk to life and property; and
   (iii) are consistent with the existing visual appearance of the surrounding residential area.

6.25 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
</table>
| SO1 The use is low key and is conducted wholly or mainly by a resident or residents of a detached house. | PS1.1 The home based business involves the employment of up to one full time equivalent employee on-site, in addition to persons resident in the house; and  
PS1.2 The home based business is conducted within a house (including outbuildings). |
| SO2 The use does not impact adversely on the surrounding residential amenity or rural character through the production of excess noise, gaseous emissions of any kind, vibration or waste products. | PS2.1 Work is not conducted outside the hours of 7.00 am to 6.00 pm, Monday to Friday; and 7.00 am to 4.00 pm Saturday; and  
PS2.2 Only one commercial vehicle which is associated with the home based business and does not exceed 4 tonnes capacity (with or without a trailer), is present at any one time on the site or on road reserves adjoining the site; and  
PS2.3 Only one sign is provided for the facility, and: (i) does not exceed 0.3m²; (ii) has a maximum height of 1.5m; (iii) is located on the site and is situated below any portion of the roof of the house; and (iv) is not moving, flashing, illuminated or audible. |
| SO3 The operation of the home based business is safe for the occupants of the house, the employees and neighbours. | No probable solution is specified. |
**Division 7—Host Home Accommodation**

6.26 Host Home Accommodation Code

The provisions of this division comprise the Host Home Accommodation Code. They are:

- Compliance with the Host Home Accommodation Code (section 6.27);
- Overall outcome for the Host Home Accommodation Code (section 6.28);
- Specific outcomes and probable solutions for the Host Home Accommodation Code (section 6.29).

6.27 Compliance with the Host Home Accommodation Code

A development that achieves the specific outcomes in section 6.29 complies with the Host Home Accommodation Code.

6.28 Overall Outcome for the Host Home Accommodation Code

(1) The overall outcome is the purpose of the Host Home Accommodation Code.

(2) The overall outcome of the Host Home Accommodation Code is to facilitate the development of low-key, short term accommodation facilities that are supplementary to the primary permanent residential use of a dwelling house and to ensure that accommodation facilities are compatible with existing scale and character of the surrounding area and does not adversely impact on residential or rural amenity.

6.29 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1</td>
<td>PS1.1 New buildings or structures are subordinate to the primary residential dwelling house; and</td>
</tr>
<tr>
<td></td>
<td>PS1.2 The architectural style and materials used for any new structures or buildings reflects the style and character of the primary dwelling house and neighbouring dwellings houses; and</td>
</tr>
<tr>
<td></td>
<td>PS1.3 The maximum number of guests on the site at any one time is 12 if the site is in the Rural Zone or 6 if it is in any other zone; and</td>
</tr>
<tr>
<td></td>
<td>PS1.4 The maximum number of bedrooms on the site used to accommodate guests is 6 if the site is in the Rural Zone or 3 if it is in any other zone; and</td>
</tr>
<tr>
<td></td>
<td>PS1.5 The maximum continuous period of stay for any guest is 14 consecutive nights; and</td>
</tr>
<tr>
<td></td>
<td>PS1.6 Only one sign is provided for the facility, and: (i) does not exceed 0.3m²; (ii) has a maximum height of 1.5m; (iii) is located on the site and is situated below the roof of the house; and (iv) is not moving, flashing, illuminated or audible.</td>
</tr>
<tr>
<td>SO2</td>
<td>PS2.1 The site area is provided with an all weather access.</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
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</tr>
<tr>
<td>SO3</td>
<td>PS3.1 Buildings or structures are constructed at least 0.3m above 5.0AHD in coastal communities in the Town Zone as identified on Zoning Map ZM3 and the Village Zone on Zoning Maps ZM1c, ZM1d &amp; ZM1e or 0.3m above the 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3 or 0.3m above the 1 in 100 year flood event for other parts of the Shire; and</td>
</tr>
<tr>
<td></td>
<td>PS3.2 Buildings or structures are set back 10m from existing remnant vegetation.</td>
</tr>
</tbody>
</table>
Division 8—House

6.30 House Code

The provisions of this division comprise the House Code. They are:

- Compliance with the House Code (section 6.31);
- Overall outcome for the House Code (section 6.32);
- Specific outcomes and probable solutions for the House Code (section 6.33).

6.31 Compliance with the House Code

A development that achieves the specific outcomes in section 6.33 complies with the House Code.

6.32 Overall Outcome for the House Code

(1) The overall outcome is the purpose of the House Code.

(2) The overall outcome of the House Code is to ensure houses are designed and located in a manner that maximises:
   (i) safety;
   (ii) amenity;
   (iii) energy efficiency; and
   (iv) compatibility with surrounding residential development.

6.33 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1 Development maintains local residential character and amenity.</td>
<td>PS1.1 Building height does not exceed 8.5m; and&lt;br&gt;PS1.2 Site cover of a house and associated outbuildings does not exceed 50%; and&lt;br&gt;PS1.3 Outbuildings have a floor area equal to or less than:&lt;br&gt; (i) 60m² in the Village Zone and the Residential and Tourist Residential Precincts of the Town Zone; and&lt;br&gt; (ii) 110m² in the Rural Residential Zone on lots with an area of 4000m² or less; and&lt;br&gt;PS1.4 House is set back 6m from the road frontage. Where on a corner allotment, or with two street frontages, the setback from the principal road frontage is 6m and 4.5m setback to the secondary road frontage. The same road setback distances apply to all outbuildings; and&lt;br&gt;PS1.5 House is separated from buildings, structures and other confined areas used for intensive animal industries by at least 400m; and</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
</tr>
<tr>
<td>-------------------</td>
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</tr>
<tr>
<td>PS1.6</td>
<td>House is set back 20m from any Rail Line as identified on Overlay Map MTEC1 where the House is located in the Rural or Rural Residential Zones.</td>
</tr>
<tr>
<td>SO2</td>
<td>Buildings and structures are located to minimise impacts from natural disasters including flooding and bushfires.</td>
</tr>
<tr>
<td>PS2.1</td>
<td>Buildings and structures are constructed at least 0.3m above 5.0AHD in coastal communities in the Town Zone as identified on Zoning Map ZM3 and the Village Zone on Zoning Maps ZM1c, ZM1d &amp; ZM1e or 0.3m above the 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3 or 0.3m above the 1 in 100 year flood event for other parts of the Shire.</td>
</tr>
</tbody>
</table>
Division 9—Industrial Development

6.34 Industrial Development Code

The provisions of this division comprise the Industrial Development Code. They are:

- Compliance with the Industrial Development Code (section 6.35);
- Overall outcome for the Industrial Development Code (section 6.36);
- Specific outcomes and probable solutions for the Industrial Development Code (section 6.37).

6.35 Compliance with the Industrial Development Code

A development that achieves the specific outcomes in section 6.37 complies with the Industrial Development Code.

6.36 Overall Outcome for the Industrial Development Code

(1) The overall outcome is the purpose of the Industrial Development Code.

(2) The overall outcome of the Industrial Development Code is to ensure that industrial premises are:
   (i) established on suitable land having particular regard to topography, accessibility, provision for utility services and surrounding land use;
   (ii) consistent with the desired character and amenity of the locality;
   (iii) established such that premises achieve a coherent site layout that provides an efficient, safe and attractive working environment; and
   (iv) established such that the use does not have significant adverse effects on surrounding uses and the natural environment.

6.37 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1 The site layout contributes to security of people and property.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>PS1.1 The main entrance to a building is signed and is visible from the entrance driveway and car parking areas; and</td>
</tr>
<tr>
<td>PS1.2 Car parking areas are signed and visible from the entrance driveway; and</td>
</tr>
<tr>
<td>PS1.3 Car parking areas have security lighting and are connected by pedestrian pathways to the main entrance of a building; and</td>
</tr>
<tr>
<td>PS1.4 Driveways, turning areas, parking spaces and vehicle stand areas are designed and constructed to standards stated in schedule 3, parts 1 and 2.</td>
</tr>
<tr>
<td>Specific Outcomes</td>
</tr>
<tr>
<td>------------------</td>
</tr>
<tr>
<td>SO2</td>
</tr>
<tr>
<td>Building setbacks allow for:</td>
</tr>
<tr>
<td>(i) efficient use of the site;</td>
</tr>
<tr>
<td>(ii) landscaping to be provided at the front, rear and side boundaries of the site;</td>
</tr>
<tr>
<td>(iii) some visitor car parking to be provided at an easily visible location from the road at or near the front of the site;</td>
</tr>
<tr>
<td>(iv) the location of utility services and drainage paths; and</td>
</tr>
<tr>
<td>(v) acceptable amenity for any existing or likely future use of adjoining land.</td>
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</tbody>
</table>
Division 10—Intensive Animal Industry

6.38 Intensive Animal Industry Code

The provisions of this division comprise the Intensive Animal Industry Code. They are:

- Compliance with the Intensive Animal Industry Code (section 6.39);
- Overall outcome for the Intensive Animal Industry Code (section 6.40);
- Specific outcomes and probable solutions for the Intensive Animal Industry Code (section 6.41).

6.39 Compliance with the Intensive Animal Industry Code

A development that achieves the specific outcomes in section 6.41 complies with the Intensive Animal Industry Code.

6.40 Overall Outcome for the Intensive Animal Industry Code

(1) The overall outcome is the purpose of the Intensive Animal Industry Code.

(2) The overall outcome of the Intensive Animal Industry Code is to ensure the establishment of animal industries that:
   (i) maintain the amenity of the surrounding area; and
   (ii) maintain the existing water quality and air quality.

6.41 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1</td>
<td>Intensive animal industries are located, designed and operated to maintain the amenity of adjoining or nearby existing and potential residential uses.</td>
</tr>
<tr>
<td>SO2</td>
<td>The amenity of the surrounding area is maintained.</td>
</tr>
<tr>
<td>SO3</td>
<td>Intensive animal industries are located and designed to minimise impacts on air, water and soil quality.</td>
</tr>
<tr>
<td>SO4</td>
<td>The topography of the site must be appropriate for the intended development, having regard to the potential for erosion and visual impact.</td>
</tr>
<tr>
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<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>SO5</td>
<td>The site area has acceptable flood immunity.</td>
</tr>
<tr>
<td>SO6</td>
<td>Intensive animal industries do not cause land degradation.</td>
</tr>
<tr>
<td>SO7</td>
<td>Adequate water supply is available for the proposed use.</td>
</tr>
</tbody>
</table>
Division 11—Multiple Dwelling and Motel

6.42 Multiple Dwelling and Motel Code

The provisions of this division comprise the Multiple Dwelling and Motel Code. They are:

- Compliance with the Multiple Dwelling and Motel Code (section 6.43);
- Overall outcome for the Multiple Dwelling and Motel Code (section 6.44);
- Specific outcomes and probable solutions for the Multiple Dwelling and Motel Code (section 6.45).

6.43 Compliance with the Multiple Dwelling and Motel Code

A development for a Multiple Dwelling or a Motel that achieves the specific outcomes in section 6.45 complies with the Multiple Dwelling and Motel Code.

6.44 Overall Outcome for the Multiple Dwelling and Motel Code

(1) The overall outcome is the purpose of the Multiple Dwelling and Motel Code.

(2) The overall outcome for the Multiple Dwelling and Motel Code is to ensure that development for a Multiple Dwelling or a Motel:
   (i) is compatible in scale and design with adjoining residential development and the character of the area;
   (ii) is located close to community, recreation, social and emergency services; and
   (iii) provides a pleasant living environment, with reasonable levels of privacy, sunlight, ventilation, private open space and access for occupants.

6.45 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1</td>
<td>PS1.1 Buildings are oriented to road frontages; and</td>
</tr>
<tr>
<td></td>
<td>PS1.2 Building design is consistent with the height, roof form, detailing, materials and colours of buildings in the local area; and</td>
</tr>
<tr>
<td></td>
<td>PS1.3 Buildings have a maximum length of 15 metres to the road frontage. The front of the building includes bay windows, balconies, verandahs or wall offsets for articulation; and</td>
</tr>
<tr>
<td></td>
<td>PS1.4 Carports and garages are visually compatible with and a subordinate element in the building design and adjacent premises in terms of height, roof form, detailing, materials and colours; and</td>
</tr>
<tr>
<td></td>
<td>PS1.5 Building height does not exceed 8.5m.</td>
</tr>
<tr>
<td>SO2</td>
<td>PS2.1 Each habitable room has either:</td>
</tr>
<tr>
<td></td>
<td>(i) a window or door in opposite walls which may be opened to the outside; or</td>
</tr>
<tr>
<td></td>
<td>(ii) opens directly onto a verandah, balcony or unobstructed breezeway that is a minimum of 900mm wide with a minimum area of 2m²; and</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
</tr>
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</tr>
<tr>
<td>PS2.2</td>
<td>Building design maximises winter sunlight from the east and north and minimises summer sun from the west; and</td>
</tr>
<tr>
<td>PS2.3</td>
<td>The maximum site cover is 60%; and</td>
</tr>
<tr>
<td>PS2.4</td>
<td>The site has a minimum area of 800m$^2$; and</td>
</tr>
<tr>
<td>PS2.5</td>
<td>Windows and doors are oriented to the front and rear of the site, and any side windows or verandas are screened to restrict views to or from adjoining properties by the use of timber lattice screens, frosted glass or similar.</td>
</tr>
</tbody>
</table>

| SO3              | The setback of buildings makes efficient use of the site, provides amenity for residents and allows space for the required vehicle parking. |

<table>
<thead>
<tr>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>PS3.1</td>
</tr>
<tr>
<td>Minimum principal road frontage setback (m)</td>
</tr>
<tr>
<td>4.0</td>
</tr>
<tr>
<td>The setback may be averaged, providing no part of the building is set back less than 2m:</td>
</tr>
</tbody>
</table>

| PS3.2              | Where the road frontage setback of an adjacent existing building is greater than 3m, the minimum road frontage setback of infill development is to be the lesser of: |
|                   | (i) the same distance as one or the other of the adjoining buildings, provided the difference between the setbacks of the two adjoining buildings is less than or equal to 2m; or |
|                   | (ii) the average of the road frontage setbacks of the adjoining dwellings, if the difference between the setbacks of the adjoining buildings is greater than 2m; and |

| PS3.3              | Where the road frontage setbacks of adjacent existing buildings are 0-3m, infill development is to be set back from the road frontage the same distance as one or the other of the adjoining buildings; and |

| PS3.4              | Walls of buildings incorporating a habitable room to be set back a minimum of 1.5m from shared driveways, communal streets and visitor car parks; and |

<p>| PS3.5              | Where tandem parking is provided, the car accommodation is set back a minimum of 5.5m from the road frontage boundary. |</p>
<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO4</td>
<td>PS4.1 For a Multiple Dwelling each dwelling unit is provided with a separate screened garbage bin area and post boxes which are appropriately designed and positioned for ease of use by occupiers and service people; and</td>
</tr>
<tr>
<td></td>
<td>PS4.2 Where a single garbage disposal area is provided, it is screened from view and is accessible by service vehicles; and</td>
</tr>
<tr>
<td></td>
<td>PS4.3 Clothes drying areas are not visible from the street; and</td>
</tr>
<tr>
<td></td>
<td>PS4.4 Potential sources of noise such as air-conditioning units and the like are insulated.</td>
</tr>
<tr>
<td>SO5</td>
<td>PS5.1 Road frontages, apart from vehicle and pedestrian access points, are used for landscaping and recreational areas to a minimum width of 3m; and</td>
</tr>
<tr>
<td></td>
<td>PS5.2 The landscaped area is kept clear of all obstacles such as clothes hoists, driveways, parking spaces and receptacles; and</td>
</tr>
<tr>
<td></td>
<td>PS5.3 Private open space for a Multiple Dwelling at ground level has a minimum area of 20% of the site area with a minimum dimension of 3m; and</td>
</tr>
<tr>
<td></td>
<td>PS5.4 Private open space for a Multiple Dwelling for each ground level dwelling unit includes an area comprised of 25m² with a minimum dimension of 4m; and</td>
</tr>
<tr>
<td></td>
<td>PS5.5 Private open space for a Multiple Dwelling for each dwelling unit above ground level is provided in the form of a balcony or balconies having a minimum area of 10m² and a minimum dimension of 2m with direct access from a main living room of the dwelling unit; and</td>
</tr>
<tr>
<td></td>
<td>PS5.6 Private open space for a Motel is provided in the form of a minimum area of 35m² with a minimum dimension of 2.5m for each unit; and</td>
</tr>
<tr>
<td></td>
<td>PS5.7 Private open space for a Motel for each unit above ground level is provided in the form of a balcony or balconies having a minimum area of 8m² and a minimum dimension of 2m with direct access from a main living room of the unit; and</td>
</tr>
<tr>
<td></td>
<td>PS5.8 Solid screening is provided to private open space areas to a height of 1.8m to ensure privacy of the users of the open space; and</td>
</tr>
<tr>
<td></td>
<td>PS5.9 On-site open space has north or north-eastern exposure.</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>SO6 Site planning and building design maximises casual surveillance and residents’ security.</td>
<td>PS6.1 Buildings that are adjacent to public or communal streets or public space have at least one habitable room’s window with an outlook to that area; and PS6.2 Lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entries.</td>
</tr>
<tr>
<td>SO7 Habitable spaces do not directly overlook dwellings or habitable rooms on adjacent land.</td>
<td>PS7.1 Where habitable room windows directly face habitable room windows in an adjacent dwelling within 2m at ground level or 9m at levels above ground level, privacy is protected by: (i) sill heights a minimum of 1.5m above floor level; or (ii) fixed opaque glazing in any part of the window below 1.5m above floor level; or (iii) fixed external screens; or (iv) if at ground floor level, fencing to a minimum 1.5m above ground floor level; and PS7.2 Where screening of decks and balconies is required, it is of solid translucent screens, or perforated panels or trellis that are permanent and durable and have a maximum of 25% openings.</td>
</tr>
<tr>
<td>SO8 Site design incorporates landscaping in a manner that: (i) maintains the visual amenity and character of the surrounding area; (ii) does not decrease the safety or security of pedestrians; (iii) assists microclimate management to conserve energy; and (iv) is established to conserve water usage.</td>
<td>PS8.1 Landscaping is established to the standards stated in planning scheme policy 2; and PS8.2 Fences are of open construction with a minimum of 15% breeze penetration when more solid construction is not needed to assist in noise mitigation; and PS8.3 Trees and other vegetation are selected and located to provide as much shade as possible in summer, both on-site and on-street without shading north facing windows in the winter; and PS8.4 Landscaping promotes legibility by defining entrances and pathways; and PS8.5 Landscaping is designed to minimise opportunities for concealment by incorporating trees with clean trunks to a height of at least 1.8m and low planting of shrubs and groundcover to a maximum height of 0.75m; and PS8.6 Landscaping incorporates the retention of significant existing vegetation where possible.</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>SO9</td>
<td>PS9.1 Buildings or structures are constructed at least 0.3m above 5.0AHD in coastal communities in the Town Zone as identified on Zoning Map ZM3 and the Village Zone on Zoning Maps ZM1c, ZM1d &amp; ZM1e or 0.3m above the 100 Year ARI (including 100 Year ARI and 50 Year ARI) identified on Overlay Map NHOM3 or 0.3m above the 1 in 100 year flood event for other parts of the Shire; and</td>
</tr>
<tr>
<td></td>
<td>PS9.2 Buildings or structures are set back 10m from existing remnant vegetation.</td>
</tr>
</tbody>
</table>
**Division 12—Reconfiguring a Lot**

6.46 Reconfiguring a Lot Code

The provisions of this division comprise the Reconfiguring a Lot Code. They are:

- Compliance with the Reconfiguring a Lot Code (section 6.47);
- Overall outcome for the Reconfiguring a Lot Code (section 6.48);
- Specific outcomes and probable solutions for the Reconfiguring a Lot Code (section 6.49).

6.47 Compliance with the Reconfiguring a Lot Code

A development that achieves the specific outcomes in section 6.49 complies with the Reconfiguring a Lot Code.

6.48 Overall Outcome for the Reconfiguring a Lot Code

1. The overall outcome is the purpose of the Reconfiguring a Lot Code.

2. The overall outcome of the Reconfiguring a Lot Code is to ensure:
   (i) allotment design and size is suited to its intended use; and
   (ii) areas of environmental significance are protected; and
   (iii) a range of allotment sizes are available to meet the needs of the community; and
   (iv) infrastructure and services are supplied in an efficient manner; and
   (v) sustainable on-site sewage disposal and on-site water supply in areas where reticulated services are not available; and
   (vi) public access to the coast or coastal waters is maintained and enhanced; and
   (vii) maintenance of the productive capacity of Good Quality Agricultural Land and other rural land; and
   (viii) urban design outcomes promote energy efficiency; and
   (ix) urban design promotes walking, cycling and public transport as alternative forms of transport to the private car.

6.49 Specific Outcomes and Probable Solutions

**PART A: Provisions Applicable to Reconfiguration of Lots in the Rural Zone**

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size and Configuration</td>
<td>PS1.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation; and PS1.2 The minimum lot size is equal to or greater than 80ha in the Rural Zone identified on Map ZM 1; OR A proposed lot is smaller than 80ha, and the reconfiguration is a boundary rearrangement that would not create any additional lots, would improve the relationship of the lots to natural features, and: (i) any new lot to be primarily used for a dwelling unit and ancillary buildings are buffered from Good Quality Agricultural</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Land in accordance with Table 2:</td>
<td>Summary of buffer area design Criteria of Planning Guideline: Separating Agricultural and Residential Land Uses (DNRM &amp; DLGP); and (ii) any new lot to be primarily used for a dwelling unit and ancillary buildings contain buffers described in (i) above and do not contain areas of Good Quality Agricultural Land; and (iii) access to any new lot to be primarily used for a dwelling unit and ancillary buildings does not compromise the utility of Good Quality Agricultural Land; and (iv) any lot comprising the balance area of the boundary rearrangement has a minimum area of 40ha and a regular boundary configuration.</td>
</tr>
<tr>
<td>SO2</td>
<td>The reconfiguration of lots provides for protection of life and property from risk of flooding.</td>
</tr>
<tr>
<td>PS2.1</td>
<td>Existing patterns and levels of upstream and downstream drainage are maintained.</td>
</tr>
<tr>
<td><strong>Drainage</strong></td>
<td></td>
</tr>
<tr>
<td>SO3</td>
<td>Stormwater runoff is contained and managed so that it does not adversely affect either the, upstream or downstream built environment, natural stream systems or surface or underground water quality.</td>
</tr>
<tr>
<td>PS3.1</td>
<td>Road and drainage works are designed and constructed to standards stated in planning scheme policies 4 and 11.</td>
</tr>
</tbody>
</table>
### Specific Outcomes | Probable Solutions
---|---
**Lot Size and Configuration**
SO4 Rural residential lots are located and designed such that they:  
(i) have a sustainable level of impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat; and  
(ii) retain significant landscape features, views and vegetation cover; and  
(iii) provide for a high level of residential amenity, access to services and facilities, and safety from risk of natural hazards such as flooding, land slip and bushfire; and  
(iv) do not impact on the safety and efficiency of the Shire’s road network; and  
(v) do not impact on good quality agricultural land; and  
(vi) are buffered from any potentially incompatible land use.  
PS4.1 Lots are a minimum size of 4000m² where connected to Council’s reticulated water supply, and 8000m² where not connected to Council’s reticulated water supply, with an average lot size of 1 hectare and maximum lot size of 1.95 hectares; and  
PS4.2 Lots less than 8000m² are provided with access from a kerb to kerb sealed road; and  
PS4.3 Lots are located on land with slopes less than 15%; and  
PS4.4 The location and layout of lots allows for the buffering of riparian vegetation and waterways to a minimum width of 25m from the top of the high bank; and  
PS4.5 The location and layout of new lots minimises risk from bushfire through the following measures:  
(i) the use of building envelopes that:  
(a) are sited in cleared areas, away from the tops of ridges; and  
(b) provide a 10m setback to existing remnant vegetation; and  
(ii) the use of firebreaks; and  
PS4.6 Rural residential lots are buffered from Good Quality Agricultural Land in accordance with Table 2: Summary of buffer area design Criteria of Planning Guideline: Separating Agricultural and Residential Land Uses (DNRM and DLGP); and  
PS4.7 On-site waste disposal complies with planning scheme policy 9.

SO5 The location and layout of lots minimises the extent of cut and fill for building area and road construction.  
PS5.1 Any cut or fill does not exceed a height or depth of 1.5m from natural ground level.

SO6 The reconfiguration of lots provides for protection of life and property from risk of flooding.  
PS6.1 Lots are located at a level of RL 5.0AHD or above, or above the 1 in 100 year flood event, whichever is the higher; and  
PS6.2 Existing patterns and levels of upstream and downstream drainage are maintained.

---

53 For lots located on slopes greater than 15% Council may require a land suitability assessment prepared by a suitably qualified geo-technical consultant.
<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Movement Network</strong>&lt;sup&gt;54&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>SO7 The street network:</td>
<td>PS7.1 New roads and pedestrian footpaths are designed and constructed to standards stated in planning scheme policies 4 and 11; and</td>
</tr>
<tr>
<td>(i) is designed to perform the primary function of each type of street, and encourage driver behaviour, speeds and traffic volumes that are appropriate to that function; and</td>
<td>PS7.2 New lots have access onto internal roads rather than State controlled roads or major Council roads; and</td>
</tr>
<tr>
<td>(ii) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; and</td>
<td>PS7.3 New property accesses are designed and constructed to standards stated in planning scheme policies 5 and 11.</td>
</tr>
<tr>
<td>(iii) deters through traffic in residential areas and creates safe conditions for local road users, pedestrians and cyclists; and</td>
<td></td>
</tr>
<tr>
<td>(iv) incorporates street junctions and access to lots which are located and spaced to facilitate safe and convenient vehicle movements; and</td>
<td></td>
</tr>
<tr>
<td>(v) provides for street widths and lengths that optimise the cost-effectiveness of the network and the provision of public utilities; and</td>
<td></td>
</tr>
<tr>
<td>(vi) where adjacent to the coast or coastal waters, provides for public access to the coast and waters; and</td>
<td></td>
</tr>
<tr>
<td>(vii) allows for efficient and unimpeded movement of buses and emergency services vehicles; and</td>
<td></td>
</tr>
<tr>
<td>(viii) supports the intended function and amenity of the road or street.</td>
<td></td>
</tr>
<tr>
<td><strong>Drainage</strong></td>
<td></td>
</tr>
<tr>
<td>SO8 Stormwater runoff is contained and managed so that it does not adversely affect either the, upstream or downstream built environment, natural stream systems or surface or underground water quality.</td>
<td>PS8.1 Road and drainage works are designed and constructed to standards stated in planning scheme policies 4 and 11.</td>
</tr>
</tbody>
</table>

<sup>54</sup> Council Engineer needs to check the appropriateness of these guidelines.
### Specific Outcomes

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Layout and Design</strong></td>
<td></td>
</tr>
<tr>
<td>SO9 The lot layout provides for a neighbourhood with a strong and positive identity.</td>
<td>No probable solution is specified.</td>
</tr>
<tr>
<td>SO10 Lot design promotes climate responsive siting of buildings, and minimises the need for fossil fuel use.</td>
<td>No probable solution is specified.</td>
</tr>
<tr>
<td>SO11 The reconfiguration of lots provides for protection of life and property from risk of flooding.</td>
<td>PS11.1 Lots are located at a level of RL 5.0AHD or above, or above the 1 in 100 year flood event, whichever is the higher; and PS11.2 Existing patterns and levels of upstream and downstream drainage are maintained.</td>
</tr>
<tr>
<td>SO12 Lots are of an area and dimension that provides for efficient land use, while also responding to needs for: (i) provision of on-site services; and (ii) access; and (iii) surrounding character and intended character.</td>
<td>PS12.1 The frontage to depth ratio of a lot does not exceed 1:3 in the Village Zone and the Residential Precinct and Tourist Residential Precinct of the Town Zone; and PS12.2 Individual lot areas are equal to or greater than the following minimum lot sizes: (i) 800m² in the Village Zone and the Residential Precinct (Sarina Beach only) and the Tourist Residential Precinct and the Tourist Commercial Precinct in the Town Zone; and (ii) 600m² in the Residential Precinct (Sarina town only) in the Town Zone; and (iii) 450m² in the Residential Precinct (Sarina town only) in the Town Zone where adequate screening is provided to 1.8m high; and (iv) 500m² in the Commercial Precinct in the Town Zone; and (v) 1000m² in the Industrial Precinct in the Town Zone; and (vi) 80ha in the Rural Precinct in the Town Zone. Otherwise lots are of a suitable size and shape for the intended purpose.</td>
</tr>
</tbody>
</table>

### Movement Network

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO13 The street network: (i) is designed to perform the primary function of each type of street, and encourage driver behaviour, speeds and traffic volumes that are appropriate to that function; and (ii) provides a high level of internal accessibility and appropriate external connections for vehicles, pedestrian and cycle movements; and (iii) deters through traffic in residential areas and creates safe conditions for local road</td>
<td>PS13.1 New roads and pedestrian footpaths are designed and constructed to standards stated in planning scheme policies 4 and 11; and PS13.2 New property accesses are designed and constructed to standards stated in planning scheme policies 5 and 11.</td>
</tr>
</tbody>
</table>

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55 Council Engineer needs to check the appropriateness of these guidelines.
users, pedestrians and cyclists; and
(iv) incorporates street junctions and access to lots which are located and spaced to facilitate safe and convenient vehicle movements; and
(v) provides for street widths and lengths that optimise the cost-effectiveness of the network and the provision of public utilities; and
(vi) where adjacent to the coast or coastal waters, provides for public access to the coast and waters; and
(vii) allows for efficient and unimpeded movement of buses and emergency services vehicles; and
(viii) supports the intended function and amenity of the road or street.

### Open Space Network

<table>
<thead>
<tr>
<th>SO14</th>
<th>A public open space network must be created which:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(i) contributes to the legibility and character of the neighbourhood; and</td>
</tr>
<tr>
<td></td>
<td>(ii) which is appropriately located, sized, shaped and/or developed to satisfy the local and/or district recreational needs of the community; and</td>
</tr>
<tr>
<td></td>
<td>(iii) is linked to the surrounding open space system and provides for convenient pedestrian and cycle movement; and</td>
</tr>
<tr>
<td></td>
<td>(iv) has a multi-functional role in providing for recreation, and stormwater management and environmental care; and</td>
</tr>
<tr>
<td></td>
<td>(v) enables the retention of significant vegetation, wetlands and waterways and other habitat areas, their associated buffer and linkages/corridors, and any cultural features; and</td>
</tr>
<tr>
<td></td>
<td>(vi) is safe and overlooked by dwelling units as far as possible; and</td>
</tr>
<tr>
<td></td>
<td>(vii) is cost-effective to maintain.</td>
</tr>
</tbody>
</table>

### Drainage

| SO15 | Stormwater runoff is contained and managed so that it does not adversely affect either the, upstream or downstream built environment, natural stream systems or surface or underground water quality. |

In partial fulfilment of SO14:

- PS14.1 Public open space areas are connected with the any existing or approved open space network; and
- PS14.2 Contributions towards parkland are provided to standards stated in planning scheme policy 3.

PS15.1 Road and drainage works are designed and constructed to standards stated in planning scheme policies 4 and 11.
Division 13—Signage

6.50 Signage Code

The provisions of this division comprise the Signage Code. They are:

- Compliance with the Signage Code (section 6.51);
- Overall outcome for the Signage Code (section 6.52);
- Specific outcomes and probable solutions for the Signage Code (section 6.53).

6.51 Compliance with the Signage Code

A development that achieves the specific outcomes in section 6.53 complies with the Signage Code.

6.52 Overall Outcome for the Signage Code

(1) The overall outcome is the purpose of the Signage Code.

(2) The overall outcome for the Signage Code is to:
   (i) enhance or maintain the visual quality of the Shire; and
   (ii) enhance or maintain the amenity of residential and rural land; and
   (iii) to facilitate the advertising of businesses, while ensuring minimal impact on safety and visual amenity.

6.53 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific outcomes</th>
<th>Probable solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Structural Standards</strong></td>
<td></td>
</tr>
<tr>
<td>SO1 Signs do not cause a traffic or safety hazard.</td>
<td>PS1.1 Moving or variable message signs are not located: (i) within 50m of the land within the Village Zone or the Residential or Tourist Residential Precincts of the Town Zone; or (ii) adjacent to any road which has a traffic speed of more than 60km/hr; and</td>
</tr>
<tr>
<td><strong>Design and Siting</strong></td>
<td></td>
</tr>
<tr>
<td>SO2 Signs are designed and constructed to avoid clutter and to be compatible with, or enhance existing streetscapes and not adversely impact on visual amenity.</td>
<td>PS2 Signs comply with the detailed design provisions set out in Table 1 below.</td>
</tr>
</tbody>
</table>
# Table 1: Advertising Signs

<table>
<thead>
<tr>
<th>Type of Signage</th>
<th>Detailed Design Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING SIGNS</strong></td>
<td><strong>Detailed Design Provisions</strong></td>
</tr>
</tbody>
</table>
| Permanent signs which are attached to buildings and form an integral part of the structure of a building be they painted or affixed. | a) The sign is a Business Sign; and  
  b) The sign is located on premises used for commercial or industry purposes; and  
  c) The total area used for sign/s in the parapet area does not exceed 50% of the available parapet area; and  
  d) The parapet area does not include any area of the transom sill or window; and  
  e) The sign does not extend above the parapet height; and  
  f) The sign does not contain any merchandising or moving, flashing or rotating parts; and  
  g) One sign per tenant of the premises.                                                                                                                                                                                                                                                                                                                                                         |
| **Parapet Sign – a sign painted or affixed flat to the parapet of a building above the awning.** |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| **Fascia Sign – Awning Balustrade** – a sign painted or affixed to the facia of an awning or verandah balustrade. | a) The sign is a Business Sign; and  
  b) The sign is located on premises used for commercial or industry purposes; and  
  c) The sign is wholly contained within the outline of an awning or verandah balustrade; and  
  d) The sign is placed on the street frontage; and  
  e) The sign does not contain any merchandising or moving, flashing or rotating parts; and  
  f) One sign per tenant of the premises.                                                                                                                                                                                                                                                                                                                                                         |
| **Above Awning Sign** – a sign mounted above an awning or verandah. | a) The sign is a Business Sign; and  
  b) The sign is located on premises used for commercial or industry purposes; and  
  c) The sign does not exceed 50% of the area contained within the outer extent of the awning and the principal parapet line; and  
  d) The sign is generally at right angles to the principal parapet line; and  
  e) The sign does not contain any merchandising or moving, flashing or rotating parts; and  
  f) One sign per premises.                                                                                                                                                                                                                                                                                                                                                                       |
<table>
<thead>
<tr>
<th><strong>Type of Signage</strong></th>
<th><strong>Detailed Design Provisions</strong></th>
</tr>
</thead>
</table>
| Under Awning Sign – a sign suspended under an awning, veranda or roof. | a) The sign is a Business Sign; and  
   b) The sign is located on premises used for commercial or industry purposes; and  
   c) The sign is at right angles to the building frontage; and  
   d) The length of the sign does not exceed 75% of the width of the awning, roof or verandah to which it is affixed and has a maximum length of 2.5m and a maximum height of 0.5m; and  
   e) There is a minimum clearance of 2.4m between the lowest part of the sign and the footpath; and  
   f) The sign is located in a central position along the road frontage of the premises; and  
   g) Where more than one sign, the signs are evenly spaced along the frontage of the premises; and  
   h) The sign does not contain any merchandising or moving, flashing or rotating parts; and  
   i) One sign only per tenant of the premises. |

| Window Sign – a sign painted or affixed flat to the window of a building. | a) The sign is a Business Sign; and  
   b) The sign is located on premises used for commercial or industry purposes; and  
   c) The sign does not contain any moving, flashing or rotating parts; and  
   d) The area of the sign is wholly contained within the available window area. |

| Wall Sign – a sign painted on or affixed flat to a wall. | a) The sign is a Business Sign; and  
   b) The total area used for sign/s is no greater than 50% of the height of the wall; and  
   c) The total area used for sign/s is no greater than 50% of the clear wall length; and  
   d) The sign does not contain any merchandising or moving, flashing or rotating parts; and  
   e) One sign only per tenant of the premises. |
<table>
<thead>
<tr>
<th>Type of Signage</th>
<th>Detailed Design Provisions</th>
</tr>
</thead>
</table>
| **Blind Sign** – a sign painted on or affixed to a solid or flexible material suspended from the edge of an awning, verandah, or wall, where such material is intended to provide sun shading. | a) The sign is a Business Sign; and  
b) The sign is located on premises used for commercial or industry purposes; and  
c) There is a minimum clearance of 2.4m between the lowest part of the sign and the footpath where the sign may conflict with pedestrian movement; and  
d) The total area used for sign is wholly contained within the area of the blind or awning; and  
e) The sign does not contain any merchandising or moving, flashing or rotating parts; and  
f) One sign only per tenant of the premises. |
| **Roof Sign** – a sign painted on a roof. | a) The area of the sign does not exceed 50% of the available roof area; and  
b) There are no more than two roof signs per building; and  
c) The sign does not contain any moving, flashing or rotating parts; and  
d) The sign states only the name of the premises. |
| **Pylon Sign** – a freestanding sign which is positioned or mounted on one or more vertical supports. | a) The sign is a Business Sign; and  
b) The sign is located between the building and the road frontage; and  
c) The sign is fully contained within the land (and airspace) of the property; and  
d) The sign does not exceed 6.5 m in height or exceed the height of the building, which ever is greater;  
e) One pylon sign per road frontage; and  
f) The sign is integrated with the appearance of the building and with the overall streetscape; and  
g) The sign does not contain any merchandising or moving, flashing or rotating parts; and  
h) The sign is located so as not to cause a traffic hazard for vehicles accessing the subject property or adjoining properties or; for vehicles using the adjacent road network. |
**Type of Signage**

**Projecting Sign** – a sign projecting from a building parapet, roof, wall or facade.

- The sign is a Business Sign; and
- The sign is located on premises used for commercial or industry purposes; and
- The sign does not project above the roof line of the building; and
- The sign has a minimum clearance of 2.4 m between the lowest part of the sign and the footpath; and
- The sign does not project more than 1.5 m from the building or structure supporting the sign; and
- One sign only per road frontage; and
- The sign does not contain any merchandising or moving, flashing or rotating parts; and
- The sign is integrated with the appearance of the building.

**Billboard Sign** – a freestanding sign where the width is generally greater than the height and it is mounted on one or more vertical supports.

- The sign shape exceeds 2m² in area and does not exceed the following dimensions in the following zones:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Size</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural &amp; Rural Residential</td>
<td>18m²</td>
<td>6m</td>
</tr>
<tr>
<td>Town &amp; Village</td>
<td>9m²</td>
<td>4m</td>
</tr>
</tbody>
</table>

- The sign is located:
  1. within private property outside the road reserve; and
  2. within 6m of the frontage boundary and set back a minimum of 1m from all other boundaries; and
  3. not within 200 m of any intersection where the speed environment is equal to or greater than 100km/hr and not within 100m of any intersection where the speed environment is less than 100km/hr; and

- The sign is located to prevent obscuring the views to other signs and existing or approved premises used for commercial or industry purposes by being located:
  1. 100m away from an existing sign or the proposed location of an approved sign facing the one direction of travel; and
  2. 100m away from an existing or approved premises used for commercial or industrial purposes; and

- The sign does not have flashing or revolving parts nor is it illuminated by exposed baffled lamps or fluorescent tubes; and

- The sign does not contain any merchandising or moving or rotating parts; and

- Advertisements referring to the same subject matter by the same advertiser are separated by a minimum distance of 10km in the one direction of travel.
<table>
<thead>
<tr>
<th>Type of Signage</th>
<th>Detailed Design Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TEMPORARY SIGNS</strong></td>
<td>Signs which are used for a short period of time and can be moved for storage and updating.</td>
</tr>
<tr>
<td><strong>Footpath Sign</strong> – a portable freestanding sign normally in an A or T</td>
<td>a) The sign is a Business Sign; and</td>
</tr>
<tr>
<td>configuration which is displayed on the footpath.</td>
<td>b) The sign is located on premises used for commercial or industry purposes; and</td>
</tr>
<tr>
<td></td>
<td>c) The sign does not exceed 1m in height and has a base width of 0.75m; and</td>
</tr>
<tr>
<td></td>
<td>d) The sign is located adjacent to the building relating to the advertisement such that it</td>
</tr>
<tr>
<td></td>
<td>allows a 2m wide free flow of pedestrian traffic on the footpath; and</td>
</tr>
<tr>
<td></td>
<td>e) The sign does not contain any merchandising or moving, flashing or rotating parts; and</td>
</tr>
<tr>
<td></td>
<td>f) The sign is not to be tied to any other structure; and</td>
</tr>
<tr>
<td></td>
<td>g) One sign only per tenant of the premises; and</td>
</tr>
<tr>
<td></td>
<td>h) The sign is only on display during trading hours.</td>
</tr>
<tr>
<td><strong>Commercial Flag</strong> – a flag identifying a company logo or mark that is</td>
<td>a) The flag is not flown at a height greater than 6.5m or at a height that exceeds the</td>
</tr>
<tr>
<td>placed on a flag pole.</td>
<td>height of the building, whichever is greater; and</td>
</tr>
<tr>
<td></td>
<td>b) One flag only per premises; and</td>
</tr>
<tr>
<td></td>
<td>c) The flag is not erected on a road reserve or public land.</td>
</tr>
<tr>
<td><strong>EVENTS SIGNS</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Election Sign</strong> – a temporary sign associated with an election or poll.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) The sign shall not be displayed for more than 6 weeks prior to the event and shall be</td>
</tr>
<tr>
<td></td>
<td>removed 14 days after the event;</td>
</tr>
<tr>
<td></td>
<td>b) the sign shall not be more than 2 metres in height; and</td>
</tr>
<tr>
<td></td>
<td>c) one election sign only is permitted per premises.</td>
</tr>
<tr>
<td>Type of Signage</td>
<td>Detailed Design Provisions</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Road Banner Sign</strong> – a temporary sign</td>
<td>The minimum height of a road banner sign is 5.7m to the underside of the sign.</td>
</tr>
<tr>
<td>suspended across a road, generally promoting</td>
<td></td>
</tr>
<tr>
<td>an event or special occasion.</td>
<td></td>
</tr>
</tbody>
</table>
Division 14—Stables, Kennels and Catteries

6.54 Stables, Kennels and Catteries Code

The provisions of this division comprise the Stables, Kennels and Catteries Code. They are:

- Compliance with the Stables, Kennels and Catteries Code (section 6.55);
- Overall outcome for the Stables, Kennels and Catteries Code (section 6.56);
- Specific outcomes and probable solutions for the Stables, Kennels and Catteries Code (section 6.57).

6.55 Compliance with the Stables, Kennels and Catteries Code

A development that achieves the specific outcomes in section 6.57 complies with the Stables, Kennels and Catteries Code.

6.56 Overall Outcome for the Stables, Kennels and Catteries Code

(1) The overall outcome is the purpose of the Stables, Kennels and Catteries Code.

(2) The overall outcome for the Stables, Kennels and Catteries Code is to ensure that stables, kennels and catteries:
   (i) Have minimal impact on the amenity and character of an area; and
   (ii) Have minimal impact on ecological values of the area.

6.57 Specific Outcomes and Probable Solutions

<table>
<thead>
<tr>
<th>Specific Outcomes</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>SO1</td>
<td>PS1.1</td>
</tr>
<tr>
<td></td>
<td>Stables, Kennels and Catteries are set back a minimum distance of 100m from any water way, well or bore.</td>
</tr>
<tr>
<td>SO2 Noise, odour and visual impacts on residential amenity of other surrounding land uses are avoided.</td>
<td>PS2.1 Buildings and other structures are set back a minimum of:</td>
</tr>
<tr>
<td></td>
<td>(i) 50m from any existing or approved houses on adjoining properties;</td>
</tr>
<tr>
<td></td>
<td>(ii) 15m from any house on the same site; and</td>
</tr>
<tr>
<td></td>
<td>(iii) 15m from the boundary; and</td>
</tr>
<tr>
<td></td>
<td>PS2.2 Where the site area adjoins land in the Town Zone, Village Zone or Rural Residential Zone, timber paling fencing to a height of 1.8m is constructed along the adjoining boundary; and</td>
</tr>
<tr>
<td></td>
<td>PS2.3 Stables have a minimum site area of 8000m²; and</td>
</tr>
<tr>
<td></td>
<td>PS2.4 Kennels and Catteries have a minimum site area of 4ha; and</td>
</tr>
<tr>
<td>Specific Outcomes</td>
<td>Probable Solutions</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>PS2.5 Kennels and Catteries are established and operated in a manner that ensures: (i) animals are kept in enclosures at all times and between 6.00pm and 7.00am are kept in buildings constructed of sound absorbing material; and (ii) escape of animals is prevented from the site area by appropriate fencing that is a minimum of 1.8m in height; and (iii) for kennels, the ratio of dogs per site is not greater than 10 per hectare; and (iv) for catteries, not more than 100 cats are kept on the site at any one time.</td>
<td></td>
</tr>
</tbody>
</table>
PART 7 PERFORMANCE INDICATORS

Performance indicators are intended to be used collectively to determine whether or not a particular desired environmental outcome is being achieved. These indicators will not to be used in the assessment of particular development applications. Rather, they will be used in reviewing the scheme or in any earlier monitoring that Council may wish to undertake.

Each of the indicators contained in this schedule may involve quantifiable or qualitative assessments, or both. These assessments may involve the use of one or more of the data sources, depending on the nature of the indicator and the availability of information at the time.

Adjustments to the plan may be made as a result of this monitoring process.

<table>
<thead>
<tr>
<th>DESIRED ENVIRONMENTAL OUTCOME</th>
<th>PERFORMANCE INDICATORS</th>
<th>POTENTIAL DATA SOURCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ecological Values:</strong></td>
<td>(i) Conservation status of the threatened species and ecological communities in the Shire.</td>
<td>EPA Wildnet and other GIS information. The conservation status of Queensland’s Bioregional Ecosystems, (EPA).</td>
</tr>
<tr>
<td></td>
<td>(ii) Total area of land covered with remnant native vegetation.</td>
<td>NR&amp;M regional vegetation Management Plan mapping. EPA bioregional ecosystems mapping.</td>
</tr>
<tr>
<td></td>
<td>(iii) Total area of land held publicly for conservation purposes or the subject of conservation agreements or similar protection mechanisms.</td>
<td>Council development approval records and DCDB.</td>
</tr>
<tr>
<td></td>
<td>(iv) Wetland condition and extent and water quality in major creeks, if this information is available.</td>
<td>DPI/GBRMPA/Council mapping and water quality monitoring, if available</td>
</tr>
<tr>
<td><strong>Natural Economic Resources:</strong></td>
<td>(i) Total area of Good Quality Agricultural Land protected.</td>
<td>NR&amp;M GIS information on the area and location of Good Quality Agricultural Land.</td>
</tr>
<tr>
<td></td>
<td>(ii) Annual area of rural land approved for subdivision or amalgamation approval.</td>
<td>Council development approval records.</td>
</tr>
<tr>
<td></td>
<td>(iii) Protection of identified extractive resources and haul routes.</td>
<td>Council development approval records and complaints records.</td>
</tr>
<tr>
<td>DESIRED ENVIRONMENTAL OUTCOME</td>
<td>PERFORMANCE INDICATORS</td>
<td>POTENTIAL DATA SOURCE</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>------------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td><strong>Economic Activity:</strong></td>
<td>(i) Number and type of jobs and businesses in the Shire.</td>
<td>ABS Census data.</td>
</tr>
<tr>
<td>Sarina Shire contains a prosperous community with a sustainable industrial and rural base, with a wide range of employment opportunities due to the establishment of a diverse range of local industries (including new rural industries, home based business activities and tourism), and through Sarina Township performing a strong role as the main service centre for the Shire.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Number and type of approvals for non-agricultural activities in the Rural Land Use area.</td>
<td>Council development approval and building records.</td>
<td></td>
</tr>
<tr>
<td>(iii) Total GFA for Industrial/commercial activities.</td>
<td>Land use survey.</td>
<td></td>
</tr>
<tr>
<td>(iv) Increase in tourist visitors to the Shire.</td>
<td>Sarina Tourist Information Centre statistics and ABS Census data.</td>
<td></td>
</tr>
<tr>
<td><strong>Infrastructure Efficiency:</strong></td>
<td>(i) The proportion of residential development connected to reticulated water supply and sewerage, and the extent of effluent reuse.</td>
<td>Council development approval records.</td>
</tr>
<tr>
<td>Development is located where it may increase the efficient and sustainable use of existing infrastructure in terms of water supply, stormwater management and waste disposal and protects infrastructure (including transport corridors) from inappropriate development.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(iii) The proportion of residential development within cycling and walking distance of major services in the town of Sarina</td>
<td>Council development approval records.</td>
<td></td>
</tr>
<tr>
<td><strong>Cultural Heritage and Rural Character:</strong></td>
<td>(i) The involvement of traditional owners in the planning and land management process.</td>
<td>Council development approval records.</td>
</tr>
<tr>
<td>Places of cultural significance in the Shire (Indigenous and non-Indigenous settlement) are protected, the village character in the Shire settlements is maintained and the relationship of traditional owners and the land and water is recognised.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(ii) Residents and visitors perceptions of the Shire’s character.</td>
<td>Community and visitor survey.</td>
<td></td>
</tr>
<tr>
<td>DESIRED ENVIRONMENTAL OUTCOME</td>
<td>PERFORMANCE INDICATORS</td>
<td>POTENTIAL DATA SOURCE</td>
</tr>
<tr>
<td>------------------------------</td>
<td>------------------------</td>
<td>----------------------</td>
</tr>
<tr>
<td>Pattern of Residential Development:</td>
<td>(i) Type (house or Multiple Dwelling) of residential dwellings approved.</td>
<td>Council development approval records.</td>
</tr>
<tr>
<td>Sarina Shire offers a high standard of living with a range of different residential lifestyles and housing types. New residential (both urban and rural residential) areas have been developed in an efficient and sustainable manner with regard to infrastructure, and are accessible to services provided in established settlements.</td>
<td>(ii) Number of developments refused (including reconfiguring a lot) due to conflict with the purpose of the zone.</td>
<td>Council’s development approval records.</td>
</tr>
<tr>
<td>(iii) Rural residential development is contained within the Rural Residential Zone.</td>
<td></td>
<td>Council’s development approval records.</td>
</tr>
<tr>
<td>Community Services and Facilities, Accessibility and Mobility:</td>
<td>(i) The ratio of Community Facilities and services to the population served.</td>
<td>State Agency service provider statistics.</td>
</tr>
<tr>
<td>Residents of the Shire and visitors have a high level of access to community services and facilities, and to different transport modes.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
List of certain approvals and decisions recorded on a planning scheme under Section 3.5.27 of the Integrated Planning Act 1997.

<table>
<thead>
<tr>
<th>Date</th>
<th>Land to which the notation relates</th>
<th>Nature of the approval or decision</th>
<th>File reference number</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 August 2005</td>
<td>Lot 3 on SP 167648</td>
<td>Preliminary approval under the IPA, section 3.1.6</td>
<td>DA 2965.1-2</td>
</tr>
<tr>
<td>15 September 2006</td>
<td>Lot 30 on SP 135519 &amp; Lot 136 on Cl 3164</td>
<td>Approval under the IPA, section 3.5.27(a)</td>
<td>MCU – 00010 (ASS 3634)</td>
</tr>
<tr>
<td>15 September 2006</td>
<td>Lot 2 on RP 733871</td>
<td>Approval under the IPA, section 3.5.27(a)</td>
<td>ROL – 00042 (ASS 3400)</td>
</tr>
</tbody>
</table>
SCHEDULE 1

Dictionary

Part 1—Defined Uses

Agriculture: means the use of premises for the growing and harvesting of crops, pastures, flowers, fruit, vegetables or any plants or trees for commercial gain and not for domestic purposes, including the storage and packing of produce grown on the same site. The term includes forestry (the production of timber for sale) but does not include a plant nursery.

Animal Husbandry: means the use of premises for the keeping, depasturing or stabling of any animal, bird, insect, reptile, fish or crustaceans, other than for domestic purposes. The term includes the use of land for dairying, cattle grazing, animal breeding establishments and holding yards or hatcheries, but does not include aquaculture, intensive animal industries, kennels and catteries, or stables.

Aquaculture (Minor Impact): means the use of premises for the cultivation of live fisheries resources where the premises involve tanks with a total water storage area of more than 200m² and up to 2000m² (or up to 750m² where oxygen injection is used), or ponds with a total surface area of less than 5 ha, and no off-site discharge of wastes from the tanks or ponds to natural waters.

Aquaculture (Significant Impact): means the use of premises for the cultivation of live fisheries resources where the premises involve:

1) tanks with a total water storage area of more than 200m² and up to 2000m² (or up to 750m² where oxygen injection is used) where off-site discharge of wastes occurs from the tanks to natural waters; or

2) tanks with a total water storage area of more than 2000m² (or more than 750m² where oxygen injection is used); or

3) ponds with a total surface area of less than 5 ha where off-site discharge of wastes occurs from the ponds to natural waters; or

4) ponds with a surface area of more than 5 hectares.

For the purposes of this definition:

a) "tanks" means water containing structures not formed by hollowing, excavating or embanking natural surfaces; and

b) "ponds" means water containing structures formed by hollowing, excavating or embanking natural surfaces.

Camping Ground: means the use of premises involving setting up and use of tents for temporary accommodation for holiday and recreational purposes.

Caravan Park: means the use of premises for the parking of caravans, relocatable homes, the pitching of tents, the use of cabins where ancillary to the caravan park use, for the travelling public or long-term residents. The term includes any manager's office or residence, shop, amenity buildings and recreation and entertainment facilities which cater exclusively for the occupants of the caravan park.

Caretaker's Residence: means the use of premises for residential purposes by a caretaker in connection with a particular purpose on the same site.
Commercial Premises: means the use of premises for the displaying or offering of goods or services for sale by retail or for hire, or other business, professional, or commercial purposes not separately defined. The term includes a shop, detached bottle shop, unlicensed restaurant, café, local store, hairdressers, pharmacy, medical clinic, veterinary clinic and professional offices.

Community Facilities: means the use of premises for cultural, religious or community uses such as:

- ambulance station, fire brigade, police station, emergency services depot;
- cemetery, crematorium;
- church, chapel, synagogue, temple;
- community hall or centre, senior citizens centre, youth centre;
- education uses such as child care centre, school, college, university and other learning facility;
- hospital, maternal and child welfare centre and the like; and
- federal, state or local government purposes.

Extractive Industry: means the use of premises for the purpose of carrying on an industry which involves dredging, excavating, quarrying, sluicing and any other mode of winning materials from the earth, and including any ancillary processing of that material. The term does not include the winning and processing of minerals authorised under the Mineral Resources Act 1989.

Home Based Business: means the use of premises for a commercial activity, occupation or profession carried out in, or on the same site as, an existing house by any permanent resident of the house. This definition is appropriate for activities such as the manufacture and sale of arts and craft, tax agent services, hairdressing, dressmaking, word processing, teaching, naturopathy services and professional offices. In rural areas, further uses appropriate for this definition include cottage industries and minor service industries. The term does not include a mobile business which is a business where associated activities are predominantly conducted away from the site and no personal client contact occurs at the site.

Host Home Accommodation: means the use of premises to provide short-term accommodation for visitors where the host resides on the premises on a full-time basis, including Bed and Breakfast Accommodation and Host Farm Accommodation. Bed and Breakfast Accommodation is defined as accommodation provided for guests in a house where meals are prepared and served by the host. Host Farm Accommodation is defined as accommodation provided for guests in a house (or in separate accommodation on the site) where meals are prepared and served by the host or self-catering facilities are provided.

House: means the use of premises involving a detached building on a single lot used principally for residential purposes by a single household, domestic group or individual, including domestic activities and outbuildings normally associated with this use. These activities also include a mobile business which is a business where the activity (other than administration for the business activity) is conducted away from the site; no personal client contact occurs at the site; no employees are engaged other than the owners and; the business only uses one vehicle.

Indoor Entertainment: means the use of premises to provide entertainment which, by its nature, is provided indoors, including amusement centres, cinemas, unlicensed clubs, indoor sports centres, gymnasiums, museums, indoor exhibition centres and the like.
Industry (Low Impact): means the use of premises for business purposes for an industrial activity which is not ancillary to another use on the site and which:
1. does not require an environmental licence, nor is a notifiable activity, under the *Environmental Protection Act*; and
2. does not involve the storage or use of dangerous goods; and
3. is, or is similar to, any of the following:
   (i) making any of the following:
       (a) dental prostheses;
       (b) fashion accessories;
       (c) flags and pennants;
       (d) footwear;
       (e) garments;
       (f) jewellery;
       (g) millinery;
       (h) optical goods (being spectacles and the like);
       (i) rubber stamps;
       (j) soft furnishings;
       (k) toys; and
       (l) trophies
   (ii) assembling any of the following from components manufactured elsewhere:
       (a) aids and appliances for the disabled;
       (b) audio-visual equipment;
       (c) barbecues;
       (d) bicycles (not motorised);
       (e) blinds;
       (f) camera and other portable photographic equipment;
       (g) clocks and watches;
       (h) computers or computer equipment;
       (i) furniture;
       (j) musical instruments;
       (k) portable domestic electrical appliances;
       (l) portable domestic lighting, fittings and accessories;
       (m) portable office machinery and equipment;
       (n) power tools;
       (o) recording and sound equipment;
       (p) scientific instruments;
       (q) sewing machines;
       (r) sports equipment (other than ammunition, vehicles and water craft);
       (s) television and video equipment; and
       (t) umbrellas
   (iii) repairing or servicing any of the following:
       (a) any item mentioned in (i) or (ii) above;
       (b) canvas goods, tenets and camping soft goods;
       (c) drawing or writing instruments;
       (d) leather goods;
       (e) mower (including motor mowers and portable gardening equipment); and
       (f) power and other tools
   (iv) providing any of the following services:
       (a) document duplicating or copying;
       (b) engraving (by hand);
       (c) laboratory facilities;
(d) locksmith services;
(e) photocopying;
(f) photographic film processing;
(g) photographic plate-making, sign-making and similar processes;
(h) picture framing;
(i) plan printing;
(j) restoration of small articles of a personal or domestic nature
(others than furniture), or works of art; and
(k) studio facilities
(v) use as:
(a) a public Laundromat; and
(b) a “hot bread kitchen”/retail bakery.

Industry (Medium Impact): means the use of premises for any industry not being an Industry (Low Impact)
or Industry (High Impact) as defined herein.

The term includes the following:
(a) crude oil or petroleum product storage of a combined total storage capacity
of 100 000 litres or more but less than 500 000 litres;
(b) abrasive blasting, paint spraying and panel beating works;
(c) metal recovery including a scrap metal yard;
(d) motor vehicle workshop and boat repair workshop; and
(e) tyre recycling facility.

Industry (High Impact): means the use of premises for industry which:
1) principally involve animal product processing or food processing; or
2) involve the use, storage of handling or disposal of any radioactive
substance; or
3) otherwise involve the storage or use of dangerous goods (but not including
a Fuel Depot or a Service Station).

Industry (High Impact) includes the following:
(a) abattoirs, animal product processing, boiling down works or tanneries;
(b) acid, flammable liquid or glass manufacturing;
(c) asbestos products manufacturing;
(d) asphalt or bitumen works;
(e) battery smelter and works;
(f) cement or concrete manufacture;
(g) clay or ceramic products manufacturing including bricks, tiles, pipes,
pottery goods and refractories, in works having a design capacity of more
than 200 tonnes per annum;
(h) coke producing, quenching, cutting, crushing or grading;
(i) crude oil or petroleum product storage of a combined total storage capacity
of 500 000 litres or more;
(j) explosives manufacturing or storage and any use involving radioactive
substances or materials;
(k) food processing (other than dairy products) including flour mills, canneries
and distilleries;
(l) foundries (ferrous and non-ferrous), smelting works, steel fabrication works
and heavy engineering works;
(m) gas producing;
(n) glass, glue, soap and paint manufacture;
(o) gravel, sand and stone crushers and screening plants; and
(p) manufacturing chemists including manufacturing, processing or mixing inorganic chemical, organic chemical or chemical product;
(q) mineral processing, classification, mixing or concentration of mineral ores to produce mineral concentrates in works having a design capacity of more than 1000 tonnes per annum;
(r) oil or fuel gas refining or processing;
(s) pet, stock or aquaculture food manufacturing;
(t) plaster, pulp or paper manufacturing;
(u) plastic manufacturing including plastic products in works having a design production capacity of 5 tonnes or more per annum;
(v) recycling or reprocessing regulated waste facility;
(w) sawmilling or wood chipping and chemically treating timber;
(x) soil conditioner manufacturing having a design production capacity of 200 tonnes or more per annum;
(y) sugar milling or refining including manufacturing sugar or sugar cane products (other than on a farm);
(z) textile manufacturing including commercial carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;
(aa) tyre manufacturing or retreading; and
(bb) tyre storage facility for the storage of 500 tyres or more in whole or equivalent parts.

Intensive Animal Industry: means the use of premises for commercial or other non-domestic operations involving holding, raising or keeping animals in buildings, stockyards or stock pens on a long term basis and not short term periods associated with activities such as mustering and feeding in times of drought, including, but not limited to:
(a) cattle feedlots;
(b) piggeries including free range pigs, where more than 2 standard domestic pig units (one standard pig unit being a breeding sow and unweaned litter) are kept;
(c) poultry farm (enclosed or free range), where more than 20 mature birds are kept;
(d) emu and ostrich farms where more than 4 mature birds are kept; and
(e) other animals eg. goats, deer, alpaca etc. where more than 4 mature animals are kept.

Kennels and Catteries: means the use of premises for the keeping of dogs (kennels) or cats (catteries) whether for boarding, breeding, training or other purposes. The term does not include the keeping of domestic pets (up to four dogs or four cats) or dogs for bonafide farm work purposes where the total area of the property is 20ha or more.

Licensed Premises: means the use of premises for the sale of liquor for consumption on-site or off-site (including drive-through bottle shops) and for the provision of short-term accommodation and dining/entertainment facilities. The term also includes a licensed club.

Motel: means the use of premises for the temporary accommodation of travellers and their vehicles. The term includes any restaurant, office and manager’s residence on the same site.
Multiple Dwelling: means the use of premises for the principal place of residence by more than one household. The term includes uses commonly known as a townhouse, unit, duplex, apartment, retirement village, nursing home, orphanage or children’s home, aged care accommodation, residential development for people with special needs, hostel, institution (primarily residential in nature) or community dwelling (where unrelated people maintain a common discipline, religion or similar).

Nightclub: means the use of premises for cabaret or night club purposes, where entertainment is regularly provided to members of the public and involves remaining open outside normal business hours.

Open Space: means the use of public land for recreational purposes, aesthetic appreciation, and/or conservation or environmental protection. The term includes children’s playgrounds; informal sports fields; informal parkland and any vehicle parking areas, amenities or kiosks associated with the use.

Outdoor Entertainment: means the use of premises for any sporting or recreational activity, or other leisure pastime, which is conducted wholly or mainly outdoors. The term includes showgrounds (including provision for overnight stay of travellers with livestock or show animals or those associated with a showgrounds’ event), outdoor public swimming pools, race tracks, motor racing tracks, golf courses and driving ranges, outdoor courts and sportsgrounds, shooting or archery ranges and the like. It also includes the provision of a clubhouse, amenities, storage facilities and car parking associated with the use.

Plant Nursery: means the use of premises for the cultivation, storage or display of seedlings, plants, flowers, shrubs and domestic trees for sale to others. The term includes a wholesale or retail plant nursery.

Relative’s Apartment: means the use of premises for an additional apartment to an existing house, or a separate building to an existing house on a lot, where the building is occupied by relatives, carers or dependents of the resident of the existing house and where the building has a maximum floor area of 50m² excluding verandahs or awnings.

Roadside Stall: means the use of premises for the display and sale of primary produce and other goods where no processing or packaging of the goods for sale, occurs on the premises.

Rural Tourist Facility: means the use of premises to provide tourist facilities in rural areas including health farms, ecotourism facilities, displays, recreational activities and the like. The term includes the provision of short term accommodation in the form of cabins, caravans and the provision of areas for caravans and the pitching of tents.

Second House: means the use of premises for an additional house to an existing house on the same lot, where the second house is occupied by a relative or employee of the occupants of the existing house.

Self Storage: means the use of shipping containers, or other similar transportable or permanent structures for domestic or ancillary (agricultural, commercial or industrial) storage purposes. The term does not include a warehouse.
Service Station: means the use of premises primarily for refuelling motor vehicles and including ancillary use of the premises for:
(a) retail sale of oils, greases and other motoring accessories and convenience items; and
(b) the servicing and minor repairs of vehicles.

Stables: means the use of premises for the housing of more than 2 horses \(^{56}\).

Telecommunications Facility: means the use of premises for the purpose of extending telecommunications services throughout the Shire whether or not the operator is a public sector entity or a private sector entity. The term excludes low impact facilities as defined under the provisions of the *Telecommunications Act 1997*.

Transport Depot: means the use of premises for the overnight storage of more than one truck, bus or road transport vehicle with a gross vehicle mass of greater than 4 tonnes. The term includes the servicing of these vehicles.

Utilities – Local: means the use of premises for the undertaking of the supply of water, electricity or gas or the provision of telephone, sewerage or drainage services provided that this shall not include the erection and operation of any of the following:
(a) electricity power lines, transformers or switching stations operating at or in excess of one hundred and thirty two thousand (132,000) volts; or
(b) any building or other structure (other than a pole or mast supporting electricity or telephone lines) having a floor area greater than five (5) square metres.

The term does not include utilities-public as defined herein.

Utilities – Public: means the use of premises for any of the following undertakings, namely:
(a) a coal terminal, railway, tramway, road or air transport, wharf, sea port, marina, harbour, sea or river undertaking; or
(b) major undertakings for the supply of public infrastructure services including water treatment plants, sewerage treatment plants, stormwater treatment plants, electricity power stations, bulk gas storage areas or the provision of telecommunication services that involve a building or other structure that has a floor area greater than five (5) square metres.

Vehicle Showroom: means the use of premises for indoor and outdoor display and sale of vehicles, including agricultural machinery, boats, caravans, cars, trucks or the like. The term includes selling of spare parts and all repairs and servicing of those vehicles.

Warehouse: means the use of premises primarily for the storage of goods, merchandise or materials for commercial purposes.

\(^{56}\) Council also has a Local Law which restricts the keeping of horses in certain circumstances.
### Part 2—Explanatory Terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acid Sulfate Soils</td>
<td>Includes both “actual” and “potentially” acid sulfate soils (each separately defined below), which are often found in the same soil profile</td>
</tr>
<tr>
<td>Actual Acid Sulfate Soils</td>
<td>Means soils or sediments containing highly acidic soil horizons or layers resulting from the aeration of soils or sediments that are rich in iron sulphides, and that have a pH of 4 or less.</td>
</tr>
<tr>
<td>Assessment Category:</td>
<td>means the type of assessment identified for development in accordance with the IPA, including one or other of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) exempt;</td>
</tr>
<tr>
<td></td>
<td>(b) self-assessable;</td>
</tr>
<tr>
<td></td>
<td>(c) assessable requiring code assessment, referred to as code assessable;</td>
</tr>
<tr>
<td></td>
<td>(d) assessable requiring impact assessment, referred to as impact assessable</td>
</tr>
<tr>
<td>Billboard Sign:</td>
<td>refer to Division 13 - Signage, Table 1 for definition.</td>
</tr>
<tr>
<td>Biodiversity:</td>
<td>means the variability among living organisms from all sources (including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part) and includes:</td>
</tr>
<tr>
<td></td>
<td>▪ diversity within a species and between species; and</td>
</tr>
<tr>
<td></td>
<td>▪ diversity of ecosystems.</td>
</tr>
<tr>
<td>Building Height:</td>
<td>means the height of a structure from the natural ground level to the highest point of the roof line unless otherwise stated.</td>
</tr>
<tr>
<td>Business Sign:</td>
<td>means an advertising sign which indicates the occupants, nature of business, products or services offered within the premises on which the sign is displayed.</td>
</tr>
<tr>
<td>Council:</td>
<td>means the Sarina Shire Council.</td>
</tr>
<tr>
<td>Dwelling Unit:</td>
<td>means habitable rooms and other spaces used or intended for use as a self-contained unit to accommodate one household.</td>
</tr>
<tr>
<td>Ecological Corridors:</td>
<td>means an area of land and/or water, including areas above and below ground, which functions to:</td>
</tr>
<tr>
<td></td>
<td>(a) allow wildlife movement between habitat areas;</td>
</tr>
<tr>
<td></td>
<td>(b) provide wildlife habitat and refuges;</td>
</tr>
<tr>
<td></td>
<td>(c) provide habitat connectivity;</td>
</tr>
<tr>
<td></td>
<td>(d) support the maintenance of biodiversity; or</td>
</tr>
<tr>
<td></td>
<td>(e) support the maintenance of biological processes.</td>
</tr>
<tr>
<td>Endemic Species:</td>
<td>means native species of plant and animal that are found or where found naturally in an area.</td>
</tr>
<tr>
<td>Explanatory Notes:</td>
<td>means supporting documents declared by the planning scheme to be extrinsic material to assist interpretation of the scheme and include documents that:</td>
</tr>
<tr>
<td></td>
<td>(a) provide a summary of the background to determining the desired environmental outcomes and scheme measures;</td>
</tr>
<tr>
<td></td>
<td>(b) explain the relationship between the desired environmental outcomes and scheme measures; or</td>
</tr>
<tr>
<td></td>
<td>(c) explain how the scheme provisions operate.</td>
</tr>
</tbody>
</table>
Floor Area (of a Building): means the total floor area of all levels of a building measured from the outside of the external walls or the centre of a common wall. The term includes gross floor area.

Frontage: means a boundary of a lot which abuts a road.

Good Quality Agricultural Land: means that land which is mapped on EROM1: Good Quality Agricultural Land Overlay Map as land class A in accordance with the Planning Guidelines – the Identification of Good Quality Agricultural Land that accompany State Planning Policy 1/92.

Industry: means any of the following operations:
(a) any manufacturing process whether or not such process results in the production of a finished article; or
(b) the breaking up or dismantling of any goods or any goods or any articles for trade, sale or gain, as ancillary to any business; or
(c) repairing and servicing of articles including vehicles, machinery, buildings or other structures, laundering of articles but not including on-site work on buildings or other structures or land; or
(d) any operation connected with the installation of equipment and services and the extermination of pests but not including on-site work on buildings or other structures or land; or
(e) treating waste material; or
(f) the storage or sale of any solid, liquid or gaseous fuel where such storage is not for a purpose separately defined herein; or
(g) any process of testing and analysis; and

when conducted on the same land as any of the above operations:
(a) the storage of goods used in connection with or resulting from any of the above operations; or
(b) the provision of amenities for persons engaged in such operations; or
(c) the sale of goods, resulting from such operations; or
(d) any work of administration or accounting in connection with such operations.


Layer means:
(a) a zone;
(b) a mapped or otherwise described area that affects assessment categories and has relevant assessment criteria, or has relevant assessment criteria only, if those assessment categories and assessment criteria are organised separately from the zone provisions; or
(c) an overlay.

Minor Building Work: means building work internal to an existing building or resulting in an increase in floor area by not more than 50m² or 10%, whichever is the lesser.

Other Development: means development other than a material change of use of premises.

Overall Outcomes: means:
(a) statements of desired outcomes that apply to the whole of a zone or overlay or identify the purpose of a code under s 3.5.13(2) of the IPA, or both; and
(b) require the exercise of discretion to assess whether proposed development is consistent.
Outbuildings include all structures on a lot that are defined as a Class 10a building (described in the Building Code of Australia as amended) or a Class 10a portion of a building where it is attached to a Class 1a structure and is used for vehicle or other storage purposes and has a floor area greater than 50m² with a floor to ceiling height of greater than 2400mm.

Overlay: means a secondary set of planning scheme provisions based on areas, places or sites having special attributes that affect the outcomes sought, as the attributes may:
(a) make those areas, places or sites sensitive to effects of development; or
(b) constrain development due to an environmental hazard or the value of a resource.

Overlays do not cover the whole of a planning scheme area but may be presented in the scheme as a layer.

Plot Ratio: means the total floor area of all buildings on a site divided by the area of the site.

Potentially acid sulfate soils (PASS): means soils or sediments which contain iron sulphides and/or other sulfuric material that have not oxidised by exposure to air and with a pH of 4 or more. These soils or sediments are invariably saturated with water in their natural state.

Principal Road Frontage: means with respect to an allotment with more than one road frontage, the road frontage which has the higher traffic volume.

Private Open Space: means an open area of land or building attached to a dwelling unit intended for the exclusive use of the occupants.

Pylon Sign: Refer to Division 13 – Signage, Table 13 for definition.

Property Access: means the crossing over Council drainage lines between the external road frontage and the site boundary.

Road: as defined in the Transport Infrastructure Act 1994.

Road Banner Sign: refer to Division 13 - Signage, Table 1 for definition.

Schedules: provide details that support the assessment categories or assessment criteria, or provide other information for their interpretation, such as the meaning of defined uses or other terms used in the scheme. A planning scheme policy may also have supporting schedules.

Scheme Measures: means all provisions of a planning scheme and associated planning scheme policies, including assessment provisions, introductory provisions and other provisions not used for development assessment.

Secondary Road Frontage: means with respect to an allotment with more than one road frontage, any road frontage other than the principal road frontage.

Setback: means the minimum distance from any boundary to the outermost projection of a building.

Sign: means a board, space or the like containing words and or pictures/symbols which provide information for advertising or information purposes. The term includes an advertising device.
Site Area: means that part of a lot or lots where development is proposed and/or works are conducted.

Site Cover means that percentage of the lot or lots covered by buildings.

Specific Outcomes: means statements of desired outcomes that contribute to the achievement of overall outcomes and may relate to the use of land, the provision of infrastructure, or specified effects of use or development on aspects of the environment. Specific outcomes require the exercise of discretion to assess whether proposed development complies with a code.

State Assessment Requirements: means the various assessment categories, assessment criteria, information and referral requirements established by the State under the IPA and other related Acts, regulations and IDAS codes.

Strategic Framework: means a map or series of maps of the whole local government area together with statements that summarise the approach taken by the planning scheme to achieve the desired environmental outcomes, ie. the overall effect of the scheme measures, in terms of:
(a) major land use allocation;
(b) major infrastructure provision; and
(c) the way in which the effects of development are intended to be managed having regard to land use allocation, infrastructure provision and valuable features.

Strategic Port Land: means land identified as Strategic Port Land on Zoning Maps ZM1, ZM1b and ZM1c.

Supporting Documents: means documents that are separate from the planning scheme that assist in its interpretation and use, including explanatory notes and user’s guides.

User’s Guides: are explanations of the development assessment system and how to use a planning scheme intended primarily for non-technical users of the scheme.

Zone means the primary layer for organising the provisions of a planning scheme based on land use allocations. All parts of a planning scheme area are included in one zone only. A zone may incorporate distinct component areas and any provisions applicable to those areas are integrated with the zone provisions.
SCHEDULE 2

Native Vegetation Species List

Part 1 – Recommended Species for Street Trees

Street trees suitable for under power lines and requiring minimum pruning may include a selection of the following recommended species:

<table>
<thead>
<tr>
<th>Species</th>
<th>Trade Name</th>
<th>Suitability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pittosporum ferrugineum</td>
<td>rusty pittosporum</td>
<td>suitable for all areas</td>
</tr>
<tr>
<td>Cupaniopsis anacardiodes</td>
<td>tuckeroo</td>
<td>suitable for all areas</td>
</tr>
<tr>
<td>Exocarpus latifolius</td>
<td>native cherry</td>
<td>suitable for coastal areas</td>
</tr>
<tr>
<td>Diospyros geminata</td>
<td>scaly ebony</td>
<td>suitable for all areas</td>
</tr>
<tr>
<td>Clerodendrum floribundum</td>
<td>lolly bush</td>
<td>suitable for all areas</td>
</tr>
<tr>
<td>Glochidion lobocarpum</td>
<td>cheese tree</td>
<td>suitable for all areas</td>
</tr>
</tbody>
</table>

Part 2 – Recommended Species for Landscaping

Trees, shrubs and groundcovers suitable for landscaping may include a selection of the following recommended species:

<table>
<thead>
<tr>
<th>Species</th>
<th>Trade Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Trees</strong></td>
<td></td>
</tr>
<tr>
<td>Pittosporum ferrugineum</td>
<td>rusty pittosporum</td>
</tr>
<tr>
<td>Cupaniopsis anacardiodes</td>
<td>tuckeroo</td>
</tr>
<tr>
<td>Exocarpus latifolius</td>
<td>native cherry</td>
</tr>
<tr>
<td>Diospyros geminata</td>
<td>scaly ebony</td>
</tr>
<tr>
<td>Clerodendrum floribundum</td>
<td>lolly bush</td>
</tr>
<tr>
<td>Glochidion lobocarpum</td>
<td>cheese tree</td>
</tr>
<tr>
<td>Omalanthus populifolius</td>
<td>bleeding heart</td>
</tr>
<tr>
<td>Acacia holosericea</td>
<td></td>
</tr>
<tr>
<td>Brachychiton acerifolius</td>
<td>flame tree</td>
</tr>
<tr>
<td>Callistemon viminalis</td>
<td>weeping bottlerush</td>
</tr>
<tr>
<td><strong>Shrubs and groundcovers</strong></td>
<td></td>
</tr>
<tr>
<td>Lomandra longifolia</td>
<td>mat rush</td>
</tr>
<tr>
<td>Dianella caerulea</td>
<td>paroo lily</td>
</tr>
<tr>
<td>Alpinia caerulea</td>
<td>native ginger</td>
</tr>
<tr>
<td>Cordyline cannifolia</td>
<td>palm lily</td>
</tr>
<tr>
<td>Crinum pedunculatum</td>
<td>river lily</td>
</tr>
<tr>
<td>Eustrephus latifolius</td>
<td>wombat berry</td>
</tr>
</tbody>
</table>
**Part 3 – Recommended Species for Vegetation Buffers**

Native vegetation suitable for vegetation buffers may include a selection of the following recommended species:

<table>
<thead>
<tr>
<th>Species</th>
<th>Trade Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low growing (4 to 7m)</strong></td>
<td></td>
</tr>
<tr>
<td>Pittosporum ferrugineum</td>
<td>rusty pittosporum</td>
</tr>
<tr>
<td>Acacia holosericea</td>
<td></td>
</tr>
<tr>
<td>Omalanthus populifolius</td>
<td>bleeding heart</td>
</tr>
<tr>
<td>Ficus opposita</td>
<td>sandpaper fig</td>
</tr>
<tr>
<td>Gloshidion lobocarpum</td>
<td>cheese tree</td>
</tr>
<tr>
<td>Macaranga tanarius</td>
<td>macaranga</td>
</tr>
<tr>
<td>Mallotus philippensis</td>
<td>red kamala</td>
</tr>
<tr>
<td><strong>Medium (7-12m)</strong></td>
<td></td>
</tr>
<tr>
<td>Ficus fraseri</td>
<td>white sandpaper fig</td>
</tr>
<tr>
<td>Paraarchidendron pruinosem</td>
<td>Snow wood</td>
</tr>
<tr>
<td>Syzigium australie</td>
<td>creek cherry</td>
</tr>
<tr>
<td>Albizia procera</td>
<td>forest siris</td>
</tr>
<tr>
<td>Alphitonia excelsa</td>
<td>red ash</td>
</tr>
<tr>
<td>Chionanthus ramiflorus</td>
<td>native olive</td>
</tr>
<tr>
<td>Melaleuca viridiflora</td>
<td>broad-leaved</td>
</tr>
<tr>
<td>Commersonia bartramia</td>
<td>paperbark</td>
</tr>
<tr>
<td>Jagera pseudorhus</td>
<td>brown kurrajong</td>
</tr>
<tr>
<td>Ficus platypoda</td>
<td>foambark</td>
</tr>
<tr>
<td><strong>Tall (12 m +)</strong></td>
<td></td>
</tr>
<tr>
<td>Melia azaderach</td>
<td>white cedar</td>
</tr>
<tr>
<td>Eucalyptus platyphylla</td>
<td>poplar gum</td>
</tr>
<tr>
<td>Eucalyptus tereticornis</td>
<td>blue gum</td>
</tr>
<tr>
<td>Corymbia intermedia</td>
<td>pink bloodwood</td>
</tr>
<tr>
<td>Corymbia tessellaris</td>
<td>moreton bay ash</td>
</tr>
<tr>
<td>Melicope elleryana</td>
<td>euodia</td>
</tr>
<tr>
<td>Ficus racemosa</td>
<td>cluster fig</td>
</tr>
<tr>
<td>Nauclea orientalis</td>
<td>leichhardt</td>
</tr>
<tr>
<td>Lophostemon suaveolens</td>
<td>messmate</td>
</tr>
<tr>
<td>Melaleuca leucadendra</td>
<td>weeping paperbark</td>
</tr>
<tr>
<td>Trema orientalis</td>
<td>peach cedar</td>
</tr>
</tbody>
</table>

Vegetation buffers to separate residential land uses from agricultural land uses are established such that there are three rows of vegetation planted three metres apart, with plants three metres apart within each row. The buffer is established at a graduating height with the lowest vegetation nearest the agricultural land use and the highest vegetation nearest the residential land use.
SCHEDULE 3

Standards for Provision and Construction of Parking Areas

Part 1 – Driveways, turning areas, parking spaces and vehicle stand areas

1. Location, design and construction of driveways, turning areas, parking spaces and vehicle standing areas – Australian Standards AS 2890.1 – 1993, AS 2890.3 - 1993 and Australian Standards AS 2890.2 - 1989

Part 2 – Number of parking spaces and vehicle standing areas

1. Parking spaces for vehicle occupants with disabilities are provided at a rate of 1 space per 100 ordinary parking spaces with a minimum of 1 space for any commercial or community use.
2. Number and nature of spaces for defined uses and use classes – as stated in the table below.
3. For the purposes of calculation, fractions 0.5 or above, are rounded up to the next whole number, e.g. if the proposed GFA is 350 m² and the standard is 1 space per 100m² GFA, then the calculated 3.5 spaces is rounded up to 4.

Table – Minimum Car Parking Requirements

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Minimum Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Camping Ground</td>
<td>1 space per site and one visitor space for every 4 sites.</td>
</tr>
<tr>
<td>Caravan Park</td>
<td>As for a house.</td>
</tr>
<tr>
<td>Caretaker’s Residence</td>
<td>For a restaurant, café or other dining premises - 1 space per 20m² of floor area or part thereof. For a shop, pharmacy, detached bottle shop, or shopping centre – 1 space per 25m² of floor area or part thereof. For a hairdresser, showroom, professional office, medical clinic or veterinary clinic - 1 space per 50m² of floor area or part thereof. For a supermarket, 1 space per 15m² of floor area or part thereof.</td>
</tr>
<tr>
<td>Commercial Premises</td>
<td>- Ambulance station, fire brigade, police station or emergency services depot – 1 space per emergency service vehicle; - Crematorium – minimum of 16 spaces or one space per 20m² whichever is the greater, or as determined by Council; - Religious Facility - minimum of 16 spaces or one space per 20m² whichever is the greater, or as determined by Council; - Community Centre - minimum of 16 spaces or one space per 20m² whichever is the greater, or as determined by Council; - Hospital – 1 space for every four beds, 1 additional space for every two employees, 1 additional space for every doctor and sufficient storage area for emergency vehicles. - Educational Establishment – 1 space per employee, plus 1 space for every 10 students (where for tertiary and further education) plus sufficient provision for loading and unloading of passengers. - Child Care Centre – 1 space per full time staff member, plus 1 space for every 10 children, plus queuing on site for 3 vehicles.</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>In addition to that required for the House: - 2 client spaces (delete balance); and - an additional 1 space for each employee where engaged in the business.</td>
</tr>
<tr>
<td>Home Based Business</td>
<td>In addition to that required for the House: - 2 client spaces (delete balance); and - an additional 1 space for each employee where engaged in the business.</td>
</tr>
<tr>
<td>Purpose</td>
<td>Minimum Parking Spaces</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Host Home Accommodation</td>
<td>1 space for each accommodation room separate to the host’s car parking area.</td>
</tr>
<tr>
<td>House</td>
<td>1 space.</td>
</tr>
<tr>
<td>Indoor Entertainment</td>
<td>1 space for every 20m² of floor area or part thereof.</td>
</tr>
<tr>
<td>Industry (all classes)</td>
<td>1 space for every 2 workers at the time of peak accumulation; or 1 space per 100m² of floor area or part thereof; or where on a industry site greater than 5000m², 1 space per 200m² of floor area or part thereof.</td>
</tr>
<tr>
<td>Licensed Premises</td>
<td>1 space per 20m² of floor area or part thereof, for bar room, entertainment, lounge or dining areas, plus 1 space per 50m² of floor area for liquor barn or bulk liquor sales area, plus 1 space per guest suite.</td>
</tr>
<tr>
<td>Motel</td>
<td>1 space for each motel unit, an additional 1 space for each 3 employees and a further 1 space per 20m² of floor area or part thereof, for restaurant areas.</td>
</tr>
<tr>
<td>Multiple Dwelling</td>
<td>Dwelling unit size or No. bedrooms                  Average spaces/dwelling</td>
</tr>
<tr>
<td>Small or one bedroom</td>
<td>1.0</td>
</tr>
<tr>
<td>Medium or 2 bedroom</td>
<td>1.5</td>
</tr>
<tr>
<td>Large or 3 bedroom</td>
<td>2.0</td>
</tr>
<tr>
<td>Visitors parking per dwelling unit</td>
<td>0.25</td>
</tr>
<tr>
<td>1 space per 2 bedrooms for each boarding house or guest house.</td>
<td></td>
</tr>
<tr>
<td>Outdoor Entertainment</td>
<td>1 space per 20m² of floor area or part thereof for a clubhouse, plus 2 spaces per court, plus 10 spaces per 0.5ha of sports field, plus 20 parking spaces for a bowling green, plus 1 space for every 40m² of public swimming pool area.</td>
</tr>
<tr>
<td>Outdoor Sales Premises</td>
<td>1 space per 400m² or part thereof of site area.</td>
</tr>
<tr>
<td>Plant Nursery</td>
<td>For a retail nursery - 1 space per 25m² or part thereof of sales area, plus 1 space per 200m² or part thereof of nursery area.</td>
</tr>
<tr>
<td></td>
<td>For a wholesale nursery – 1 space per 400m² or part thereof of site area.</td>
</tr>
<tr>
<td>Service Station</td>
<td>4 spaces (plus car parking required for any commercial component as listed under Commercial Premises above) with a minimum of 8 spaces.</td>
</tr>
<tr>
<td>Community Facilities</td>
<td>Hospital – 1 space for every 4 beds, and in addition 1 space for every 2 employees and 1 space for every staff doctor.</td>
</tr>
<tr>
<td></td>
<td>Education purposes – 1 space per 2 staff.</td>
</tr>
<tr>
<td></td>
<td>Place of worship or assembly – 1 space per 20m² of floor area or part thereof.</td>
</tr>
<tr>
<td></td>
<td>Other – as indicated by Council.</td>
</tr>
<tr>
<td>Telecommunications Facility; Utilities - Public</td>
<td>As indicated by Council.</td>
</tr>
<tr>
<td>Vehicle Showroom</td>
<td>1 space per 50m² of floor area or part thereof.</td>
</tr>
<tr>
<td>Warehouse</td>
<td>1 space per 100m² of floor area or part thereof.</td>
</tr>
</tbody>
</table>
SCHEDULE 4

PLANNING SCHEME POLICY 1—Information Council may Request

1.0 Information Council may request

Sarina Shire Council may request the following information from the applicant to assist the assessment of a development application:

1.1 Ecological Assessment and Environmental Management

To assist with the assessment of impacts on the environment— the preparation and submission of Ecological Assessment Reports and Environmental Management Plans (as set out in Planning Scheme Policy Appendix 1.1).

1.2 Good Quality Agricultural Land


1.3 Construction Materials

If application for use or works located within 1km of an identified construction materials site— information identifying the nature and location of resources in the vicinity and assessment of how the proposed use and associated works may affect extraction of the construction materials.

1.4 Acid Sulfate Soils

If an application involving land identified as containing actual or potentially acid sulfate soils— information in accordance with the annexes of State Planning Policy 2/02 (Planning and management of coastal development involving acid sulfate soils).

1.5 Other Overlay Assessment

If an application requiring assessment against an overlay code (other than covered by 1.2, 1.3 and 1.4):
(i) an assessment of how the development or effects of the development may affect the values of the feature or resource;
(ii) an assessment of how the development may create or increase a risk of significant adverse effects on the natural or built environment or human health or safety; and
(iii) if applicable, an assessment of measures proposed to adequately manage the potential significant adverse effects arising from the development.

1.6 Heritage Conservation

If an application could affect these values:
(j) an assessment of the Indigenous and non-Indigenous cultural heritage values of the site or area;
(ii) results of consultation with traditional owners and the Environmental Protection Agency in relation to the cultural heritage values;
(iii) potential impact of the development on the identified cultural heritage values; and
(iv) proposed measures to avoid or mitigate such impacts including, where ongoing management is required to safeguard these resources, a cultural heritage management plan.

1.7 Infrastructure Works
If an application involving infrastructure works, including works for the reconfiguring a lot:
(i) an assessment of the capacity of existing infrastructure and the effect of the proposed use connecting to it; and
(ii) an assessment of any proposed variation of the standards stated in Planning Scheme Policies 3 - 9.

1.8 Zone Assessment

If an application requiring assessment against a zone code (other than covered by 1.7):
(i) an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the zone; and
(ii) if applicable, an assessment of measures proposed to adequately manage the potential detraction from achievement of the outcomes.

1.9 Residential Uses

If an application involving residential uses or reconfiguring a lot for residential purposes – information in accordance with:
- Queensland Residential Design Guidelines;
- Guide to Good Residential Design;
- Guide to Residential Group Titles;
- Bush Fire Prone Areas – Siting and Design of Residential Buildings;
- Guidelines on Good Design for Caravan Parks and Relocatable Home Parks; and
- Planning Circular 2/97- Guidelines on Bed and Breakfast and Host Home Accommodation.

1.9 Extractive Industry

If an application involving extractive industry – the preparation and submission of an Environmental Management Plan (as set out in Planning Scheme Policy Appendix 1.1) that addresses the following matters:
- site establishment works;
- type and quantity of materials to be excavated per year and the time period involved;
- limits of the area proposed to excavated;
- method and staging of operations;
- depth and extent of excavations;
- existing contours of the land;
- estimated depth and description of overburden;
- buffering of the proposed excavation from nearby drains, watercourses, roads, footpaths, buildings and other structures, and buffer area management;
- energy efficiency and management;
- erosion and sediment control;
- natural and cultural heritage preservation/management;
- noise control;
- air quality;
- vibration impacts;
- landscaping;
- resource and waste management;
- stormwater management;
- vegetation management;
- prevention of groundwater contamination;
- rehabilitation works;
- the capacity of the existing road system to carry the type and volume of traffic generated by the proposed use; and
- traffic at the site and along haul routes.

1.10 Unsewered Areas
If an application involving residential, commercial, industry or other urban uses – information in accordance with the Standard Sewerage Law and Planning Scheme Policy 9.

1.11 Hay Point Road

If an application involving the creation of additional residential lots takes its access from Hay Point Road, third party advice is sought from the Department of Main Roads regarding intersection design and traffic safety where the Department of Main Roads is not a concurrence agency for the application.
PLANNING SCHEME POLICY APPENDIX 1.1—Preparation of Ecological Assessment Reports and Environmental Management Plans

1.0 Purpose

- To enhance existing ecological information about a site in order to inform the development assessment process;
- To minimise adverse impacts on areas of ecological significance and to maximise the beneficial impacts of the development;
- To provide guidance on the preparation and assessment of ecological assessment reports and environmental management plans.

2.0 Preparation of an Ecological Assessment Report

2.1 Report to be prepared by a Suitably Qualified Person

The Ecological Assessment Report should be prepared by a suitably qualified person and references naming other similar reports prepared by the consultant or consultants should also be included.

2.2 Report Format and Content

It is recommended that the proponent should consult with Council prior to preparation of the report in order to ensure that all issues are covered in the report. As a general guide the following format and contents description indicates the depth of detail required.

State Interests

The report should include reference to any applicable State policy documentation.

Summary and Conclusions

- Site location - a brief description of the site and surrounding areas, including the location of associated infrastructure development and figures/maps of all locations;
- Project description - summarise the objectives of the project and proposals for the construction and operation of the project and associated infrastructure developments;
- Alternatives to proposed development (for major or intensive development projects) - summarise the features of alternatives investigated and detail the reasons for choosing the preferred option;
- Existing environment - summarise the features of the physical, biophysical and built environment relating to the proposed development and associated infrastructure;
- Principal potential environmental impacts - summarise the main potential impacts of the project (direct, indirect and cumulative, both beneficial and detrimental), and any alternatives, on the existing environment;
- Potential impacts of natural hazards and means of avoiding these impacts;
- Environmental monitoring, protection and management procedures - summarise the safeguards, standards and management procedures proposed to protect the environment, including environmental monitoring and the methods proposed to ameliorate or alleviate the potential impacts;
- Conclusions - summarise the key strategies and amendments to the proposal to address any adverse environmental impacts.
Background and Scope of Proposal

- Outline the purpose and objectives of the proposed development;
- Discuss the following to illustrate the background of the proposal:
  - The need for the proposed development or works;
  - The history of proposal formulation;
  - Any alternatives considered and reasons for choosing the preferred option;
  - Action already taken;
- Description of the project:
  - The precise nature and scale of works;
  - The location and site requirements;
  - The plant and/or building layout, size and design and the development staging program;
  - The range and quantity of materials to be produced;
  - The production process;
  - Possible waste discharges;
  - On-site works and operations;
  - Off-site works and operations;
  - Transport systems;
  - Infrastructure requirements (water, sewerage, energy, waste disposal);
  - The workforce;
  - Project life and time scale for completion;
  - The possible future expansion of associated development/works;
- Use of resources - detail the implications of the proposal for the use of natural resources, including the quantity and source of water, raw materials and energy to be used.

Existing Environment

- Site and locality;
- Landform, geology and geomorphology;
- Hydrology (surface water and groundwater);
- Climate;
- Air quality;
- Water quality;
- Noise environment;
- Coastal processes (if applicable);
- Ecological status/significance including:
  - Types, structure and location of vegetation associations on the site and surrounding areas, including measures of foliage cover, health and natural regeneration;
  - Species of flora and fauna (aquatic and terrestrial, native and introduced), weed and pest species, including the location and abundance of each species, especially the presence of rare or endangered species;
  - Conservation significance - bioregional status, national, State and local status;
  - Environmental qualities of receiving waters;
  - Special ecological values of the site such as refuge habitat, breeding habitat, corridors for wildlife movement and use by migratory species;
- Social, cultural and economic characteristics;
- Landscape character and visual amenity;
- Infrastructure;
- Transport;
- Water supply;
- Effluent treatment and disposal;
- Solid waste;
- Power supply/consumption and communications.
Potential Impacts of the Development on the Existing Environment

Identify and detail the nature of any potential impacts, including cumulative impacts of the development on the existing environment (adverse or beneficial, direct or indirect, short or long term or incremental) including potential impacts on:

- Geology and geomorphology;
- Hydrology (surface and groundwater);
- Ecological status/significance;
- Vegetation (e.g. total development footprint, area of retained vegetation, habitat networks, building location, firebreaks etc);
- Air quality (e.g. emissions that could result in nuisance or threaten maintenance of air quality in adjacent areas within relevant indicators in Schedule 1 of the Environmental Protection (Air) Policy);
- Water quality (e.g. waste water or stormwater discharge that could adversely affect water quality in natural waters);
- Noise levels;
- Coastal processes (if applicable);
- Infrastructure;
- Potential events;
- Safety programs.


- An Environmental Management Plan (EMP) should be prepared for the development (refer to section 3). This should incorporate a vegetation management plan with respect to native vegetation on the site.

Consultation

- The applicant/consultant should consult with relevant interest groups and parties likely to be affected by the proposal, and issues generated should be documented along with any proposed measures to address these issues.

References

- List other reference material and literature used;
- List authorities consulted and contributors to the report;
- Cross-reference the reference material in the text to allow easier access to information.

Appendices

- Include detailed technical information collected through the investigation; and
- Include relevant documents or correspondence from government authorities.

3.0 Environmental Management Plans

An Environmental Management Plan (EMP) seeks to ensure that the impacts of development on the environment are adequately controlled. This can include construction, operational and decommissioning stages of a development.

The range of issues that may be requested to be addressed in an EMP include:

- Acid sulfate soil;
- Air quality;
- Biting insects;
Essential components of an EMP are:

- Establishment of agreed performance criteria and objectives in relation to environmental and social impacts;
- Detailed prevention, minimisation and mitigation strategies (including design standards) for controlling environmental impacts at specific sites;
- Details of the proposed monitoring of the effectiveness of remedial measures against the agreed performance criteria in consultation with relevant government agencies and the community;
- Details of implementation responsibilities for environmental management;
- Timing (milestones) of environmental management initiatives;
- Reporting requirements and auditing responsibilities for meeting environmental performance objectives; and
- Corrective actions to rectify any deviation from performance standards.

The following provides a guide to the type of information that might be included in an EMP and how it could be structured.

**Introduction**

- Description of the development proposal;
- The need for the EMP in relation to the development;
- Structure and scope.

**Aims of the EMP**

- As a framework for practically addressing and monitoring the significant environmental impacts of the proposal;
- Compliance with legislative requirements and government policies;
- Evidence that the works and operations are being conducted in an environmentally responsible manner.

Identification of Environmental Issues, Activities Adversely Impacting on the Environment and Associated Management Actions
For each issue or activity:

- Proposal for addressing the issue/activity;
- Performance criteria;
- Implementation strategy;
- Monitoring program;
- Details of how reporting will influence mitigation measures and how reporting is to take place.

If a vegetation management plan is included it should detail:

- Overall site development plans showing the total development footprint;
- Areas of retained vegetation (e.g., 30% retention of each community on each lot over the whole area);
- Habitat networks;
- Covenants on individual titles;
- Areas where building is allowed; and
- Firebreaks and how the landowner is going to address fire risks.

A Site Rehabilitation Plan is Prepared Addressing the Following Matters

- Options for subsequent use of the land, including the most likely or preferred option;
- Conceptual design of infrastructure for subsequent users;
- Proposed final surface contours;
- Capping material to be used;
- Drainage system including final discharge point;
- Identification of revegetation areas;
- Provision for irrigation measures to promote vegetation growth; and
- Anticipated period of site rehabilitation.
PLANNING SCHEME POLICY 2—Landscaping

1.0 Purpose

Landscaping and vegetation buffers should:

- Use species that are predominantly native and endemic to the region;
- be in keeping with the character of existing vegetation in the region; and
- maximise the efficient use of the available water supply;
- minimise possible impacts from weed infestation.

2.0 Standards for Species Selection

Plant species should:

1. be chosen from those proven to be locally reliable, given conditions within their range of requirements.
2. have habitat requirements suitable for their situation.
3. be hardy plants, including tolerance to average winds.
4. have reasonable life expectancy.
5. have reasonable growth rate.
6. not require regular maintenance and have the ability to recover from pruning and/or damage.
7. not include species with a potential to become environmental weeds.
8. not include species known to have large surface roots.
9. not include species known to have brittle branches.
10. not include species with prickles, thorns or irritant hairs.
11. not include species with messy flowers or fruits or hard, heavy pods.
12. not include species known to produce any poisonous substances.
13. not include species known to produce problem suckers.

3.0 Recommended Species for Street, Landscaping and Vegetation Buffers

Refer to Schedule 2 of the Planning Scheme – Native Vegetation Species List

4.0 Standards for Vegetation Buffers

Vegetation buffers to separate residential land uses from other incompatible land uses are established such that there are three rows of vegetation planted three metres apart, with plants three metres apart within each row. The buffer is established at a graduated height with the lowest vegetation nearest the incompatible land use and the highest vegetation nearest the residential land use.
PLANNING SCHEME POLICY 3—Provision of Parks

Part 1 Where land proposed to be reconfigured is used for residential, commercial or industrial purposes, or will, if the reconfiguration is effected, be used for residential, commercial or industrial purposes, Council may require the applicant to either:

(a) provide land for a park in accordance with Part 2 of this Policy; or

(b) pay the sum of money to Council in accordance with Part 3 of this Policy; or

(c) provide a park contribution as a combination of (a) and (b) above.

Part 2 Where Council considers that part of the land to be subdivided should be provided for use as a park, such land is to be suitable for the type of park proposed, and shall be an area that is 10 per centum of the area of the land to be reconfigured.

Any area required to be provided under this clause shall be in addition to and apart from the area of any road, easement or drainage reserve within the land affected by the subdivision.

Part 3 Where Council considers that an area of the land to be subdivided need not be provided for use as a park, due to the characteristics of the land and its suitability as a park, it will require the applicant to pay an amount for each lot proposed in the plan of subdivision. Such amount shall be determined by Council from time to time (refer to Council’s current schedule of fees and charges).

The moneys required to be paid to Council pursuant to the provisions of this clause shall be paid to Council prior to the approval by Council of the Plan of Survey.

Any sum so paid to Council shall be expended on the following:

(a) the acquisition or development of land, or both, for use as a park; and/or

(k) the provision of capital works for the improvement or enlargement of an existing park.
PLANNING SCHEME POLICY 4—Standards for Road Design and Construction

Part 1 – New roads in town or village zones are designed in accordance with Mackay City Council Development Manual, Volume 2, Section 2 with:

(i) footpath formation suitable to site specific conditions;

(ii) pedestrian pavement for the full length of the road frontage or frontages of the land:

- at least 1.2m wide where development is for a residential purpose and the development occurs on a collector or arterial road; or
- at least 1.2 m wide where development is for a commercial purpose where adjoining pavement exists; or
- for the full footpath width where development is on land in the Commercial Precinct of the Town Zone and fronting Broad Street or Central Street;

(iii) kerb and channelling and associated underground drainage along the full frontage or frontages of the land within the Town Zone or Village Zone where kerb and channelling already exists in the immediate vicinity; and

(iv) for Multiple Dwellings - where the road is partly paved, construction and pavement of the carriageway between the existing pavement and the edge of the carriageway along the full frontage or frontages of the land.
PLANNING SCHEME POLICY 5—Standards for Property Access Design and Construction

1.0 INTRODUCTION

1.1 This Policy sets out Council’s requirements for design, construction and maintenance of property access within a road reserve.

2.0 CONSTRUCTION / MAINTENANCE RESPONSIBILITY

2.1 The property owner/occupier is responsible for the construction of an access to standards outlined in this policy.

2.2 The property owner/occupier is responsible for maintenance of the access to the standard approved at the time construction and to ensure that the access does not negatively impact on road safety.

2.3 Costs of construction and maintenance of property access are to borne by the property owner/occupier.

2.4 Special circumstances may arise during new road construction by Council where an existing access may be affected – in this circumstance the access will be re-constructed by Council to the pre-existing standard or to a negotiated standard.

3.0 GENERAL REQUIREMENTS

3.1 The property owner/occupier:

(i) complies with Workplace Health & Safety Regulation during construction and maintenance activities;

(ii) undertakes works without any unreasonable interruption to traffic and takes any steps necessary for the protection of the public during construction including the provision of adequate signing as per the Manual of Uniform Traffic Control Services (MUTCS);

(iii) ensures work is undertaken strictly in accordance with the conditions of approval and Council specifications and drawings;

(iv) locates and protects any existing asset or service within the site of works including electricity, telecommunications, sewerage, water supply and stormwater services; and

(v) reinstates any altered part of the road reserve to the condition that existed prior to the works.

3.2 The existing road verge/footpath levels are maintained to ensure the stormwater flow path is not altered or interfered with.

4.0 ACCESS IN KERB & CHANNELLED AREA

4.1 An access in an area where kerb and channel exists is constructed in accordance with the following drawings:

(i) residential property - Mackay City Council Drg No. PA3-773, Revision S; or
(ii) commercial property - IMEA Drg No. R-0051.
4.2 The number and size of crossings to any lot are:

(i) one crossing only having a maximum width of 4.0 metres where the frontage of the lot is ten (10) metres or less; or

(ii) one crossing having a maximum width of 8.0 metres or two (2) crossings each having a maximum width of 4.0 metres where the frontage of the lot exceeds ten (10) metres but is less that twenty (20) metres; or

(iii) one additional crossing having a maximum width of 8.0 metres in respect of each twenty (20) metres in excess of the first twenty (20) metres where the width of the lot exceeds twenty (20) metres; and

(iv) Where the lot has more than one frontage, each frontage may be treated as a separate frontage.

4.3 Multiple crossings will be separated by a clear space of not less that six (6) metres measured at the face of the kerb.

4.4 Where the site is a corner lot, no crossing will be situated closer than six (6) metres from the corner.

4.5 A crossing is located where there is a clear space of not less than six (6) metres within the property boundary on which a vehicle may park.

4.6 All crossings shall be set square to the kerb line and directly opposite the point of entry at the property boundary.

4.7 For the purposes of determining the number, size and disposition of the crossings, a number of adjoining lots in the one ownership and used for a single purpose shall be regarded as being a single lot.

5.0 ACCESS OUTSIDE KERB & CHANNEL AREAS

5.1 An access, in an area where kerb and channel does not exist, is constructed in accordance with the following standard:

(i) Mackay City Council Drg PA 4-25, Revision S.

5.2 The crossing of the table drain (where this exists) will be by one of the following:

(i) RCP or RCBC designed to carry flow from a rainfall event with an average recurrence interval (ARI) of one (1) year (minimum)
   Minimum RCP size 375 mm dia.
   Minimum RCP Class “3”
   Minimum RCBC size 450 x 300 mm; or

(ii) gravel, bitumen or concrete invert crossing; or

(iii) gravelled table drain block where appropriate eg. crest.

5.3 Culverts installed in the table drain as part of an access will be installed such that flows in excess of the culvert capacity can flow over the culvert or around the property side of the culvert but not onto the road formation.

5.4 Works are undertaken to ensure that stormwater runoff from the access does not flow onto the road formation, for example by table drain turn-outs, grated crossings, bitumen sealed “whoa-boys” or sags in the access road prior to public road table drain.
5.5 Bitumen sealing of the shoulder is required on sub-arterial roads as identified on Map MTEC1 and may be required on other roads for traffic safety and protection of road infrastructure.

6.0 ACCESS VIA UNIMPROVED ROAD RESERVE

6.1 In situations where access is to be obtained along or from an unimproved road reserve ie. where no road formation exists, the property owner/occupier is responsible to construct the necessary section of public road to Council’s standard.

6.2 Following satisfactory construction of the road, Council will assume responsibility for maintenance of the public road. Maintenance of the access off the public road is the responsibility of the owner/occupier.

6.3 The standard of road will be dependent on the traffic volume to be carried. The minimum standard for a low volume traffic road is:

(i) Formation: width 6m
crossfall 4%
batter slopes 1V:2H

(ii) Gravel Pavement: QDMR Type 2.5
100mm thick

(iii) Drainage: minor – Q2 under-road drainage
major – Q1 under-road drainage/floodway
PLANNING SCHEME POLICY 6—Standards for the Installation and Backfilling of Services/Pipes within Council-Controlled Road Reserves

The requirements for the installation and backfilling of services and/or pipes within Council-controlled road reserves are:

(i) services/pipes are installed in locations as necessary to maintain the integrity of the public infrastructure;

(ii) the service/pipe is installed at a level to provide a minimum cover of 600mm at the lowest point of the existing surface level, eg. the table drain level;

(iii) the service/pipe is installed in an enveloper pipe where appropriate to protect the infrastructure from damage due to vehicular loads. The enveloper has an internal diameter 75mm greater than the maximum outside diameter of the service/pipe to allow replacement without disturbing the road formation. The enveloper comprises Class 2 reinforced concrete pipe or approved equivalent;

(iv) any enveloper and backfilling to transverse crossing (as specified below) extends 1 metre outside of kerb and channel line (future or existing) or from 4 metres outside bitumen surfacing line or the edge of formation on unsealed roads, whichever is applicable;

(v) where existing sealed roads are to be crossed, both edges of the trench are sawn cut to form a straight edge through the full width of bitumen surfacing;

(vi) the backfill to all service pipe crossings that have rubber ring joints, is as follows:

(a) bedding and backfill to 300mm above service pipe obvert is clean coarse sand compacted to 65% density index;
(b) from 300mm above pipe obvert to 300mm below finished road level or to underside of design/existing gravel pavement (if greater than 300mm depth), the backfill comprises a DMR Type 2.5 (maximum particle size 36mm) gravel compacted to 100% standard compaction;
(c) on sealed roads the remaining backfill comprises a DMR Type 2.2 gravel compacted to 100% standard compaction with the top 40mm comprising compacted bituminous material, eg, cold pre-mix or hot asphalt; and
(d) on unsealed roads the remaining backfill comprises Type S3 (Council specification for unsealed roads) compacted to 100% standard compaction;

(vii) the backfill to pipe crossings that do not have rubber ring joints (both traversable and longitudinal) is as follows:

(a) bedding and backfilling to a level 300mm below finished road level or the underside of design/existing gravel pavement (if greater than 300mm depth) comprises a DMR Type 2.5 gravel (maximum particle size 36mm) compacted to 100% standard compaction;
(b) on sealed roads the remaining backfill comprises a DMR Type 2.2 gravel compacted to 100% standard compaction with the top 40mm comprising compacted bituminous material, eg, cold pre-mix or hot asphalt; and
(c) on unsealed roads the remaining backfill comprises Type S3 (Council specification for unsealed roads) compacted to 100% standard compaction;

(viii) all backfill is tested in accordance with the procedures outlined in AS 1289 to prove conformance with the specified compaction standards, when required by Council;
(ix) maintenance of the service/pipe remains the responsibility of the applicant/property owner;
and

(x) any service/pipe that becomes redundant is removed and backfilled in accordance with the requirements of this policy, at no cost to Council.
Part 1  Design, materials, compaction, construction, testing and inspection is in accordance with Sections 2, 3, 4, 5, 6, 7 & 8 of Australian Standard AS3798.

Part 2  An erosion and sediment control plan is prepared and implemented in accordance with Sections 2 and 10 of Erosion and Sediment Control Planning for North Queensland – Townsville City Council 2000.

Part 3  For filling, only clean, uncontaminated fill is used.

Part 4  If the site is on the contaminated land register, the proposals for filling or excavation conform with the requirements of an existing Suitability Statement and Environmental Management Plan.
PLANNING SCHEME POLICY 8 – Standards for Provision of Water Supply

New development is to be:

(i) connected to Council’s reticulated water supply system where available with design and construction to comply with the standards described in the Sarina Shire Council Reticulated Water Supply Guidelines; or

(ii) provided with an on-site water supply to standards detailed in Sarina Shire Council On-Site Residential Water Supply Guidelines where:

- where a Council approved connection to the reticulation water supply is not available; and
- a residential dwelling can be constructed on the lot.

(iii) provided with a reliable water supply to meet the water demands for an approved non-residential use of the site to industry accepted standards and as approved by Council.
SARINA SHIRE COUNCIL ON-SITE RESIDENTIAL WATER SUPPLY GUIDELINES

Part 1 - Introduction

This guideline sets out Council’s requirements for the provision of adequate on-site water supply for both potable and non-potable uses.

This guideline shall apply to developments as follows:

(i) where a Council approved connection to the reticulation water supply is not available; and

(ii) a residential dwelling can be constructed on the lot.

Part 2 - Water Quantity

A sufficient quantity of water shall be supplied to each person on each allotment. Minimum quantities of water are calculated on the following basis:

(i) The minimum number of persons per allotment is to be 3 persons;

(ii) For a dwelling not fully fitted out with water reduction fixtures, the minimum average quantity of water is 350 litres / person / day;

(iii) For premises where all water devices have a Water Efficiency Label of 4A or greater and grey water / sewage effluent is used for grass and garden purposes, the minimum average quantity is 230 litres / person / day.
Part 3 – Water Quality

Where ground, creek or dam water is used as the source of potable water supply, the water quality will be considered appropriate provided:

(i) it is demonstrated in the form of certified laboratory results that the water quality is suitable for potable water use. Table 1 details the list of parameters to be tested with the required quality.

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td>pH</td>
<td>6.5 – 8.6</td>
</tr>
<tr>
<td>Colour (HU)</td>
<td>&lt;15</td>
</tr>
<tr>
<td>Turbidity (NTU)</td>
<td>&lt;1</td>
</tr>
<tr>
<td>Total Dissolved Solids (mg/L)</td>
<td>&lt;700*</td>
</tr>
<tr>
<td>Hardness (mg/L as CaCO₃)</td>
<td>&lt;300*</td>
</tr>
<tr>
<td>Sodium (mg/L)</td>
<td>&lt;180</td>
</tr>
<tr>
<td>Sulfate (mg/L)</td>
<td>&lt;250</td>
</tr>
<tr>
<td>Chloride (mg/L)</td>
<td>&lt;250</td>
</tr>
<tr>
<td>Nitrate (mg/L)</td>
<td>&lt;50</td>
</tr>
<tr>
<td>Nitrite (mg/L)</td>
<td>&lt;3</td>
</tr>
<tr>
<td>Iron (mg/L)</td>
<td>&lt;0.5*</td>
</tr>
<tr>
<td>Manganese (mg/L)</td>
<td>&lt;0.1</td>
</tr>
<tr>
<td>Escherichia Coli (cfu/100mL)</td>
<td>0</td>
</tr>
</tbody>
</table>

*Quality has been relaxed when compared with the Australian Drinking Water Guidelines. Water sources with a quality approaching this limit may experience increased taste, odour or scaling problems.

(ii) if necessary it can be shown that the water can be treated using domestic water treatment equipment at a reasonable cost to meet the requirements of Part 3 (i). An estimate of the capital and operating cost of the treatment equipment is to be provided to Council.

The water quality of rainwater tanks will be considered appropriate provided that the rainwater tanks are installed in accordance with the provisions detailed in Part 6 and Part 9.

Part 4 – Groundwater Supply as Sole Source of Supply – Bore on Each Lot

A groundwater supply system used as the sole source of supply to an individual lot for both potable and non-potable uses shall comply with the following requirements:

(i) A groundwater survey is undertaken to provide factual data verifying the existence of an adequate potable groundwater supply. The quantity of groundwater is considered adequate if the bore/well provided to each lot produces a long term yield of 0.25 litres per second or greater.

The groundwater survey includes:

- the drilling of bores/wells on a minimum of 50% of the proposed lots or as necessary for assessment of the whole of the proposal. Observation bores are provided as required when undertaking the assessment of the groundwater supply; and
- bore/well locations are spread over the subject land. A plan is submitted with the results of the groundwater survey showing proposed bore locations; and
- pump testing complying with the requirements detailed in the publication “Minimum Construction Requirements for Water Bores in Australia” is undertaken to determine the hydraulic characteristics of the aquifer material; and
- bore/well location is accurately determined using survey or GPS method and plotted; and
- chemical and microbiological testing of representative water samples obtained during the pump testing is included in the groundwater survey results. The samples shall be assessed inline with Part 3 of this guideline; and
- an assessment of the results of the investigation by a qualified person/organisation proving a safe long term yield is included in the groundwater survey results.

(ii) Production bores are constructed for the provision of a potable water supply in accordance with the results of the groundwater survey and the standards of this guidelines; and

(iii) Bores are developed in accordance with the publication "Minimum Construction Requirements for Water Bores in Australia"; and

(iv) Each dwelling unit, at the time of construction, is provided with a water tank to the following requirements:
- a minimum on-site storage capacity 25,000 litres; and
- the tank is constructed and installed to the requirements outlined in Part 9; and

Part 5 – Groundwater Supply System as the Sole Source of Supply - Communal Water Supply

A supply system using at least two bores to supply potable water to multiple lots will be considered by Council. A report is required demonstrating:
- how the water supply system meets the minimum requirements of the communal water supply system detailed below; and
- how the integrity of the communal system is to be maintained; and
- that provision is made for a legal agreement binding the owners of each property as being responsible for the continued maintenance of the system.

Council will not accept the responsibility for the development and maintenance of such systems.

A communal water supply system shall be provided to the following minimum requirements:

(i) the potable water supply system is to be designed by a suitably qualified civil engineer. Plans, specifications and calculations are to be submitted for Council’s assessment; and

(ii) construction of the approved system is carried out under the supervision of a qualified civil engineer including certification at the completion of construction and commissioning; and

(iii) as constructed details of the full system are submitted for Council’s assessment prior to signing and sealing of the Survey Plan; and

(iv) the system is managed by a Body Corporate under a Community Management Statement to ensure the integrity of the system and to ensure that public health is not detrimentally impacted upon; and

(v) The Body Corporate (through it’s community management statement):
- shall be responsible for the management and maintenance of the water supply system and any necessary upgrading works; and
shall establish and maintain a program of continual monitoring of the performance of the system including regular water quality testing at a minimum of two (2) monthly intervals; and

shall demonstrate to Council on an annual basis that it is meeting its duty of care for the provision of a safe water supply. This shall take the form of annual report to Council detailing water quality and a review on the operation and performance of the communal water supply system prepared by a suitably quality person or organisation together with the relevant fee listed in Council’s Fees and Charges. Should non-compliances be noted during the review of the annual report mentioned above, Council will advise the Body Corporate of details of such non-compliances and the timeframe to comply. The Body Corporate is required to seek professional advice where necessary and will comply with Council’s requirements within the specified timeframe; and

(vi) pump testing is undertaken to determine the hydraulic characteristics of the aquifer material at each production bore/well to the standards detailed in the publication “Minimum Construction Requirements for Water Bores in Australia” to demonstrate that a safe long term yield is available; and

(vii) production bore/s have a minimum safe long term yield of twice the average daily demand corresponding to full development but not less than 0.25 litres/second; and

(viii) at least one stand-by bore with a minimum safe yield of the average daily demand for full development (or minimum of 0.25 litres/second) is connected into the system; and

(ix) bore / well location is accurately determined using survey or GPS method and plotted; and

(x) the production bores are constructed in accordance with the publication “Minimum Construction Requirements for Water Bores in Australia”; and

(xi) bore pumps and reticulation mains are sized to deliver the average daily demand to all lots in a maximum period of 12 hours; and

(xii) each lot is provided with a minimum 25,000 litres storage tank complete with backflow protection installed to comply with the relevant Australian Standard for the backflow protection device used. On site storage shall conform with Part 9 of this Policy; and

(xiii) pump and pipe work reticulation design is to provide sufficient water pressure to fill a storage tank located on the high point of each allotment or a minimum of 12 meters head at the boundary; and

(xiv) sufficient security measures eg fencing, locks etc are be provided to ensure the integrity of the supply system; and

(xv) fire fighting water requirements are provided for. Requirements are determined through third party referral to the Local Fire Brigade or Rural Fire Service; and

(xvi) the bores, any necessary communal water treatment facilities and reticulation mains are located within easements under the control of the Body Corporate or in road reserves with the approval of Council; and

(xvii) Reticulation mains located within the road reserve shall be on the following basis:

- the main is located within a corridor two (2) metres from the road reserve boundary; and

- the main is installed with a minimum cover of 600mm at all locations; and

- the main location is adequately marked with permanent markers and marker integrity is maintained by the Body Corporate; and
• all road crossings are constructed in accordance with Council’s requirements as described in Planning Scheme Policy 6—Standards for the installation and backfilling of services/pipes within Council’s road reserve; and

• Council will not accept any responsibility for any damage to reticulation mains as a result of its maintenance operations on the road if the main has not been installed and maintained in accordance with the above conditions.

Part 6 – Rainwater Supply Systems as Sole Source of Supply

A rainwater supply system may be used as the sole source of supply provided that:

(i) water reduction fixtures are fitted in the dwelling in line with Part 2; and

(ii) each lot is provided with a minimum storage tank capacity providing of 75,000L. It should be noted that compliance with the requirements will not guarantee a 100% reliable water supply. The purchase of water may be required during dry periods depending rainwater catchment area storage volume and water use.

(iii) Rainwater tanks are designed and installed to comply with the requirements outlined in Part 9.

For larger developments it is recommended that a groundwater survey be undertaken in accordance with Clause 4(i) to assess and document the availability of groundwater.

To ensure that rainwater is free from biological contamination it is highly recommended that rainwater be disinfected before being used for drinking and cooking purposes. UV disinfection or chlorine dosing provides adequate means of disinfecting water.

The utilisation of secondary treated sewage effluent for garden watering is encouraged so as to minimise use of rainwater for such purposes. Hence it is highly recommended that an on-site package sewage treatment plant be utilised to provide “secondary” standard effluent, at the time of building development.

Part 7 – Storage Dams as Sole Source of Supply

The provision of a water supply system using a storage dam as the sole source of supply is not considered to be an adequate potable water supply however dam storage can be used as part of a multiple source water supply system.

Part 8 – Multiple Source Water Supply System

In situations where individual water sources are not adequate to provide the sole source of water an alternate system using multiple water supply sources may be approved. For the multiple source water supply system to be considered:

(i) an engineering assessment shall be carried out to show that the potable and non-potable water quality and quantity requirements can be met; and

(ii) adequate water storage is provided for fire fighting requirements; and

(iii) the various aspects including quality treatment costs, provision of dual reticulation systems, labelling of non-potable quality sources and evidence of notification of potential purchasers of the responsibility and potential costs for the potable water supply system are addressed.

(iv) At least one water source must be provided, capable of supplying a minimum of 90 L/person / day of potable water to the quality outlined in part 2. Water for toilet, laundry and garden use may be of lesser quality provided that it can be demonstrated to the satisfaction of Council that it is fit for purpose.
The following shall apply for rainwater tanks used as part of a multiple source water supply:

(i) The minimum rainwater storage capacity required for a multiple supply system, where rainwater is to be used solely for domestic use (drinking, cooking, dishwashing and bathroom), is 50,000 litres;

(ii) Installation of the rainwater tank shall comply with the requirements detailed in Part 4 or Part 5.

The following shall apply for bores/wells used as part of a multiple source water supply:

(i) A ground water survey is carried out as described in Part 9;

(ii) Production bores are to be constructed in accordance with the requirements detailed in Part 4 or Part 5.

The following shall apply for dams used as part of a multiple source water supply:

(i) An engineering assessment of the safe yield/probability of failure of a dam supply is provided to prove the adequacy of the dam supply.

Part 9 – Storage Tanks

All rainwater tanks shall be installed with mosquito screens on all openings.

Where tanks are installed in a manner that rainwater will be collected and stored for potable purposes the following shall apply:

(i) first flush devices shall be installed between the collection area and the tank; and

(ii) mosquito screens shall be installed on all openings of the rainwater tank; and

(iii) the collection area for the rainwater tank shall be constructed from approved materials for rainwater collection; and

(iv) leaf protection devices shall be installed on gutters; and

(v) rainwater tanks shall be constructed from materials approved for food contact use.

It is highly recommended that the installation and maintenance of all tanks should comply with the details set out in the Australian Government Department of Health and Aging publication “Guidance on Use of Rainwater Tanks”.

Part 10 – Submission of Data

The results of all investigations and required data/plans to demonstrate an adequate potable water supply are to be presented for assessment in a single report compiled by a suitably qualified person.
Part 11 – Disclaimer
These guidelines are aimed at providing Council with satisfactory evidence that a potable water supply may be available within the subject land. It should be noted that in the future, circumstances may change that are outside of Council’s control and which may impact on the quantity and quality of any water supply available to the subject land.

Council cannot and will not accept any responsibility for the security of a water supply complying with this guideline. It will be the purchasers’ sole responsibility to undertake appropriate investigations and make their own assessment in respect to the development and maintenance of their own potable water supply.

Council disclaims any liability whatsoever to any person using this guideline. Persons seeking to rely upon this guideline should rely on their own information for professional advice in respect to the provision of a potable water supply.
New development is:

(i) Connected to Council’s reticulated sewerage scheme to standards described in Sewerage Code of Australia (WSA02-1999) and Sewerage Pumping Code of Australia (WSA04-2001) and IPWEA Standard Drawings; or

(ii) Where on-site, sewerage facilities have a peak design capacity to treat sewage of 20 or less equivalent persons, the treatment and disposal system complies with the On-site Sewerage Code (Department of Natural Resources and Mines); AS/NZS 1547: 2000 On-Site Domestic Waste Water Management and; AS/NZS 1546 Part 1 Septic Tanks and Part 3 Aerated Wastewater Treatment Systems.57

57 The Standard Sewerage Law has requirements about on site sewerage facilities.
PLANNING SCHEME POLICY 10—Water Supply and Sewerage Headworks -
Works External and Works Internal

1. INTRODUCTION

1.1 This policy was originally formulated in accordance with Part 6.2 of the Local Government
(Planning and Environment) Act 1990 which provided for contributions by developers towards the
provision of water supply and sewerage works. It is intended that the policy will result in
reasonable and relevant conditions being applied, in that the developer will be required to make a
contribution based on the actual cost of water supply and sewerage works for the particular
development.

Definitions

1.2 The definitions of terms used in this policy are as follows:

“water supply headworks” means those works, structures or equipment providing infrastructure
for sourcing, storage, treatment, and transfer of public water supply (which comprise Council’s
water supply scheme);

“water supply works external” means all works, structures or equipment for the purpose of
connecting land to Council’s water supply scheme: The term does not include water supply
headworks, or water supply works internal;

“sewerage headworks” means those works, structures or equipment providing infrastructure for
holding, transfer, treating and disposing of sewage (comprising Council’s sewerage scheme);

“sewerage works external” means all works, structures or equipment for the purpose of
connecting land to Council’s sewerage scheme: The term does not include sewerage
headworks, or sewerage works internal.

1.3 The following definitions relate to reconfiguration of lot proposals only:

“water supply works internal” means works necessary for the reticulation of water supply to each
allotment into which the relevant land is proposed to be reconfigured;

“sewerage works internal” means works necessary for the reticulation of sewerage to each
allotment into which the relevant land is proposed to be reconfigured.

Philosophy

1.4 Council’s basic philosophy is that the applicant is required to make a contribution to Council, on a
fair and equitable basis, which will allow the applicant to utilise part of the reserve capacity which
is available or will be made available in either the headworks or works external for either the
water supply or sewerage scheme. This contribution will allow for that portion of the reserve
capacity required by the applicant to be re-provided by Council in time.

1.5 It will be appreciated that the contributions will not always be sufficient to permit the necessary
augmentation of headworks, and works external can only be undertaken in well planned staged
increments which bear a relationship to the design capacities of each component of the system.
For these reasons, the monies lodged with the Council for the purpose of headworks and works
external augmentation are held in trust and applied to the purpose for which they are lodged in
accordance with the staged development of the works required.
1.5 The contributions are to be based on the current construction costs of relevant headworks and works external services which are required to be augmented for the provision of services to the particular development or the re-provision of system reserve capacities.

2.0 PAYMENT OF HEADWORKS CHARGES

2.1 Where the applicant is required to pay or contribute towards the cost of water supply and sewerage headworks, water supply and sewerage works external or water supply and sewerage works internal, amounts are payable:
(a) where it is proposed to reconfigure the relevant land — prior to the Council endorsing the Survey Plan;
(b) where it is proposed not to reconfigure the relevant land — prior to issuing a development approval for building work; or
(c) where no building work is associated with the relevant land — prior to the commencement of the use; or
(d) or at such other time as may be agreed to between Council and the applicant.

2.2 The approval of a development application may include a condition requiring the applicant to lodge and maintain an approved security for the amount of any contribution required to be paid by the applicant, and nothing in this policy shall preclude an applicant from entering into an agreement under which the applicant will carry out the required works within the time specified.

2.3 In the event of an agreement being required in respect of a development application, the agreement with Council is to set forth:
(a) the cost of a contribution towards the cost of providing water supply and/or sewerage headworks; and
(b) the cost of a contribution towards the cost of providing water supply and/or sewerage works external; and
(c) the cost of water supply and/or sewerage works internal.

2.4 The agreement entered into between the applicant and Council is to set out (as appropriate):
(a) the nature and extent of the works for which payment is to be made (including general specifications thereto);
(b) all sums that the applicant is required to pay to the Council;
(c) the time within such the sum is to be paid;
(d) provisions relating to the interest accrued on amounts held in the Trust Fund of the Council;
(e) the amount and nature of any security required to be lodged and maintained by the applicant and the circumstances in which security may be applied and the conditions of its release;
(f) the date on or before which Council is to commence the works or alternatively the circumstances which will warrant their completion;
(g) the date on or before which the works are to be completed by Council or alternatively the circumstances which will warrant their completion.

2.5 Records of receipts and expenditure of such sums are to be kept in such a manner that the receipts and expenditures of such sums received by Council under each agreement entered into are to be recorded separately and distinctly.

2.6 As soon as practical after 30 June each year Council is to furnish to the chief executive of the Department of Local Government and Planning a return, in the form approved by the chief executive.
2.7 Onus of proof

Upon written application and where a fee has been set by Council, and upon payment of the appropriate fee, Council will advise the applicant whether headworks charges have been previously paid in respect of a designated parcel of land or the development thereon, and the extent to which such prior contribution has satisfied the headworks charges applicable under this policy. Where the enquiry relates to an ongoing application, the applicant will have fourteen (14) days from the notification by Council to produce documentary evidence to the contrary and after that time the appropriate charges must be paid on the basis of the advice provided by Council, before any approval will be granted in response to the relevant application.

3.0 HEADWORKS CHARGES

3.1 It is the intent of this policy that headworks and works external charges will be imposed on all development approvals for material change of use or reconfiguration of a lot where there will be an increase in the number of persons on the land and where no such appropriate charges have been received in respect of that land.

3.2 Headworks charges are a contribution towards the costs incurred by Council in providing:

- the necessary capacity in the water supply and sewerage systems at the point of water supply and at the point of sewage treatment respectively; and
- the necessary capacities in the trunk mains and pumping stations between the point of water supply and sewage treatment respectively and the point at which the new development will connect to each system.

3.3 For water supply, headworks charges are a contribution towards infrastructure items listed in Council’s Transitional Policy 1.9 – Developer Contributions for Water Supply and Sewerage Services, Appendix W1.

3.4 For sewerage, headworks charges are a contribution towards infrastructure items listed in Council’s Transitional Policy 1.9 – Developer Contributions for Water Supply and Sewerage Services, Appendix S1.

3.5 The basis for calculation of water supply and sewerage headworks charges has been to have a uniform rate per equivalent tenement applicable throughout each separate water supply scheme and the sewerage scheme.

Application of headworks charges

3.6 Council may from time to time, by resolution, set headworks charges at rates lower than the calculated figures in order to encourage development in one or more areas of the Shire.

4.0 DETERMINATION OF HEADWORKS CHARGES

4.1 The method of determining headworks charges is based on the change in the equivalent population which could result from the Council approving a development application. In order to do this, the provisions of the planning scheme are relevant to determine the appropriate permitted equivalent population which can be accommodated on land included in each zone under the planning scheme.
The normal population densities permissible under Council's planning scheme for the various zones and precincts and to be used in the calculation of headworks charges for the policy, are set out in Appendix 3.

4.2 For material change of use applications the population increase resulting from the development are to be based on the actual number of persons where this can be ascertained, or if the future population is not known, are to be calculated in accordance with the population densities for particular developments as set down in Appendix 4.

4.3 The basis for calculation of unit headworks charges has been to determine the per equivalent tenement cost of prescribed facilities within each scheme area.

4.4 Appendices 1 and 2 of this policy list the per equivalent tenement contributions.

4.5 It is proposed that headworks contribution amounts will be reviewed annually as part of Council's budget preparations and increases applied based on consumer price index movements over the preceding twelve (12) months.

4.6 The Appendices to this policy will be updated from time to time to incorporate design reports which have been approved by Council. Updating will also be required as the status of facilities change from "future works" to "constructed".

4.7 A further factor to be introduced will be the indexation of all headworks contributions. Where a period of more than twelve (12) months lapses between the date of Council approval of an application and the date on which the headworks become payable to Council, thereafter the amount of the headworks contribution payable shall be adjusted to the level of equivalent headworks payable at the time. Any agreements entered into between Council and the developer as detailed in 2.04 are to include a rise and fall provision specifying the manner in which those variations are determined.

4.8 In the case of staged developments, the amount of contributions payable is to be determined at the time of approval of the respective stages. Where formal approval is sought for a multi-staged development the amount of the headworks contributions payable will be taken as the total amount which is to become payable at the time prescribed for the first stage of development.

4.9 It is to be a condition of approval for any requests for an extension of time that the amount of the headworks contribution payable to Council be adjusted to equal the equivalent current headworks adopted by Council at the time.

5.0 CALCULATING HEADWORKS CHARGES

5.1 Contributions for headworks charges will generally be determined by the estimated increase in the equivalent population of the relevant land as a result of the proposed development.

5.2 Water supply headworks charges

Contributions for water supply headworks charges are to be calculated for each application as follows:

(i) water supply headworks charge (WH)

\[ WH = \Delta ET \times CW \times I \]
where:

\( \Delta ET \) = the increase in equivalent population expressed in terms of equivalent tenements (ET) resulting from the proposed development - refer Appendices 3 and 4.

\( C_W \) = unit cost per equivalent tenement (ET) for water supply headworks as determined in Appendix 1.

\( I \) = rise and fall factors to adjust for construction cost differential between date at which headworks costs were estimated and date of application.

5.3 Sewerage headworks charges

Contributions for sewerage headworks charges shall be determined for each application as follows:

(i) sewerage headworks charge (SH)

\[
SH = \Delta ET \times C_S \times I
\]

where:

\( \Delta ET \) = the increase in equivalent population expressed in terms of equivalent tenements (ET) resulting from the proposed development - refer Appendices 3 and 4.

\( C_S \) = unit cost per equivalent tenement (ET) for sewerage headworks as determined in Appendix 2

\( I \) = rise and fall factors to adjust for construction cost differential between date at which headworks costs were estimated and date of application.

6.0 WORKS EXTERNAL CHARGES

6.1 Definition

Works external charges are interpreted as the immediate cost incurred or to be incurred by Council in providing the appropriate works external where the relevant land is the only land that will be serviced by the works, or a contribution towards the cost, where the relevant land and other land will be serviced by the works, exclusive of any works specified as headworks in Appendixes W1 and S1 of Council’s Transitional Policy 1.9 – Developer Contributions for Water Supply and Sewerage Services.

6.2 Applicability

Works external charges will be applied to material change of use and reconfiguration of lot developments.

6.3 The extent of works external is to be determined for each application and the contribution amounts applicable for such works are to be paid in accordance with procedures outlined in section 2.0 of this policy.
6.4 Determination of works external charge

\[ WE_i = WE_1 + WE_2 \]

where

\( WE_i \) = estimated cost of initial works external contribution, which will subsequently be adjusted to equal actual cost.

\( WE_1 \) = estimated cost of works required solely to service the proposed development (actual cost to be used if known).

\( WE_2 \) = the developer’s share of the estimated cost of common works external based on the ratio of utilisation of the common works. (Actual costs to be used if known.)

where

\[ WE_2 = \frac{\text{Est. Cost} \times \text{Equiv. pop of proposed development}}{\text{Equiv pop of area serviced by common works}} \]

The works external may include, among other things:

1. Work immediately necessary to connect to the water and sewerage system and this may include mains, pump stations, rising mains.
2. Work immediately necessary external to the development to provide the level of service appropriate to the development as required by Statute and/or the Local Authority and Council guidelines.

6.5 In cases where a larger main is appropriate to allow for future development within the sewerage catchment or water supply area, the developers shall only be responsible for their share of the cost of such main. The share of the cost is to be in the proportion of the cost of a smaller main if constructed in the size required for this development alone, to the cost of the larger main required by Council. Should Council be unable to meet its share of cost of such external connections, the development will not be approved at that time unless negotiations with the applicant result in an acceptable alternative solution.

7.0 WORKS INTERNAL

7.1 Application of policy

Where an applicant seeks to reconfigure land, and Council provides water supply and/or sewerage and requests the land to be connected to those systems and for the water and/or sewerage to be reticulated to lots within that reconfiguration, the developer is to design, detail and construct the necessary works internal to engineering standards defined by Planning Scheme Policy 8 – Standards for Provision of Water Supply and Planning Policy 9 – Standards for Sewerage Treatment and Disposal and in accordance with detailed engineering plans which have been approved by Council prior to the commencement of constructions. The applicant may engage the Council to carry out the works and enter into an agreement if required. The whole of the cost of works internal, including, among other things, mains and fittings, pump stations, rising mains, is to be met by the applicant seeking to subdivide the land.

7.2 Internal works may need to include larger mains so as to fully serve the area of the proposed development and to provide for future extensions within the nominated water supply and sewerage catchments.
7.3 In the case of an internal trunk sewer or water main, the developers will be responsible only for their share of the cost. This share of cost shall be in the proportion of the cost of such main if constructed in the size required for this development alone to the cost of the main size required by Council.

8.0 BACKGROUND / SUPPORTING INFORMATION

Additional supporting information for this policy is contained in Council’s Transitional Policy 1.9 – Developer Contributions for Water Supply and Sewerage Services.
### Contributions per Equivalent Tenements

<table>
<thead>
<tr>
<th>Scheme Area</th>
<th>Contributions per Equivalent Tenement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sarina town</td>
<td>refer to Council’s fees &amp; charges</td>
</tr>
<tr>
<td>Sarina Beaches – Louisa Creek, Hay Point, Half Tide, Salonika Beach, Grasstree Beach, Campwin Beach, Sarina Beach, Perpetua Point and environs including Timberlands</td>
<td>refer to Council’s fees &amp; charges</td>
</tr>
<tr>
<td>Armstrong Beach</td>
<td>refer to Council’s fees &amp; charges</td>
</tr>
<tr>
<td>Koumala</td>
<td>refer to Council’s fees &amp; charges</td>
</tr>
<tr>
<td>Scheme Area</td>
<td>Contributions per Equivalent Tenement</td>
</tr>
<tr>
<td>----------------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>Sarina town</td>
<td>refer to Council’s fees &amp; charges</td>
</tr>
</tbody>
</table>
**PLANNING SCHEME POLICY APPENDIX 10.3—Population Densities – Equivalent Tenements/Ha (Gross)**

<table>
<thead>
<tr>
<th>ZONE</th>
<th>Equivalent Tenement per ha (gross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) Open Space</td>
<td>0</td>
</tr>
<tr>
<td>(ii) Rural</td>
<td>0</td>
</tr>
<tr>
<td>(iii) Rural Residential</td>
<td>2.0</td>
</tr>
<tr>
<td>(iv) Town:</td>
<td></td>
</tr>
<tr>
<td>- Residential Precinct</td>
<td>10.0</td>
</tr>
<tr>
<td>- Tourist Residential Precinct</td>
<td>10.0</td>
</tr>
<tr>
<td>- Commercial Precinct</td>
<td>15.0</td>
</tr>
<tr>
<td>- Tourist Commercial Precinct</td>
<td>15.0</td>
</tr>
<tr>
<td>- Industry Precinct</td>
<td>12.0</td>
</tr>
<tr>
<td>- Community Precinct</td>
<td>to be assessed at time of application</td>
</tr>
<tr>
<td>- Recreation Precinct</td>
<td>to be assessed at time of application</td>
</tr>
<tr>
<td>- Rural Precinct</td>
<td>0</td>
</tr>
<tr>
<td>(v) Village</td>
<td>10.0</td>
</tr>
<tr>
<td>(vi) Community Purposes</td>
<td>to be assessed at time of application</td>
</tr>
</tbody>
</table>

Equivalent population (EP) for residential based uses is taken as 3.2 persons per equivalent tenement (ie. 1 ET).
### PLANNING SCHEME POLICY APPENDIX 10.4—Water Supply and Sewerage

**Design Populations for Particular Development**

<table>
<thead>
<tr>
<th>Use Proposed</th>
<th>Unit</th>
<th>Equivalent Tenement</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Houses</td>
<td>House</td>
<td>1.0</td>
</tr>
<tr>
<td>Community title &amp; Multiple dwellings</td>
<td>1 bedroom</td>
<td>0.5</td>
</tr>
<tr>
<td></td>
<td>2 bedroom</td>
<td>0.75</td>
</tr>
<tr>
<td></td>
<td>3 bedroom</td>
<td>1.0</td>
</tr>
<tr>
<td>Caravan parks and camping grounds</td>
<td>Site</td>
<td>0.4</td>
</tr>
<tr>
<td><strong>Institutional</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child care centres</td>
<td>per 10 clients or staff</td>
<td>1.0</td>
</tr>
<tr>
<td>Schools</td>
<td>per 15 clients or staff</td>
<td>1.0</td>
</tr>
<tr>
<td>Hospitals</td>
<td>per 15 clients or staff</td>
<td>1.0</td>
</tr>
<tr>
<td>Aged care accommodation</td>
<td>per 5 clients or staff</td>
<td>1.0</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Licensed Premises</td>
<td>per 100m$^2$ gfa</td>
<td>1.0</td>
</tr>
<tr>
<td>Catering facilities</td>
<td>per 100m$^2$ gfa</td>
<td>1.0</td>
</tr>
<tr>
<td>Retail shops</td>
<td>per 200m$^2$ gfa</td>
<td>1.0</td>
</tr>
<tr>
<td>Professional offices</td>
<td>per 150m$^2$ gfa</td>
<td>1.0</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial premises</td>
<td>per 500m$^2$ gfa</td>
<td>1.0</td>
</tr>
</tbody>
</table>

gfa - gross floor area

---

58 Information in this appendix is to be used as a guide only, where particular applications do not itemise maximum population usage.
Planning Scheme Policy 11—Standards for Treatment of Stormwater Drainage

Part 1  New roof, road and allotment drainage systems are designed in accordance with the requirements of Mackay City Council Development Manual, Volume 2, and Section 2.

Part 2  The provision or upgrading of drainage systems is designed to:

(i) prevent ponding for a prolonged period;
(ii) ensure that existing downstream systems are not adversely affected;
(iii) be accessible, durable, cost-effective and easily maintainable;
(iv) prevent accumulation of silt and blockages by debris;
(v) allow the safe passage of vehicles at reduced operating speeds on streets affected by runoff; and
(vi) direct all drainage to the front of all lots and discharged into the street gutters, unless the topography deems it necessary to do otherwise.

Part 3  Drainage Contributions

(i) where development is proposed within the Town Zone and Rural Residential Zone on land bounded by Muggleton Street, Brooks Road and Bells Creek, Council may require contributions towards future works to convey stormwater through logical and efficient means to the lawful point of discharge. Information that the Council may use to assist in this determination is provided in Council’s Transitional Planning Policy 1.10 – Urban Development – Hans Christian and Muggleton Streets: Drainage Study and; Council’s Transitional Planning Policy 1.14 – Policy on Consideration for Urban Development of Brooks Road/Hans Christian Street Rural Residential Area; or

(ii) where development is proposed in the Town Zone and Village Zone, Council at the time of application will assess the need for stormwater drainage contributions necessary for the construction of works to convey stormwater through logical and efficient means to the lawful point of discharge.
PLANNING SCHEME POLICY 12—External Roadworks Contributions

Part 1

(i) For the purpose of this policy, unless the context otherwise indicates or requires the following terms have the meaning set against them:

"total access network" means dedicated roads that are in the locality of the land subject of a development application and are likely to be used by persons to gain access to and from the subject land.

"principal road access" means part of the total access network that will provide the principal access road or roads to the land, the subject of the development application. The term includes all State controlled roads as well as all dedicated roads under Council control.

"catchment area" means land that has access to and contributes, or is likely to contribute, to traffic volumes on the principal road access.

(ii) Council recognises it has an obligation to provide adequate road access to existing parcels of land. This is an obligation Council intends to meet in accordance with available resources and job priorities as determined from time to time.

(iii) Council also recognises that approval of a development application may alter requirements for road access to land, either by requiring a higher standard for a new road or by requiring earlier construction of a new road, or improvements to an existing road.

(iv) When determining any development application, Council will consider the extent to which any construction or upgrading of roads in the locality is necessary in order to accommodate the traffic likely to be generated by the development proposed in the application.

(v) The principal road access for the land the subject of an application will be determined by considering:

(a) the total access network surrounding the subject land;
(b) existing traffic on the total access network;
(c) existing trip generation/destination criteria applicable to traffic movements within the total access network for the subject application as well as for permitted development within the catchment;
(d) the environmental capacity of roads within the total access network;
(e) the road hierarchy within the total access network;
(f) the orderly and economic development of the total access network; and
(g) any other relevant matters.

(vi) The applicant named in a development application shall be required to contribute towards any necessary new road construction or road upgrading (or both) of the principal road access.
Such contribution:

(a) may be either the whole, or a proportion, of the total cost of the necessary new road construction or road upgrading (or both); and

(b) shall be calculated using the formula \[ \frac{I}{E} \times T \]

where:

\[ I = \text{increase in traffic loading on the principal road access that is likely to be generated by the development proposed in the development application.} \]

\[ E = \text{existing and potential traffic loading on the principal road access. The nature and extent of existing, approved and potential future development in the catchment area of the total access network having regard to existing land use controls will be considered in determining potential traffic loading.} \]

\[ T = \text{estimated total cost of the necessary new road construction or road upgrading (or both) of the principal road access.} \]

(vii) Where a principal road access serves a locality that is homogeneous in its existing and future development, Council may base the calculation of the contribution to roadworks external to a site on the number of existing lots and the proposed increase in allotments.

For example, a principal road access serves a wholly residential locality and the road access currently serves six existing allotments. Where a development application is made to reconfigure one (1) of the existing lots into three (3) lots, making a new total of eight (8) lots, Council would require the applicant for reconfiguration to contribute \( \frac{2}{8} \) of the estimated cost of new road construction and/or road upgrading of the principal road access.

(viii) For the purpose of calculation of contribution requirements by Council, no upgrading or construction of roads will be included past the point at which the Council deems the principal road access to be of a satisfactory standard. This recognises that it may only be necessary to upgrade part of the principal road access.

(ix) When determining the standard of new road construction or road upgrading required by a development, Council will take into consideration the following:

(a) any existing budgetary commitment and existing contributions made in respect of work on any section of the principal road access;

(b) the nature of the land traversed by the road;

(c) the drainage and/or bridging requirements for the road;

(d) the nature and volume of traffic using or likely to use the road;

(e) Council’s "basic road design standards";

(f) the amenity of land uses adjoining the principal road access;

(g) the preservation of any excess traffic capacity in the principal road access; and

(h) any other relevant matters.
Part 2  External Roadworks Contributions Amounts

Contribution amounts for particular roads covered by this policy are listed in the current Schedule of Council’s Fees and Charges.

Council roads covered by this policy include:-

- Armstrong Beach and Freshwater Point: Armstrong Beach Road, Miran Khan Drive
- Mountneys Road;
- Salonika Beach and Half Tide;
- Eversleigh Road;
- Middle Creek Road;
- Tara Creek Road;
- Louisa Creek Road;
- Cliftonville Road;
- Rileys Road;
- Landing Road;
- West, Jackson and Hill Streets;
- East Funnel Creek Road;
- Murrays/Cotters Road;
- Triggers Lane;
- Bella Road;
- Mullers Road;
- Campbells Road;
- Thompsons Road;
- Courtneys Gap Road;
- Greetham Street;
- Bally Keel Road;
- Ventons Road;
- Grasstree Beach Road; Grasstree Road; Ironsides Road; Sarina Beach and; Campwin Beach Road;
- H Atherton Road;
- Smart Road;
- Salonika Beach / Half Tide: Valroy Street, Carey Street, McCarthy Street, Pacific Drive and Rasmussen Avenue; and
- Rocky Dam Road.

Part 3  Background/Supporting Information

Information supporting the development of external roadworks contributions for the individual roads/road networks covered by this policy are described in the following Council Transitional Planning Policies listed under Table 1:
Table 1 – List of Council Transitional Planning Policies for External Roadworks Contributions Calculations

<table>
<thead>
<tr>
<th>Council Road/Road Network</th>
<th>Council Transitional Planning Policy</th>
</tr>
</thead>
</table>
| Armstrong Beach and Freshwater Point:-  
Armstrong Beach Road, Miran Khan Drive. | 2.1 Policy for External Roadworks Contributions for Armstrong Beach and Freshwater Point |
| Mountneys Road | 2.3 Policy for External Roadworks Contributions for Mountneys Road |
| Salonika Beach | 2.4 Policy for External Roadworks Contributions for Salonika Beach |
| Eversleigh Road | 2.5 Policy for External Roadworks Contributions for Eversleigh Road |
| Middle Creek Road | 2.6 Policy for External Roadworks Contributions for Middle Creek Road |
| Tara Creek Road | 2.9 Policy for External Roadworks Contributions for Tara Creek Road |
| Louisa Creek Road | 2.10 Policy for External Roadworks Contributions for Louisa Creek Road |
| Cliftonville Road | 2.11 Policy for External Roadworks Contributions for Cliftonville Road |
| Rileys Road | 2.12 Policy for External Roadworks Contributions for Rileys Road |
| Landing Road | 2.13 Policy for External Roadworks Contributions for Landing Road |
| West, Jackson and Hill Streets | 2.14 Policy for External Roadworks Contributions for West, Jackson and Hill Streets |
| East Funnel Creek Road | 2.15 Policy for External Roadworks Contributions for East Funnel Creek Road |
| Murrays/Cotters Road | 2.16 Policy for External Roadworks Contributions for Murrays/Cotters Road |
| Triggers Lane | 2.17 Policy for External Roadworks Contributions for Triggers Lane |
| Bella Road | 2.18 Policy for External Roadworks Contributions for Bellas Road |
| Mullers Road | 2.19 Policy for External Roadworks Contributions for Mullers Road |
| Campbells Road | 2.20 Policy for External Roadworks Contributions for Campbells Road |
| Thompsons Road | 2.21 Policy for External Roadworks Contributions for Thompsons Road |
| Courtneys Gap Road | 2.22 Policy for External Roadworks Contributions for Courtneys Gap Road |
| Greetham Street | 2.23 Policy for External Roadworks Contributions for Greetham Street |
| Bally Keel Road | 2.24 Policy for External Roadworks Contributions for Bally Keel Road |
| Ventons Road | 2.25 Policy for External Roadworks Contributions for Ventons Road |
| Grasstree Beach Road; Grasstree Road;  
Ironsides Road; Sarina Beach and; Campwin Beach Road | 2.26 Policy for External Roadworks Contributions for Grasstree/Zelma; Grasstree Road; Ironsides Road; Sarina Beach and; Campwin Beach |
| H Atherton Road | 2.27 Policy for External Roadworks Contributions for Atherton Road |
| Smart Road | 2.28 Policy for External Roadworks Contributions for Smart Road |
Part 4  Indexing of Amounts

All external roadworks contributions covered by this policy are indexed on an annual basis using the Roadworks Input Cost Index provided and used by the Queensland State Government. The indexing of amounts ensures that contributions accurately reflect current costs to upgrade roadworks.
PLANNING SCHEME POLICY 13—Public Car Parking Contributions

Part 1 Council may accept a cash payment in lieu of the on-site provision of car parking where it is not practicable to provide on site parking, or where a cash contribution towards public parking provides a better outcome for the developer and the Council.

Part 2 Council may accept a cash payment in lieu of all or part of the required number of car spaces for a particular development.