



Campbell Higginson
Town Planning



Planning Scheme Monto Shire

Integrated Planning Act 1997

PLANNING SCHEME FOR MONTO SHIRE

Adoption

The local government for Monto Shire adopted this planning scheme on 24 August 2006.

“Commencement”


This planning scheme took effect on 1 September 2006.

State Planning Policies

The Minister for Local Government and Planning has identified the following relevant State Planning Policies as having been appropriately reflected in the planning scheme –

1. State Planning Policy 1/92 – Development and Conservation of Agricultural Land
2. The bushfire and landslide components of the State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide

The Minister for Local Government and Planning has advised the Integrated Development Assessment System trigger for Department of Main Roads, and the flood provisions of State Planning Policy 1/03 continue to have effect.


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Mr Les Hotz
Chief Executive Officer
Monto Shire Council

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PART 1 INTRODUCTION

1.1 Purpose of the Planning Scheme

- (1) In accordance with the Integrated Planning Act 1997 (IPA) the local government for Monto Shire has prepared this planning scheme as a framework for managing “*Development*” in a way that advances the purpose of the Integrated Planning Act by:
- identifying outcomes sought to be achieved in the local government area as the context for assessing “*Development*”;
 - identifying exempt, self-assessable and assessable development; and
 - identifying specific measures to guide and regulate “*Development*” within the local government area.

1.2 Planning Scheme Functions as Part of IDAS

- (1) The planning scheme functions as part of IDAS¹ and must be read together with the IPA.

1.3 Structure of the Planning Scheme

- (1) The planning scheme has the following components:

<p>STRATEGIC DIRECTION (PART 3)</p> <p>Desired Environmental Outcomes (DEOs) DEOs represent what is sought to be achieved through the planning scheme and are expressions of endstates.</p> <p>Strategies Strategies enunciate how the DEOs will be sought to be achieved for the local government area.</p>

<p>ZONES (PART 4)</p> <p>“<i>Zones</i>” organise the local government area into broad land use allocations.</p>
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<p>TABLES OF ASSESSMENT (PART 4)</p> <p>Tables of assessment identify “<i>Development</i>”, the relevant level of assessment and the applicable code provisions.</p>

<p>CODES (PARTS 4 & 5)</p> <p>Zone Codes R.O.L Code</p> <p>Codes identify the matters that will form the basis of requirements for self-assessable and assessable development.</p>

¹ IDAS—integrated development assessment system—is the system detailed in chapter 3 of the IPA for integrating State and local government assessment processes for development.

SCHEDULES

Schedules contain details that support the assessment criteria such as design and construction standards, separation distance requirements, and listings of specific sites for e.g. cultural heritage sites.

Designation of Land for Community Infrastructure

POLICIES

Policies identify additional requirements, procedural matters and information needs for assessable development.

MAPPING

Zone Mapping

“Zone” mapping spatially identifies the distinct land use allocation groupings for the local government.

Land Characteristic Areas Mapping

Land characteristic areas mapping spatially identifies particular areas of environmental, economic, or cultural importance where specific outcomes are sought to protect or promote the identified qualities, resource or constraint.

1.4 General Assessment Provisions

- (1) Area Covered by the Planning Scheme:
 - (a) This planning scheme covers the whole of the local government area including roads and “Watercourses”.
 - (b) The provisions of the planning scheme apply to all roads and “Watercourses”.
- (2) Exempt Development
 - (a) The following “Development” is exempt development within the local government area:
 - (i) “Development” that is made exempt pursuant to Schedule 9 of IPA, Sections 5.6.2 and 5.6.3 of IPA²;
 - (ii) land designated for community infrastructure - exempt development pursuant to IPA³;
 - (iii) “Development” involving the supply of road transport infrastructure in existing⁴ roads;
 - (iv) “Development” involving “Railway activities” in existing rail corridors;

² Schedule 9, part 3 of IPA lists exempt development that may not be made assessable or self-assessable development under a planning scheme. For further clarification, the following is exempt for the purposes of the planning scheme and is in accordance with Table 4 Items 2 and 6 of Schedule 9 of the Act:

- Operational works that is ancillary works and encroachments that are carried out in accordance with requirements specified by gazette notice by the chief executive under the *Transport Infrastructure Act 1994* (including the excavating and borrowing of material necessary for road making, maintenance or repair) or done as required by a contract entered into with the chief executive under the *Transport Infrastructure Act 1994*, section 47; and
- Operational work (including maintenance or repair work) carried out by or on behalf of a public sector entity authorized under State Law, (e.g. the Council or the Department of Main Roads) to carry out the work.

³ Section 2.6.5 of IPA

⁴ For the purpose of section 1.4(2) existing means – lawfully existing at “Commencement” or lawfully established after “Commencement”.

- (v) *“Development”* involving water cycle management infrastructure, including infrastructure for water supply, sewerage, collecting water, treating water, stream managing, disposing of waters and flood mitigation, but excluding water supply or sewage treatment plants;
- (vi) *“Development”* involving the reticulation and distribution of electricity in: existing electricity easements; or existing electricity corridors; or roads;
- (vii) *“Development”* involving the reticulation and distribution of gas in: existing gas easements; or existing gas corridors; or roads;
- (viii) *“Development”* involving the reticulation and distribution of telecommunications, where co-located with existing telecommunications facilities;
- (ix) *“Development”* involving the reticulation and distribution of mobile telecommunications, other than by way of cables, where co-located with existing mobile telecommunications facilities;
- (x) *“Development”* for the purpose of a *“Park”*;
- (xi) *“Building work”* being demolition; and
- (xii) *“Operational work”* other than excavation or filling.

(3) Self-assessable Development

- (a) The following *“Development”* is self-assessable development within the local government area:
 - (i) *“Development”* identified as self-assessable in Schedule 8 of IPA; and
 - (ii) *“Development”* identified as self-assessable in the table of assessment for each *“Zone”*.
- (b) Where *“Development”* is identified as self-assessable it:
 - (i) requires no development application; and
 - (ii) must comply with applicable code provisions whilst the *“Development”*, including the *“Use”* component thereof, continues.
- (c) For self-assessable development ⁵:
 - (i) the relevant assessment criteria is the applicable code; and
 - (ii) compliance with the code is achieved only where all applicable acceptable solutions have been met; and
 - (iii) non-compliance with any applicable acceptable solution will result in the need for a code assessment development application.

(4) Assessable Development

The following *“Development”* is assessable *“Development”* within the local government area:

- (i) *“Development”* identified as assessable in Schedule 8 of IPA; and
- (ii) *“Development”* identified as requiring either Code or Impact assessment in the table of assessment for each *“Zone”*.

(a) Code Assessment

The following *“Development”* is assessable *“Development”* requiring code assessment within the local government area:

- (i) *“Development”* identified as code assessment in the table of assessment for each *“Zone”*, and
- (ii) Self-assessable *“Development”* that does not comply with any applicable acceptable solution/s.

Where *“Development”* is identified as assessable development - code assessment it:

- (i) requires a development application and development permit before *“Development”* can start; and
- (ii) is assessed against applicable codes.

For assessable development - code assessment:

- (i) the code is the purpose, performance criteria and the acceptable solutions; and
- (ii) acceptable solutions are probable solutions and are one way of achieving compliance with the performance criteria; and

⁵ Compliance with the applicable acceptable solutions for self-assessable development does not remove the need to obtain other development approvals such as a development permit authorising *“Building work”* assessed against the Building Act 1975 and other statutory, licensing or *“Local Law”* requirements.

- (iii) an acceptable solution for a performance criterion provides a guide for achieving that criterion in whole or in part and does not limit the assessment manager's discretion under the IPA to impose conditions on a development approval.

(b) Impact Assessment

The following "*Development*" is assessable "*Development*" requiring impact assessment within the local government area:

- (i) "*Development*" identified as impact assessment in the table of assessment for each "*Zone*".

Where "*Development*" is identified as assessable development - impact assessment it:

- (i) requires a development application and development permit before "*Development*" can start; and
- (ii) is assessed against the whole "*Scheme*" including any relevant codes⁶.

For assessable development - impact assessment:

- (i) the code is a relevant code; and
- (ii) the code is the purpose, performance criteria and the acceptable solutions; and
- (iii) acceptable solutions are probable solutions and are one way of achieving compliance with the performance criteria; and
- (iv) an acceptable solution for a performance criterion provides a guide for achieving that criterion in whole or in part and does not limit the assessment manager's discretion under the IPA to impose conditions on a development approval.

⁶ For impact assessable development, applicable codes 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.

PART 2 DEFINITIONS¹

"Accommodation building" - means "*Premises*" comprising primarily of "*accommodation units*" such as motels, boarding-houses, guest-houses, hostels, unlicensed hotels, nursing homes, serviced rooms, or residential clubs and attached accommodation for the owner or the manager but does not include "*Caretaker's residence*", "*Detached house*", "*Hotel*", "*Multiple dwelling*" or "*Visitor accommodation*".

"Accommodation unit" – means any separate residential use area that is not self contained and is generally associated with temporary accommodation.

"Act" – means the Integrated Planning Act 1997.

"Agriculture" - means the use of "*Premises*" for commercial or other non-domestic activities involving the cultivation or harvesting of plants and includes forestry.

"Airport" – means all site facilities and any building, installation and equipment used for the control of aircraft operations and any facility provided at such premises for the housing, servicing, maintenance and repair of aircraft, and for the assembly of passengers or goods.

"Bed and banks" – has the meaning given in the Water Act 2000.

"Bed and breakfast premises" – means "*Premises*" used for small scale accommodation purposes contained within the curtilage of an existing "*Detached house*".

"Building" – has the meaning given in the Building Act 1975.

"Building work" – has the meaning given in the Integrated Planning Act 1997.

"Caretaker's residence" - means "*Premises*" used for a "*Dwelling unit*" for accommodation for a person/s having the care of "*Premises*" lawfully used for business, commercial, charitable or sporting purposes where those "*Premises*" are on the same allotment as the "*Dwelling unit*".

"Catering premises" - means "*Premises*" used for the sale of food and refreshments such as restaurants, take-away food shops, cafes, kiosks and reception lounges but does not include "*Hotel*" or "*Indoor recreation*".

"Cattery or kennel" – means "*Premises*" used for boarding, breeding, keeping, or training of cats or dogs for business purposes or for their impoundment.

"Child care centre" - means "*Premises*" used for the care, protection or supervision of children and includes a crèche, kindergarten and pre-school.

"Child oriented uses" includes the following uses:

- (1) "**Child care centre**";
- (2) "**Home business**" providing home-based child care service;
- (3) "**Educational establishment**" providing for preschool and primary school students.

"Commencement" – the day the "*Scheme*" took effect.

"Commercial activities" – means "*Premises*" used for activities involving the provision of goods, food, services or entertainment, including:

- (1) "**Catering premises**";
- (2) "**Commercial premises**";
- (3) "**Hotel**";
- (4) "**Professional office**";

¹ Part 2 Definitions contains, Use definitions and Administrative definitions. Uses are further clustered into activity definitions.

- (5) **"Shop"; and**
- (6) **"Tourist facility"**

"Commercial premises" - means "Premises" used for business offices or for other business or commercial purposes but not for "Professional office".

"Community oriented activities" – means "Premises" used for activities involving the provision of social, cultural, educational, community, infrastructure, hospital, cemeteries, crematorium, and government services, including:

- (1) **"Child care centre";**
- (2) **"Educational establishment";**
- (3) **"Place of worship"; and**
- (4) **"Public utility".**

"Council" - means the Council of the Shire of Monto.

"Detached house" – means "Premises" used for residential accommodation which comprises one "Dwelling unit" on one lot.

"Development" – has the meaning given in the Integrated Planning Act 1997.

"Dwelling unit" - means any "Building" or part thereof comprising a self-contained unit exclusively for residential use and includes the curtilage thereof.

"Educational establishment" - means "Premises" used for a school, college, university, technical institute, academy, educational centre, public library, lecture hall, art gallery or museum.

"Electricity Transmission Line Easement" – means an existing easement over land in favour of an entity responsible for the carriage or supply of electricity, which is intended to be used or used for the transmission of electricity.

"Extractive industry" - means "Premises" used for mining or an industrial activity involving:

- (1) the extraction of sand, gravel, clay, soil, rock, stone or any similar substance from land, whether or not any overburden is also extracted;
- (2) the rehabilitation of the land, and
- (3) the treatment including crushing or screening of that substance on, or on land abutting, the land from which that substance is extracted.

"Grazing" – means the use of "Premises" for commercial or other non-domestic activities involving the breeding, keeping or depasturing of animals, but does not include "Intensive animal industries".

"Habitable Buildings" – means any building, part of building or structure able to be lawfully used for "residential activities".

"Hazardous Vegetation" – has the meaning given in State Planning Policy 1/03 Guideline: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

"Home business" – means "Premises" used for a commercial activity undertaken within the curtilage of a "Detached house" or "Dwelling unit", excluding the use of "Premises" as a shop selling goods not produced on the "Premises" or for any "Industrial activities". The term includes home-based childcare service, caring for up to 7 children.

"Hotel" - means "Premises" used for the sale of liquor for consumption on the "Premises", or on and off the "Premises", together with the provision of meals and accommodation.

"Indoor recreation" - means "Premises" used for any sporting or recreational activities where such "Use" is primarily indoors and includes the sale of food or refreshment.

"Industrial activities" – means "Premises" used for activities involving the manufacture, production, servicing, storage and distribution of goods, articles, equipment or vehicles, including:

- (1) **"Extractive industry"**;
- (2) **"Industry"**;
- (3) **"Noxious industry"**;
- (4) **"Service station"**;
- (5) **"Storage facility"**; and
- (6) **"Transport terminal"**.

"Industry" - means *"Premises"* used for:

- (1) an industrial activity such as:
 - (a) a manufacturing process whether or not such process results in the production of a finished article;
 - (b) the breaking up or dismantling of any goods or article for trade, sale, or gain, or ancillary to any business;
 - (c) repairing, servicing and cleaning of articles, including vehicles, machinery; or
 - (d) an operation connected with the installation of equipment and services but not including on-site work on *"Premises"*; and
- (2) the following activities when carried out in connection with an industrial activity:
 - (a) the storage of goods used in connection with or resulting from an industrial activity;
 - (b) the provision of amenities for persons engaged in an industrial activity;
 - (c) the sale of goods resulting from but ancillary to an industrial activity; and
 - (d) any work of administration or accounting.

"Intensive animal industry" – means the use of *"Premises"*, including buildings, structures, pens, storage areas and effluent treatment areas, for commercial or other non-domestic activities involving the breeding, keeping, or depasturing of animals where the animals:

- (1) are reliant on prepared or manufactured feed for production purposes;² and/or
- (2) are temporarily held pending transportation or marketing.

The term includes the use of premises for purposes such as:

- (1) Aquaculture
- (2) Dairy
- (3) Commercial Livestock Dip
- (4) Lot Feeding
- (5) Piggery
- (6) Poultry and Bird Farm
- (7) *"Stable"*
- (8) *"Cattery"*
- (9) *"Kennel"*
- (10) Commercial Stockyard

"Lake" – has the meaning given in the Water Act 2000.

"Local Law" – means a *"Local Law"* of the *"Council"* made under the authority of the Local Government Act 1993.

"Material change of use" – has the meaning given in the Integrated Planning Act 1997.

"Minor building work" – means *"building work"* that increases the gross floor area of an existing building by less than 10% of the gross floor area or by 25 sq metres whichever is the lesser.

"Multiple dwelling" – means *"Premises"* used for longer term residential accommodation for several discrete households, domestic groups or individuals which:

- (1) comprises more than one *"Dwelling unit"*;
- (2) includes, but is not limited to:
 - (a) community dwelling (where unrelated people maintain a common discipline, religion or similar);
 - (b) duplex;
 - (c) flats;
 - (d) retirement village;

² Excluding supplemental feeding for weaning purposes or for emergency purposes.

- (e) relocatable home park; and
- (3) may include ancillary activities such as:
 - (a) recreation facilities which cater exclusively for the residents of the dwelling; and
 - (b) a manager's office and residence.

"Noxious industry" – means an industry where:

- (1) the use of *"Premises"* causes detriment to the amenity of the area by reason of the emission of noise or vibration; and
- (2) the process involved; or the method of manufacture; or the nature of the materials or goods which are used, produced or stored:
 - (a) causes fumes, vapours or gases, or discharges dust, foul liquid, blood or other impurities; or
 - (b) constitutes a danger to persons or *"Premises"*.

"Operational work" - has the meaning given in the Integrated Planning Act 1997.

"Open space and recreation activities" - means *"Premises"* used for activities involving sport, active or passive recreation, including:

- (1) **"Indoor recreation"**; and
- (2) **"Outdoor recreation"**

"Outdoor activity area" – includes storage areas, carparking, vehicle manoeuvring and loading / unloading areas and recreation areas associated with the *"Use"*. The term does not include passive areas, such as landscaping areas, cropping areas associated with *"Agriculture"* or pasture areas associated with *"Grazing"*.

"Outdoor recreation" - means *"Premises"* used for any sporting or recreational activities where such *"Use"* is primarily outdoors and includes the sale of food or refreshment.

"Park" - means an area of land and associated *"Buildings"* or *"Structures"* used solely for passive recreation, picnic areas or gardens, which are open without charge to the public.

"Place of worship" - means *"Premises"* used for the public religious and associated social and recreational activities of a religious organisation whether or not those *"Premises"* are also used for religious instruction but does not include a *"Child care centre"* or *"Educational establishment"*.

"Plan area" – has the meaning given to the planning scheme area in the Integrated Planning Act 1997.

"Plan of survey" - means an accurate plan prepared by an authorised or qualified surveyor which divides or subdivides any land into allotments or otherwise, whether or not such division or subdivision includes any new road, pathway, lane or reserve.

"Plumbing or drainage work" – has the meaning given in the Integrated Planning Act 1997.

"Premises"³ – has the meaning given in the Integrated Planning Act 1997.

"Prescribed fee" - means the fee determined by *"Council"* from time to time as payable to *"Council"* in respect of a development application under the *"Act"*.

"Professional offices" - means *"Premises"* used for the provision of professional services or the giving of professional advice but does not include *"Commercial premises"* or *"Home business"*.

"Public utility" - means *"Premises"* used for a waste landfill site, the supply of water, hydraulic power, electricity or gas, or provision of telephone, sewerage, postal or drainage services or the provision or maintenance of roads or traffic controls or railways or railway controls.

"Railway activities" – means *"Premises"* used for the purposes of planning, construction, maintaining and operating rail infrastructure, facilities and rolling stock, including:

- (1) rail maintenance depots;

³ Existing premises – means *"Premises"*: used for an existing use; or lawfully established after the *"Commencement"*.

- (2) rail workshops; and
- (3) rail freight centres.

"Reconfiguring a lot" – has the meaning given in the Integrated Planning Act 1997.

"Residential activities" – means *"Premises"* used for activities involving the accommodation of persons, including:

- (1) **"Accommodation building"**;
- (2) **"Bed and breakfast premises"**;
- (3) **"Caretaker's residence"**;
- (4) **"Detached house"**;
- (5) **"Home business"**;
- (6) **"Multiple dwelling"**; and
- (7) **"Visitor accommodation"**.

"Rural activities" – means *"Premises"* used for activities involving: horticulture or the growing of crops; and/or the keeping of livestock, including:

- (1) **"Agriculture"**;
- (2) **"Grazing"**; and
- (3) **"Intensive animal industry"**.

"Scheme" - means the Planning Scheme for the Shire of Monto.

"Sensitive land use" – includes, *"Accommodation building"*, *"Bed and breakfast premises"*, *"Child care centre"*, *"Detached house"*, *"Educational establishment"*, *"Home business"* providing home-based child care service, *"Multiple dwelling"*, *"Tourist facility"*, and *"Visitor accommodation"* and includes any land in the Urban *"Zone"* or Small Town *"Zone"*.

"Service station" - means *"Premises"* used for:

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

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

"Shop" - means *"Premises"* (not elsewhere defined in this section) used for the displaying or offering of goods for sale by retail or hire to members of the public. The term includes an integrated *"Premises"* commonly referred to as shopping centre involving *"Shops"* and other *"Uses"* such as *"Catering premises"*, *"Commercial premises"* and *"Professional offices"*.

"Stable" – means *"Premises"* used for boarding, breeding, keeping, or training of horses for business purposes or for their impoundment, other than where associated with *"Grazing"*.

"State controlled road" – has the meaning given in the Transport Infrastructure Act 1994.

"Storage facility" - means *"Premises"* used for the storage of goods, including the selling of those goods by wholesale. The term includes storage activities such as a builder's yard or construction contractor's yard, a truck, vehicle or plant parking depot. The term also includes the following activities when carried out in connection with a storage activity:

- (a) the work of administration or accounting; and
- (b) the garaging and routine servicing of vehicles associated with the conduct of the storage activity.

"Structure" – has the meaning given in the Building Act 1975.

"Total use area" – means the sum of all parts of the lot used for that particular "Use", including any ancillary use, but does not include areas used for:

- (1) car parking;
- (2) landscaping; and
- (3) vehicle manoeuvring

For the purpose of calculating carparking requirements the term includes the total floor area of all "Buildings".

"Tourist facility" - means "Premises" providing entertainment, recreation or similar facilities for use mainly by the general tourist or holidaying public.

"Transport terminal" - means "Premises" used for the transport of goods and people, including the loading, unloading and temporary storage of goods. The term also includes the garaging and routine servicing of vehicles engaged in the transport of such goods and people.

"Use"^{4 5} – has the meaning given in the Integrated Planning Act 1997.

"Visitor accommodation" - means "Premises" used for the temporary accommodation of and rendering services to travellers or tourists and includes "Uses" such as cabin parks, camping grounds, caravan parks and farm stays.

"Watercourse" – has the meaning given in the Water Act 2000.

"Zone" – means the divisions into which the "Plan area" is divided by the "Scheme".

⁴ Ancillary use - means a "Use" associated with and directly related to, but incidental and subordinate to the predominant "Use".

⁵ Existing use - means "Development" which lawfully existed at "Commencement".

PART 3 STRATEGIC DIRECTION

Desired environmental outcomes are based on ecological sustainability established by the Integrated Planning Act and are the basis for the measures of the planning scheme.

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

The desired environmental outcomes for Monto Shire are as follows:

3.1 The Natural Environment

In Monto Shire, ecological systems (including the Burnett River, its tributaries and floodplain) and the natural environment (such as Cania Gorge National Park), items and places of cultural heritage significance are protected and enhanced by development.

- Development is managed to minimise the adverse impacts on air and water quality, to prevent land degradation, loss of habitat and biodiversity and to protect riparian areas.
- Protected areas (including Cania Gorge National Park) and areas, local items and places of cultural significance (including areas along water courses) are identified to ensure their environmental and landscape values and historic significance are protected and enhanced through compatible development.

3.2 Economic Development

The economy of Monto Shire is enhanced and diversified through the continued support for and provision of urban services and infrastructure (such as commercial and retailing services, industry, education, community and health services and transport infrastructure), sustainable use of natural resources (including land and mineral resources) and through a diverse range of other economic activities that respect the land use structure and character of the urban centre of Monto, the small towns of Bancroft, Kalpowar, Moonford, Mulgildie and Mungungo and the Shire.

- The Planning Scheme reinforces the role of Monto as the principal place for administrative services, business, industry, commerce, retail, education, community and health services and transport services within the Shire.
- The local service roles of the small towns of Bancroft, Kalpowar, Moonford, Mulgildie and Mungungo are protected and enhanced.
- Productive rural land, rural industries and natural features (including mineral and extractive resources and tourist resources such as Cania Gorge National Park) are protected to reflect and enhance their continued economic potential and viability.
- The industrial area in Monto is consolidated and protected and its role as the key area for industrial activity is reinforced.

3.3 Community and Services

Development in Monto Shire is consistent with community expectations and needs and contributes to community well-being through enhancement of core community elements (including the built environment, services, facilities and infrastructure).

- The settlement pattern is logical and sequenced and the built environment reflects community expectations and contributes to the amenity and rural character of Monto Shire.
- People are connected to public spaces and community services through an appropriate land use structure and the provision of infrastructure, particularly within the urban centre of Monto and the small towns of Bancroft, Kalpowar, Moonford, Mulgildie and Mungungo.
- Development contributes to the health and safety of people and provides a diverse range of housing types, services and facilities.
- Infrastructure (including water, sewerage and roads) reflects community expectations and needs, meets engineering and environmental standards and is provided in an orderly and logical sequence to ensure cost effectiveness.

PART 4 ZONES

4.1 Rural “Zone”

4.1.1 Intent:

The Rural “Zone” is intended primarily for rural uses and associated activities.

4.1.2 Rural “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Accommodation building”	Impact Assessment	Rural “Zone” Code
“Agriculture”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Bed and breakfast premises”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Detached house”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Grazing”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Hotel”	Impact Assessment	Rural “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
“Industrial activities”	Code Assessment where having a “Total use area” less than 150.0 m ² Impact Assessment otherwise	Rural “Zone” Code Rural “Zone” Code
“Intensive animal industry”	Impact Assessment	Rural “Zone” Code
“Multiple dwelling”	Impact Assessment	Rural “Zone” Code
“Visitor accommodation”	Self-assessable where complying with the applicable acceptable solutions in the Rural “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural “Zone” Code Rural “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Rural “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Rural “Zone” Code

(2) *“Reconfiguring a lot”*

Type	Assessment Category	Applicable Code
<i>“Reconfiguring a lot”</i>	Code Assessment	Reconfiguring a lot Code

(3) *“Building work”* where not associated with a *“Material Change of use”*

Type	Assessment Category	Applicable Code
<i>“Building work” where not identified as exempt in section 1.4(2) of the “Scheme”</i>	Self-assessable where complying with the applicable acceptable solutions in the Rural <i>“Zone”</i> Code	Rural <i>“Zone”</i> Code
	Code Assessment if any applicable acceptable solution is not met.	Rural <i>“Zone”</i> Code

(4) *“Operational work”* where not associated with a *“Material Change of use”*

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Rural <i>“Zone”</i> Code	Rural <i>“Zone”</i> Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Rural <i>“Zone”</i> Code

4.1.3 Rural “Zone” Code

4.1.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.1.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.1.3.2:

Table 4.1.3.2

“Material change of use”	Applicable Acceptable Solutions
“Agriculture”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.5 AS13.6 AS15.1 AS15.2 AS17 AS18.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS32 AS35 AS36 AS37 AS39
“Bed and breakfast premises”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS37 AS39 AS41.1 AS41.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	AS3 AS4.1 AS4.2 AS12 AS14.1 AS14.2 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS35 AS36 AS37
“Caretaker’s residence”	AS5.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS37 AS39
“Detached house”	AS5.1 AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS37 AS39
“Grazing”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.4 AS13.5 AS13.6 AS15.1 AS15.2 AS17 AS18.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS32 AS35 AS36 AS37 AS39
“Home business”	AS4.1 AS4.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS37 AS39 AS43.1 AS43.2 AS43.3 AS43.4 AS43.5
“Home business” providing home-based childcare	AS4.1 AS4.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS37 AS39 AS43.1 AS43.4 AS43.5
“Visitor accommodation”	AS4.1 AS4.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS14.4 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS37 AS39 AS45.1 AS45.2 AS45.3
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS3 AS4 AS5 AS6 AS7.1 AS7.2 AS8 AS9 AS10 AS11 AS13
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS8 AS9

4.1.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Rural “Zone” retains its viability as an area of primary production.
- (3) Future “*Rural activities*” are appropriately located within the Rural “Zone” and existing and future “*Rural activities*” are not prejudiced by inappropriate development.
- (4) Within the Rural “Zone”, “*development*”:
 - (a) maintains the environment, including soil, air and water, compatible with healthy natural systems and ensures public health and safety;
 - (b) protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land “uses” in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land;
 - (c) is located, designed and operated in a manner that protects and enhances the predominant rural scale, intensity, form and character;
 - (d) maintains the rural amenity;
 - (e) does not prejudice or impact adversely on other uses including those within other “Zones”;
 - (f) does not prejudice extractive or mining resources;
 - (g) has an appropriately designed access to the road network, and traffic generated by the development does not impact adversely on the local road network;
 - (h) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (i) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (j) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;
 - (k) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (l) does not impact adversely on infrastructure.
- (5) Within the Rural “Zone”, the Rural “Zone” Code allows for:
 - (a) tourist related “uses” (“*bed and breakfast premises*” and “*visitor accommodation*”) and “*home businesses*” where they are of a small scale and are compatible with surrounding uses;
 - (b) the protection of existing “*intensive animal industries*” and “*extractive industries*” from incompatible “uses”;
 - (c) “*intensive animal industries*” and “*extractive industries*”, where located and operated so as to ensure no detrimental impact on surrounding “uses” or on the environment; and
 - (d) limited industrial “uses”, where it can be demonstrated those “uses” are associated with rural production and can not reasonably be established in the Industrial “Zone”.

4.1.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Rural activities” - Locational Criteria</p> <p>Non-“Rural activities” are located in the Rural “Zone” only where those activities:</p> <p>(a) do not impact adversely on the amenity of the Rural “Zone”;</p> <p>(b) demonstrate a nexus with rural activities or natural or cultural resources;</p> <p>(c) do not prejudice the consolidation of like non-“Rural activities” in other more appropriate “Zones”;</p> <p>(d) do not prejudice the productive capacity of existing or future rural land; and</p> <p>(e) protect the landscape values and scenic qualities of the rural “Zone”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Non-“Rural activities” - Scale</p> <p>Non-“Rural activities” are of an appropriate scale to protect the amenity of the Rural “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Rural “Zone” or other “Zones”.</p>	AS2 The “Total use area” is less than 150m ² on a lot.	
Amenity	<p>PC3 Non-“Rural activities” - Operating Hours</p> <p>Non-“Rural activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the Rural “Zone”.</p>	AS3 Non-“Rural activities” are operated only between the hours of 7:00am and 6:00pm.	– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
<p>PC4 Non-“Rural activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Rural activities” occurs at appropriate times to protect the amenity of the Rural “Zone”.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Visitor accommodation” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Visitor accommodation” – “Home business”
<p>PC5 “Residential Activities” - Density</p> <p>Land within the Rural “Zone” is maintained for rural activities.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural “Zone” and is consistent with the predominant rural form.</p>	<p>AS6 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building” and excluding windmills, silos and other rural operational equipment).</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
<i>PC7 Setbacks and Boundary Clearances</i> <i>“Buildings”</i> and <i>“Structures”</i> are located to ensure the rural amenity is protected and enhanced.	AS7.1 <i>“Buildings”</i> and <i>“Structures”</i> have a setback of not less than 20 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map. AS7.2 <i>“Buildings”</i> and <i>“Structures”</i> have side and rear boundary clearances of not less than 15 metres from property boundaries. (Except where establishing in an existing <i>“Building”</i> and no <i>“Building works”</i> are being undertaken for that existing <i>“Building”</i>).	<ul style="list-style-type: none"> – <i>“Agriculture”</i> – <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Detached house”</i> – <i>“Grazing”</i> – <i>“Home business”</i> – <i>“Visitor accommodation”</i> – <i>“Agriculture”</i> – <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Detached house”</i> – <i>“Grazing”</i> – <i>“Home business”</i> – <i>“Visitor accommodation”</i>
<i>PC8 Transport Movements</i> Transport movements associated with the use protect the amenity of the locality.	For <i>“Rural activities”</i> and <i>“Industrial activities”</i> : AS8 Transport movements do not occur through residential areas. For all other <i>“Uses”</i> : No acceptable solution is prescribed.	
<i>PC9 “Building” and “Structure” Design</i> <i>“Buildings”</i> and <i>“Structures”</i> are designed such that the amenity of the Rural <i>“Zone”</i> is protected and maintained.	No acceptable solution is prescribed.	
<i>PC10 Ridgelines and Escarpments</i> Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.	AS10 All <i>“Buildings”</i> and <i>“Structures”</i> maintain a minimum 50 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing <i>“Building”</i> and no <i>“Building works”</i> are being undertaken and excluding windmills and other rural operational equipment.)	<ul style="list-style-type: none"> – <i>“Agriculture”</i> – <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Detached house”</i> – <i>“Grazing”</i> – <i>“Home business”</i> – <i>“Visitor accommodation”</i>

<i>"Material change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the "Scheme")
Amenity	<p><i>PC11 Landscaping and External Activity Areas</i></p> <p>Landscaping and external activity areas are provided on - site to:</p> <p>(a) contribute to a pleasant and functional rural built form;</p> <p>(b) provide positive sun and breeze control;</p> <p>(c) make provision for recreation areas; and</p> <p>(d) contribute to the Rural "Zone's" positive visual qualities.</p>	No acceptable solution is prescribed.	
Amenity	<p><i>PC12 Lighting</i></p> <p>The design of lighting does not prejudice the amenity of the Rural "Zone" through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<ul style="list-style-type: none"> - "Agriculture" - "Bed and breakfast premises" - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building Work" - "Caretaker's residence" - "Detached house" - "Grazing" - "Home business" - "Visitor accommodation"

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Amenity	<p>PC13 Separation of Incompatible Land Uses</p> <p>Separation distances are provided to ensure:</p> <p>(a) the future viability of surrounding “Uses”;</p> <p>(b) infrastructure items are protected from incompatible “Development”;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible “Uses” is minimised.</p>	<p>For “<i>Sensitive land uses</i>” and “<i>rural activities</i>” other than “<i>Intensive animal industries</i>”:</p> <p>AS13.1 Minimum separation between “<i>Sensitive land uses</i>” and “<i>rural activities</i>” comply with the “Buffer Area Design Criteria” as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses”.</p> <p>For “<i>Intensive animal industries</i>”:</p> <p>AS13.2 Minimum separation distances to “<i>Sensitive land uses</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.1.</p> <p>For “<i>Sensitive land uses</i>”:</p> <p>AS13.3 Minimum separation distances to “<i>Intensive animal industries</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.2.</p> <p>For “<i>Grazing</i>”:</p> <p>AS13.4 Pens and yards maintain a minimum separation distance of 300 metres to “<i>sensitive land uses</i>” not associated with the “<i>grazing</i>”.</p> <p>For all “<i>Uses</i>” other than “<i>Extractive Industries</i>”:</p> <p>AS13.5 “<i>Buildings</i>”, “<i>Structures</i>” and “<i>Outdoor Activity Areas</i>” maintain a minimum separation distance to “<i>Extractive Industries</i>” as stated in Schedule 2, Division 2: Separation Distances – Extractive Industries, Section 2.1.</p> <p>For all “<i>Uses</i>”:</p> <p>AS13.6 “<i>Buildings</i>”, “<i>Structures</i>” and “<i>Outdoor Activity Areas</i>” maintain a minimum separation distance to refuse tips (as identified in Schedule 2, Division 5: Refuse Tips, Section 5.1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>– “Agriculture”</p> <p>– “Bed and breakfast”</p> <p>– “Detached house”</p> <p>– “Grazing”</p> <p>– “Visitor accommodation”</p> <p>– “Bed and breakfast”</p> <p>– “Detached house”</p> <p>– “Visitor accommodation”</p> <p>– “Grazing”</p> <p>– “Agriculture”</p> <p>– “Bed and breakfast premises”</p> <p>– “Caretaker’s residence”</p> <p>– “Detached house”</p> <p>– “Grazing”</p> <p>– “Home business”</p> <p>– “Visitor accommodation”</p> <p>– “Agriculture”</p> <p>– “Bed and breakfast premises”</p> <p>– “Caretaker’s residence”</p> <p>– “Detached house”</p> <p>– “Grazing”</p> <p>– “Home business”</p> <p>– “Visitor accommodation”</p>

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
<p><i>PC14 Water Supply</i></p> <p>All “Premises” have an adequate volume and supply of water for the “Use”, which is also adequate for fire fighting purposes.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p>or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p>or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 9 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Visitor accommodation” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Visitor accommodation” – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Visitor accommodation” – “Home business”

Infrastructure

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Infrastructure	<p>For all “Premises” in Medium and High bushfire hazard areas as identified on Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AS14.4 On-site water storage of not less than 5000 litres is provided by way of dam, swimming pool or tank fitted with fire brigade tank fittings.</p> <p>or</p> <p>AS14.5 The reticulated water supply has flow and pressure characteristics of 10 litres a second at 200 kPa</p>		
Infrastructure	<p>PC15 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS15.2 “Premises” not in a sewered area have an on-site effluent disposal system¹.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation” <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”

¹ The Plumbing and Drainage Act controls the design and construction of effluent disposal systems.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Infrastructure	<p>PC16 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: <ul style="list-style-type: none"> “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>” – “<i>Visitor accommodation</i>”
Infrastructure	<p>PC17 Electricity</p> <p>“<i>Premises</i>” are provided with an adequate supply of electricity for the “<i>Use</i>”.</p>	<p>AS17 All “<i>Premises</i>” have a supply of electricity.</p>	<ul style="list-style-type: none"> – “<i>Agriculture</i>” – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: <ul style="list-style-type: none"> “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Grazing</i>” – “<i>Home business</i>” – “<i>Visitor accommodation</i>”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “Agriculture”, “Bed and breakfast premises”, “Caretaker’s residence”, a “Material Change of Use” from one to another of, “Commercial premises”, “Professional office” or “Shop” where not involving “Building Work”, “Detached house”, “Grazing”, “Home business” and “Visitor accommodation”:</p> <p>AS18.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS18.2 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>– “Agriculture”</p> <p>– “Bed and breakfast premises”</p> <p>– A “Material Change of Use” from one to another of:</p> <p>“Commercial premises”,</p> <p>“Professional office” or</p> <p>“Shop” - where not involving “Building Work”</p> <p>– “Caretaker’s residence”</p> <p>– “Detached house”</p> <p>– “Grazing”</p> <p>– “Home business”</p> <p>– “Visitor accommodation”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Infrastructure	<p>PC19 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS19.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<p>– “Bed and breakfast premises”</p> <p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”</p> <p>– “Caretaker’s residence”</p> <p>– “Detached house”</p> <p>– “Home business”</p> <p>– “Visitor accommodation”</p>
Infrastructure	<p>PC20 Roads, Firebreaks and Fire Maintenance Trails</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network. In High and Medium bushfire hazard areas, adequate road access is provided for fire fighting/other emergency vehicles and for safe evacuation.</p>	<p>AS20.1 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p> <p>For “Uses” in High or Medium bushfire hazard areas as identified on Land Characteristics Map – Bushfire Hazard Areas: AS20.2 Roads, firebreaks and fire maintenance trails are designed and constructed in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Sections 6.1 and 6.2.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation” – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Infrastructure	<p>PC23 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS23 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Environmental	<p>PC24 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS24 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Environmental	<p>PC25 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <ol style="list-style-type: none"> (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks. 	<p>AS25 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Environmental	<p>PC26 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS26.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS26.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation” <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Environmental	<p>PC27 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Environmental	<p><i>PC28 Noise Emissions</i></p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.³</p>	No acceptable solution is prescribed.	
Environmental	<p><i>PC29 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use. ⁴</p>	No acceptable solution is prescribed.	

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 29 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Environmental	<p>PC30 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS30.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS30.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS30.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation” <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation” <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Environment	<p>PC31 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS31 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>” – “<i>Visitor accommodation</i>”
Constraint	<p>PC32 “Development” in the vicinity of “Airports”</p> <p>“<i>Development</i>” in the vicinity of “<i>Airports</i>”:</p> <p>(a) protects the operation of the “<i>Airport</i>”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “<i>Airport</i>”.⁵</p>	<p>AS32 “<i>Buildings</i>” and “<i>Structures</i>” within 100 metres of the boundary of an “<i>Airport</i>” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “<i>Building</i>” and no “<i>Building works</i>” are being undertaken for that existing “<i>Building</i>”.)</p>	<ul style="list-style-type: none"> – “<i>Agriculture</i>” – “<i>Bed and breakfast premises</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Grazing</i>” – “<i>Home business</i>” – “<i>Visitor accommodation</i>”
Constraint	<p>PC33 Good Quality Agricultural Land Areas</p> <p>Good Quality Agricultural Land areas as identified on the Land Characteristics Map – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity.⁶</p>	No acceptable solution is prescribed.	

⁵ One way an applicant may demonstrate compliance with PC32 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁶ In order to demonstrate compliance with PC33 the applicant shall prepare a study that identifies how the development is in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land and Separating Agricultural and Residential Land Uses 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Constraint	<p>PC34 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁷</p>	No acceptable solution is prescribed.	
Constraint	<p>PC35 Protected Areas</p> <p>“Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS35 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Constraint	<p>PC36 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS36 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”

⁷ To assist an applicant to demonstrate compliance with PC34, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Constraint	<p>PC37 Bushfire Hazard</p> <p>“Development” is located to maintain the safety of people and property from Bushfire Hazard⁸.</p>	<p>AS37 “Development” is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p> <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
	<p>PC38 High and Medium Bushfire Hazard Areas</p> <p>“Development” in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between “Buildings”, “Structures” and “Hazardous vegetation”⁹.</p>	<p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS38.1 “Buildings” and “Structures”:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AS38.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>

⁸ One way an applicant may demonstrate compliance with PC37 is to demonstrate compliance with PC38 and prepare a Bushfire Management Plan identifying how the outcomes of PC37 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

⁹ One way an applicant may demonstrate compliance with PC38 is to prepare a Bushfire Management Plan identifying how the outcomes of PC38 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Constraint	<p>PC39 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible “Development”; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining “Uses”.</p>	<p>AS39 “Buildings” and “Structures” maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
“Use”	<p>PC40 “Airport”</p> <p>“Airport” activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding “Premises”.¹⁰</p>	No acceptable solution is prescribed.	
“Use”	<p>PC41 “Bed and breakfast premises”</p> <p>“Premises” used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS41.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS41.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Bed and breakfast premises”

¹⁰ One way an applicant may demonstrate compliance with PC40 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
“Use”	<p>PC42 “Extractive industry”</p> <p>“Premises” used for extractive industries:</p> <p>(a) do not impact adversely on the amenity of other “Uses” in the Rural “Zone” or other “Zones”;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values;</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and</p> <p>(d) are designed and operated so that the safety of persons and property is not compromised.</p>	No acceptable solution is prescribed.	
“Use”	<p>PC43 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS43.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS43.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS43.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS43.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS43.5 Operate only between the hours of 7:00am and 6:00pm.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
“Use”	<p>PC44 “Intensive animal industries”</p> <p><i>“Intensive animal industries”</i> :</p> <p>(a) do not impact adversely on the amenity of the Rural “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable solution is prescribed.	
“Use”	<p>PC45 “Visitor accommodation”</p> <p><i>“Premises”</i> used for <i>“Visitor accommodation”</i> purposes are of a scale and are operated in a manner so as not to impact adversely on the amenity or the future productivity capabilities of the Rural “Zone”.</p>	<p>AS45.1 Provision is made for no more than 12 (twelve) paying guests to be accommodated at any one time.</p> <p>AS45.2 <i>“Premises”</i> contain not more than 6 (six) <i>“Accommodation units”</i> or camping or caravan sites.</p> <p>AS45.3 <i>“Premises”</i> are not located on Good Quality Agricultural Land areas as identified on the Land Characteristics Map – Good Quality Agricultural Land.</p>	<p>– <i>“Visitor accommodation”</i></p> <p>– <i>“Visitor accommodation”</i></p> <p>– <i>“Visitor accommodation”</i></p>

4.1.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural “Zone” and is consistent with the predominant rural form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level (Excluding windmills, silos and other rural operational equipment).</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure that rural amenity is protected and enhanced.</p>	<p>AS2.1 “Buildings” and “Structures” have a setback of not less than 20 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map.</p> <p>AS2.2 “Buildings” and “Structures” have side and rear boundary clearances not less than 15 metres from property boundaries.</p>	<p>– “Building work”</p> <p>– “Building work”</p>
Amenity	<p>PC3 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.</p>	<p>AS3 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment (Excluding windmills, silos and other rural operational equipment).</p>	– “Building work”
Infrastructure	<p>PC4 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS4 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC5 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS5 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC6 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS6 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the "Scheme")
Environmental	<p>PC7 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS7.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS7.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC8 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".¹¹</p>	<p>AS8 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC9 Protected Areas</p> <p>"Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS9 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map.</p>	<p>– "Building work"</p>
Constraint	<p>PC10 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS10 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

¹¹ One way an applicant may demonstrate compliance with PC8 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

<i>"Building work"</i> where not associated with a <i>"Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the "Scheme")
Constraint	<p>PC11 Bushfire Hazard</p> <p>"Development" is located to maintain the safety of people and property from Bushfire Hazard¹².</p>	<p>AS11 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	– "Building work"
Constraint	<p>PC12 High and Medium Bushfire Hazard Areas</p> <p>"Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire area sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"¹³.</p>	<p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS12.1 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AS12.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	
Constraint	<p>PC13 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible "Development"; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining "Uses".</p>	<p>AS13 "Buildings" and "Structures" maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	– "Building work"

¹² One way an applicant may demonstrate compliance with PC11 is to demonstrate compliance with PC12 and prepare a Bushfire Management Plan identifying how the outcomes of PC11 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

¹³ One way an applicant may demonstrate compliance with PC12 is to prepare a Bushfire Management Plan identifying how the outcomes of PC12 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

4.1.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity of the Rural “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– Excavation or Filling
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– Excavation or Filling
Environmental	<p>PC5 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AS5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	– Excavation or Filling

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the <i>“Scheme”</i>)
Environmental	<p>PC6 Cultural Heritage</p> <p><i>“Development”</i> ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A separation distance of not less than 50 metres is provided to the <i>“Bed and banks”</i> of <i>“Watercourses”</i> and <i>“Lakes”</i>.</p> <p>AS6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC7 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from <i>“Premises”</i> ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.¹⁴</p>	No acceptable solution is prescribed	
Constraint	<p>PC8 Protected Areas</p> <p><i>“Development”</i> is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	AS8 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map.	– Excavation or Filling
Constraint	<p>PC9 Sloping Land</p> <p><i>“Development”</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS9 <i>“Development”</i> is not undertaken on slopes greater than 15%.	– Excavation or Filling

¹⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 7 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.2 Rural Residential “Zone”

4.2.1 Intent:

The Rural Residential “Zone” is intended for low density, “*detached houses*” within a rural setting.

4.2.2 Rural Residential “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Accommodation building”	Impact Assessment	Rural Residential “Zone” Code
“Airport”	Impact Assessment	Rural Residential “Zone” Code
“Bed and breakfast premises”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Commercial activities” other than as above	Impact Assessment	Rural Residential “Zone” Code
“Detached house”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code Code Assessment if any applicable acceptable solution is not met	Rural Residential “Zone” Code Rural Residential “Zone” Code
“Industrial activities”	Impact Assessment	Rural Residential “Zone” Code
“Intensive animal industry”	Impact Assessment	Rural Residential “Zone” Code
“Multiple dwelling”	Impact Assessment	Rural Residential “Zone” Code
“Open space and recreation activities”	Impact Assessment	Rural Residential “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Rural Residential “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Rural Residential “Zone” Code

(2) **“Reconfiguring a lot”**

Type	Assessment Category	Applicable Code
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) **“Building work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
“Building work” where not identified as exempt in section 1.4(2) of the “Scheme”	Self-assessable where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code	Rural Residential “Zone” Code
	Code Assessment if any applicable acceptable solution is not met.	Rural Residential “Zone” Code

(4) **“Operational work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Rural Residential “Zone” Code	Rural Residential “Zone” Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Rural Residential “Zone” Code

4.2.3 Rural Residential “Zone” Code

4.2.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.2.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.2.3.2:

Table 4.2.3.2

“Material change of use”	Applicable Acceptable Solutions
“Bed and breakfast premises”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38 AS40.1 AS40.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	AS3 AS4.1 AS4.2 AS12 AS14.1 AS14.2 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS34 AS35 AS36
“Caretaker’s residence”	AS5.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38
“Detached house”	AS5.1 AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38
“Home business”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38 AS42.1 AS42.2 AS42.3 AS42.4 AS42.5 AS42.6
“Home business” providing home-based childcare	AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS34 AS35 AS36 AS38 AS42.1 AS42.4 AS42.5 AS42.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS3 AS4 AS5 AS6 AS7.1 AS7.2 AS8 AS9 AS10 AS11 AS13
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS8 AS9

4.2.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Rural Residential “Zone” continues as an area for low density detached houses in a rural setting.
- (3) Rural residential activities are not prejudiced by inappropriate development and existing rural residential areas are consolidated
- (4) Within the Rural Residential “Zone”, “development”:
 - (a) maintains the environment, including soil, air and water, compatible with healthy natural systems and public health and safety;
 - (b) protects Good Quality Agricultural Land (GQAL) from fragmentation, alienation or encroachment of incompatible land “uses” in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land, Planning Guidelines – Separating Agricultural and Residential Land Uses;
 - (c) is located, designed and operated in a manner that protects and enhances the low density rural residential scale, intensity, form and character;
 - (d) does not prejudice or impact adversely on other uses including those within other “Zones”;
 - (e) does not prejudice existing and future intensive animal industries, extractive industries, or extractive or mining resources;
 - (f) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network and residential amenity;
 - (g) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (h) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (i) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events;
 - (j) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (k) does not impact adversely on infrastructure.
- (5) Within the Rural Residential “Zone”, the Rural Residential “Zone” Code allows for:
 - (a) tourist related “uses” (“*bed and breakfast premises*” and “*visitor accommodation*”) and “*home businesses*” where they are of a small scale and are compatible with surrounding “uses”.

4.2.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Residential activities” - Locational Criteria</p> <p>Non-“Residential activities” are located in the Rural Residential “Zone” only where those activities:</p> <ul style="list-style-type: none"> (a) are necessarily associated with “residential activities”; (b) do not impact adversely on the residential amenity of the Rural Residential “Zone”; (c) do not prejudice the consolidation of like non-“Residential activities” in other more appropriate “Zones”; (d) do not prejudice the productive capacity of surrounding rural land; and (e) protect the landscape values and scenic qualities of the Rural Residential “Zone”. 	No acceptable solution is prescribed.	
Amenity	<p>PC2 Non-“Residential activities” - Scale</p> <p>Non-“Residential activities” are of an appropriate scale to protect the amenity of the Rural Residential “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Rural Residential “Zone” or other “Zones”.</p>	AS2 The “Total use area” is less than 60m ² on a lot.	
Amenity	<p>PC3 Non-“ Residential activities” - Operating Hours</p> <p>Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the Rural Residential “Zone”.</p>	AS3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.	– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
<p>PC4 Non-“Residential activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the amenity of the Rural Residential “Zone”.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”
<p>PC5 “Residential Activities” - Density</p> <p>The low density residential scale, intensity, form and character of the Rural Residential “Zone” are protected.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural Residential “Zone” and is consistent with the predominant rural form.</p>	<p>AS6 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
<p>PC7 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the low density residential amenity is protected and enhanced.</p>	<p>AS7.1 “Buildings” and “Structures” have a setback of not less than 15 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map.</p> <p>AS7.2 “Buildings” and “Structures” have side and rear boundary clearances of not less than 10 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business” – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC8 Transport Movements</p> <p>Transport movements associated with the use protect the residential amenity of the locality and do not exceed those normally associated with residential activities.</p>	<p>For non-“Residential activities”</p> <p>AS8 Transport movements do not occur through residential areas.</p> <p>For all other “uses”: No acceptable solution is prescribed.</p>	
Amenity	<p>PC9 “Building” and “Structure” Design</p> <p>“Buildings” and “Structures” are of a domestic scale, form and character to maintain the residential amenity.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC10 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.</p>	AS10 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “Building” and no “Building works” are being undertaken.)	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Amenity	<p>PC11 Landscaping and External Activity Areas</p> <p>Landscaping and external activity areas are provided on - site to:</p> <p>(a) contribute to a pleasant and functional built form;</p> <p>(b) provide positive sun and breeze control;</p> <p>(c) make provision for recreation areas; and</p> <p>(d) contribute to the Rural Residential “Zone’s” positive visual qualities.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC12 Lighting</p> <p>The design of lighting does not prejudice the amenity of the Rural Residential “Zone” through poorly directed lighting, lighting overspill or lighting glare.</p>	AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Amenity	<p>PC13 Separation of Incompatible Land Uses</p> <p>Separation distances are provided to ensure:</p> <p>(a) the future viability of surrounding “Uses”;</p> <p>(b) infrastructure items are protected from incompatible “Development”;</p> <p>(c) an appropriate standard of amenity and public safety; and</p> <p>(d) conflict arising from incompatible “Uses” is minimised.</p>	<p>For “<i>Sensitive land uses</i>” and “<i>rural activities</i>” other than “<i>Intensive animal industries</i>”:</p> <p>AS13.1 Minimum separation between “<i>Sensitive land uses</i>” and “<i>rural activities</i>” comply with the “Buffer Area Design Criteria” as contained in Table 2 of Section 3.47 of SPP1/92 – Planning Guideline – “Separating Agricultural and Residential Land Uses”.</p> <p>For “<i>Intensive animal industries</i>”:</p> <p>AS13.2 Minimum separation distances to “<i>Sensitive land uses</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.1.</p> <p>For “<i>Sensitive land uses</i>”:</p> <p>AS13.3 Minimum separation distances to “<i>Intensive animal industries</i>” are as stated in Schedule 2, Division 1: Separation Distances – Intensive Animal Industries, Section 1.2.</p> <p>For “<i>Grazing</i>”:</p> <p>AS13.4 Pens and yards maintain a minimum separation distance of 300 metres to “<i>sensitive land uses</i>” not associated with the “<i>grazing</i>”.</p> <p>For all “Uses” other than “<i>Extractive Industries</i>”:</p> <p>AS13.5 “<i>Buildings</i>”, “<i>Structures</i>” and “<i>Outdoor Activity Areas</i>” maintain a minimum separation distance to “<i>Extractive Industries</i>” as stated in Schedule 2, Division 2: Separation Distances – Extractive Industries, Section 2.1.</p> <p>For all “Uses”:</p> <p>AS13.6 “<i>Buildings</i>”, “<i>Structures</i>” and “<i>Outdoor Activity Areas</i>” maintain a minimum separation distance to refuse tips (as identified in Schedule 2, Division 5: Refuse Tips, Section 5.1) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>– “<i>Bed and breakfast</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Bed and breakfast</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Bed and breakfast premises</i>”</p> <p>– “<i>Caretaker’s residence</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Home business</i>”</p> <p>– “<i>Bed and breakfast premises</i>”</p> <p>– “<i>Caretaker’s residence</i>”</p> <p>– “<i>Detached house</i>”</p> <p>– “<i>Home business</i>”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC14 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”, which is also adequate for fire fighting purposes.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p style="text-align: center;">or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p style="text-align: center;">or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 9 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
	<p>For all “Premises” in Medium and High bushfire hazard areas as identified on Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AS14.4 On-site water storage of not less than 5000 litres is provided by way of dam, swimming pool or tank fitted with fire brigade tank fittings.</p> <p>or</p> <p>AS14.5 The reticulated water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p>	
<p>PC15 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS15.2 “Premises” not in a sewered area have an on-site effluent disposal system¹.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

¹ The Plumbing and Drainage Act controls the design and construction of effluent disposal systems.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Infrastructure	<p><i>PC16 Stormwater</i></p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Infrastructure	<p><i>PC17 Electricity</i></p> <p>“<i>Premises</i>” are provided with an adequate supply of electricity for the “<i>Use</i>”.</p>	<p>AS17 All “<i>Premises</i>” have a supply of electricity.</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “<i>Bed and breakfast premises</i>”, “<i>Caretaker’s residence</i>”, a “<i>Material Change of Use</i>” from one to another of, “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” where not involving “<i>Building Work</i>”, “<i>Detached house</i>” and “<i>Home business</i>”:</p> <p>AS18.1 All “<i>Premises</i>” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “<i>Uses</i>”:</p> <p>AS18.2 All “<i>Premises</i>” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Infrastructure	<p>PC19 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking and service vehicle provision is adequate for the “<i>Use</i>” and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS19.1 All “<i>Uses</i>” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC20 Roads, Firebreaks and Fire Maintenance Trails</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p> <p>In High and Medium bushfire hazard areas, adequate road access is provided for fire fighting/other emergency vehicles and for safe evacuation.</p>	<p>AS20.1 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p> <p>For “Uses” in High or Medium bushfire hazard areas as identified on the Land Characteristics Map – Bushfire Hazard Areas:</p> <p>AS20.2 Roads, firebreaks and fire maintenance trails are designed and constructed in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Sections 6.1 and 6.2.</p>	
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC23 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS23 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC24 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS24 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC25 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AS25 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Environmental	<p>PC26 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS26.1 A minimum separation distance of 50 metres is provided to the “<i>Bed and banks</i>” of “<i>Watercourses</i>” and “<i>Lakes</i>”.</p> <p>AS26.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>” <ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Environmental	<p>PC27 Air Emissions</p> <p>Air emissions from “<i>Premises</i>” do not cause environmental harm or nuisance to adjoining properties or “<i>Sensitive land uses</i>”.²</p>	No acceptable solution is prescribed.	
Environmental	<p>PC28 Noise Emissions</p> <p>Noise emissions from “<i>Premises</i>” do not cause environmental harm or nuisance to adjoining properties or “<i>Sensitive land uses</i>”.³</p>	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environmental	<p><i>PC29 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. ⁴ 	No acceptable solution is prescribed.	

⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 29 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Environmental	<p>PC30 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS30.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS30.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS30.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environment	<p>PC31 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS31 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC32 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁵</p>	<p>AS32 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC33 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁶</p>	<p>No acceptable solution is prescribed.</p>	

⁵ One way an applicant may demonstrate compliance with PC32 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁶ To assist an applicant to demonstrate compliance with PC33, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Constraint	<p>PC34 Protected Areas</p> <p>“Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS34 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC35 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS35 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC36 Bushfire Hazard</p> <p>“Development” is located to maintain the safety of people and property from Bushfire Hazard⁷.</p>	<p>AS36 “Development” is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

⁷ One way an applicant may demonstrate compliance with PC36 is to demonstrate compliance with PC37 and prepare a Bushfire Management Plan identifying how the outcomes of PC36 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Constraint	<p>PC37 High and Medium Bushfire Hazard Areas</p> <p>“Development” in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between “Buildings”, “Structures” and “Hazardous vegetation”⁸.</p>	<p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS37.1 “Buildings” and “Structures”:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AS37.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	
Constraint	<p>PC38 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible “Development”; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining “Uses”.</p>	<p>AS38 “Buildings” and “Structures” maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

⁸ One way an applicant may demonstrate compliance with PC37 is to prepare a Bushfire Management Plan identifying how the outcomes of PC37 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
“Use”	<p>PC39 “Airport”</p> <p>“Airport” activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding “Premises”.⁹</p>	No acceptable solution is prescribed.	
“Use”	<p>PC40 “Bed and breakfast premises”</p> <p>“Premises” used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS40.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS40.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.</p>	<p>– “Bed and breakfast premises”</p> <p>– “Bed and breakfast premises”</p>
“Use”	<p>PC41 “Extractive industry”</p> <p>“Premises” used for extractive industries:</p> <p>(a) do not impact adversely on the amenity of other “Uses” in the Rural Residential “Zone” or other “Zones”;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values;</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and</p> <p>(d) are designed and operated so that the safety of persons and property is not compromised.</p>	No acceptable solution is prescribed.	

⁹ One way an applicant may demonstrate compliance with PC39 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
“Use”	<p>PC42 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS42.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS42.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS42.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS42.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS42.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AS42.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p> <p>– “Home Business”</p>
“Use”	<p>PC43 “Intensive animal industries”</p> <p>“Intensive animal industries”:</p> <p>(a) do not impact adversely on the amenity of the Rural Residential “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	<p>No acceptable solution is prescribed.</p>	

4.2.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural Residential “Zone” and is consistent with the predominant rural form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure that local amenity is protected and enhanced.</p>	<p>AS2.1 “Buildings” and “Structures” have a setback of not less than 15 metres from any road frontage other than a State Controlled Road as identified on Land Characteristics Map – Features Map.</p> <p>AS2.2 “Buildings” and “Structures” have side and rear boundary clearances not less than 10 metres from property boundaries.</p>	<p>– “Building work”</p> <p>– “Building work”</p>
Amenity	<p>PC3 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.</p>	<p>AS3 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment.</p>	– “Building work”
Infrastructure	<p>PC4 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS4 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC5 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS5 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC6 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS6 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work"</i> where not associated with a <i>"Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the "Scheme")
Environmental	<p>PC7 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS7.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS7.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC8 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".¹⁰</p>	<p>AS8 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC9 Protected Areas</p> <p>"Development" is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	<p>AS9 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map.</p>	<p>– "Building work"</p>
Constraint	<p>PC10 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS10 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

¹⁰ One way an applicant may demonstrate compliance with PC8 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

<i>“Building work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Constraint	<p>PC11 Bushfire Hazard</p> <p><i>“Development”</i> is located to maintain the safety of people and property from Bushfire Hazard¹¹.</p>	<p>AS11 <i>“Development”</i> is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	– <i>“Building work”</i>
Constraint	<p>PC12 High and Medium Bushfire Hazard Areas</p> <p><i>“Development”</i> in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire area sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between <i>“Buildings”</i>, <i>“Structures”</i> and <i>“Hazardous vegetation”</i>¹².</p>	<p>For <i>“Development”</i> in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS12.1 <i>“Buildings”</i> and <i>“Structures”</i>:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For <i>“Development”</i> in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For <i>“Development”</i> in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AS12.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: – Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	

¹¹ One way an applicant may demonstrate compliance with PC11 is to demonstrate compliance with PC12 and prepare a Bushfire Management Plan identifying how the outcomes of PC11 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

¹² One way an applicant may demonstrate compliance with PC12 is to prepare a Bushfire Management Plan identifying how the outcomes of PC12 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the "Scheme")
Constraint	<p>PC13 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible "Development"; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining "Uses".</p>	<p>AS13 "Buildings" and "Structures" maintain a minimum separation distance to Rail Lines and State Controlled Roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>– "Building Work"</p>

4.2.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity of the Rural Residential “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– Excavation or Filling
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– Excavation or Filling
Environmental	<p>PC5 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AS5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	– Excavation or Filling

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the <i>“Scheme”</i>)
Environmental	<p>PC6 Cultural Heritage</p> <p><i>“Development”</i> ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A separation distance of not less than 50 metres is provided to the <i>“Bed and banks”</i> of <i>“Watercourses”</i> and <i>“Lakes”</i>.</p> <p>AS6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC7 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from <i>“Premises”</i> ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.¹³</p>	No acceptable solution is prescribed	
Constraint	<p>PC8 Protected Areas</p> <p><i>“Development”</i> is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	AS8 A minimum separation distance of 100 metres is provided to Protected Areas as identified on Land Characteristics Map – Features Map.	– Excavation or Filling
Constraint	<p>PC9 Sloping Land</p> <p><i>“Development”</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS9 <i>“Development”</i> is not undertaken on slopes greater than 15%.	– Excavation or Filling

¹³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 7 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.3 Small Town “Zone”

4.3.1 Intent:

The Small Town “Zone” is intended for residential uses and associated uses required to service the town and its surrounding rural area.

4.3.2 Small Town “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Airport”	Impact Assessment	Small Town “Zone” Code
“Bed and breakfast premises”	Self-assessable where complying with the applicable acceptable solutions in the Small Town “Zone” Code	Small Town “Zone” Code
	Code Assessment if any applicable acceptable solution is not met	Small Town “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Small Town “Zone” Code	Small Town “Zone” Code
	Code Assessment if any applicable acceptable solution is not met	Small Town “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Small Town “Zone” Code	Small Town “Zone” Code
	Code Assessment if any applicable acceptable solution is not met	Small Town “Zone” Code
“Detached house”	Self-assessable where complying with the applicable acceptable solutions in the Small Town “Zone” Code	Small Town “Zone” Code
	Code Assessment if any applicable acceptable solution is not met	Small Town “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Small Town “Zone” Code	Small Town “Zone” Code
	Code Assessment if any applicable acceptable solution is not met	Small Town “Zone” Code
“Industrial activities”	Code Assessment where having a “Total use area” less than 60.0 m ²	Small Town “Zone” Code
	Impact Assessment otherwise	Small Town “Zone” Code
“Intensive animal industry”	Impact Assessment	Small Town “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Small Town “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Small Town “Zone” Code

(2) **“Reconfiguring a lot”**

Type	Assessment Category	Applicable Code
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) **“Building work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
“Building work” where not identified as exempt in section 1.4(2) of the “Scheme”	Self-assessable where complying with the applicable acceptable solutions in the Small Town “Zone” Code	Small Town “Zone” Code
	Code Assessment if any applicable acceptable solution is not met.	Small Town “Zone” Code

(4) **“Operational work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Small Town “Zone” Code	Small Town “Zone” Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Small Town “Zone” Code

4.3.3 Small Town “Zone” Code

4.3.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.3.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.3.3.2:

Table 4.3.3.2

“Material change of use”	Applicable Acceptable Solutions
“Bed and breakfast premises”	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34 AS36.1 AS36.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	AS3 AS4.1 AS4.2 AS12 AS14.1 AS14.2 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS34
“Caretaker’s residence”	AS5.2 AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34
“Detached house”	AS5.1 AS7 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34
“Home business”	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34 AS37.1 AS37.2 AS37.3 AS37.4 AS37.5 AS37.6
“Home business” providing home-based childcare	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34 AS37.1 AS37.4 AS37.5 AS37.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.3.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) Future uses are appropriately located within the Small Town “Zone” and existing and future “uses” are not prejudiced by inappropriate development.
- (3) A range of residential and other small scale, low intensity, non-residential “uses”, necessary to service the town and its surrounding rural area are allowed for, while ensuring residential amenity is protected.
- (4) Existing small town areas are consolidated.
- (5) Within the Small Town “Zone”, “development”:
 - (a) maintains the residential amenity;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) is located, designed and operated in a manner that protects and enhances the predominant residential scale, intensity, form and character;
 - (d) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (e) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (f) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (g) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (h) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (i) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (j) does not impact adversely on infrastructure.

4.3.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Residential activities” - Locational Criteria</p> <p>Non-“Residential activities” are located so as:</p> <p>(a) not to impact adversely on the residential amenity of the Small Town “Zone”;</p> <p>(b) not to prejudice the consolidation of like non-“Residential activities” in other more appropriate “Zones”;</p> <p>(c) not to prejudice the landscape values of the town.</p>	<p>For “Commercial activities”</p> <p>AS1.1 “Commercial Activities” are located on the main street.</p> <p>For “Community oriented activities”</p> <p>AS1.2 “Community oriented activities” are located on the main street.</p> <p>For “Industrial Activities”</p> <p>AS1.3 “Industrial Activities” are located on the main street.</p> <p>For all other “Uses”</p> <p>No acceptable solution is prescribed.</p>	
Amenity	<p>PC2 Non-“Residential activities” - Scale</p> <p>Non-“Residential activities” are of an appropriate scale to protect the residential amenity of the Small Town “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Small Town “Zone” or other “Zones”.</p>	<p>AS2 The “Total use area” is less than 60m² on a lot.</p>	
Amenity	<p>PC3 Non-“Residential activities” - Operating Hours</p> <p>Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the Small Town “Zone”.</p>	<p>AS3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.</p>	<p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)	
Amenity	<p>PC4 Non-“Residential activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the amenity of the Small Town “Zone”.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”
Amenity	<p>PC5 “Residential Activities” - Density</p> <p>The density of “Residential activities” does not impact adversely on the residential amenity of the Small Town “Zone” through over intensification.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For “Multiple Dwelling”: AS5.3 No more than one “Dwelling unit” per 400 sq metres of site area.</p> <p>For “Accommodation building”: AS5.4 No more than one “Accommodation unit” per 200 sq metres of site area.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
Amenity	<p>PC 6 “Residential Activities” - “Total use area”</p> <p>“Development” does not impact adversely on the residential amenity of the Small Town “Zone” through over intensification.</p>	<p>For “Residential activities” other than a “Detached house” and “Caretakers residence”: AS6 “Total use area” is no more than 50% of site area.</p>	
Amenity	<p>PC7 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Small Town “Zone” and is consistent with the predominant residential form.</p>	<p>AS7 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
<i>PC8 Setbacks and Boundary Clearances</i> <i>“Buildings”</i> and <i>“Structures”</i> are located to ensure the local amenity and streetscape are protected and enhanced.	For all <i>“Uses”</i> other than a <i>“Detached House”</i> : AS8.1 <i>“Buildings”</i> and <i>“Structures”</i> have a setback of not less than 6 metres from any road frontage. or AS8.2 <i>“Buildings”</i> and <i>“Structures”</i> have a setback within 20% of the existing setbacks of adjoining <i>“Buildings”</i> and <i>“Structures”</i> For all <i>“Uses”</i> other than a <i>“Detached House”</i> : AS8.3 <i>“Buildings”</i> and <i>“Structures”</i> have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing <i>“Building”</i> and no <i>“Building works”</i> are being undertaken for that existing <i>“Building”</i>).	– <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i> – <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i> – <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i>
<i>PC9 Transport Movements</i> Transport movements associated with the use protect the residential amenity of the locality.	For non- <i>“Residential activities”</i> : AS9 Transport movements do not occur through residential areas. For all other <i>“Uses”</i> : No acceptable solution is prescribed.	
<i>PC10 “Building” and “Structure” Design</i> <i>“Buildings”</i> and <i>“Structures”</i> are designed so that the domestic scale, form and character of the Small Town <i>“Zone”</i> are protected and the character and streetscape of the main street are enhanced.	No acceptable solution is prescribed.	
<i>PC11 Landscaping and External Activity Areas</i> Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Small Town <i>“Zone’s”</i> positive visual qualities.	No acceptable solution is prescribed.	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Amenity	<p>PC12 Lighting</p> <p>The design of lighting does not prejudice the amenity of the Small Town “Zone” through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house – “Home business”
Amenity	<p>PC13 Separation of Incompatible Land Uses</p> <p>Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding “Uses”; (b) infrastructure items are protected from incompatible “Development”; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible “Uses” is minimised. 	<p>For “Grazing”:</p> <p>AS13 Pens and yards maintain a minimum separation distance of 300 metres to “sensitive land uses” not associated with the “grazing”.</p> <p>For all other “Uses”: No acceptable solution is prescribed.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)	
Infrastructure	<p>PC14 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p style="text-align: center;">or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p style="text-align: center;">or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 9 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)	
Infrastructure	<p>PC15 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p style="text-align: center;">or</p> <p>AS15.2 “Premises” not in a sewered area have an on-site effluent disposal system¹.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC16 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

¹ The Plumbing and Drainage Act controls the design and construction of effluent disposal systems.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Infrastructure	<p>PC17 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS17 All “Premises” have a supply of electricity.</p>
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>– “Bed and breakfast premises”</p> <p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”</p> <p>– “Caretaker’s residence”</p> <p>– “Detached house”</p> <p>– “Home business”</p>
Infrastructure	<p>For “Bed and breakfast premises”, “Caretaker’s residence”, a “Material Change of Use” from one to another of, “Commercial premises”, “Professional office” or “Shop” where not involving “Building Work”, “Detached house” and “Home business”:</p> <p>AS18.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS18.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<p>– “Bed and breakfast premises”</p> <p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”</p> <p>– “Caretaker’s residence”</p> <p>– “Detached house”</p> <p>– “Home business”</p>

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
PC19 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.	AS19.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a). AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b).	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
PC20 Roads Adequate all-weather road access is provided between the “Premises” and the existing road network.	AS20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1).	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)	
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC23 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS23 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Environmental	<p>PC24 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS24 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC25 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS25.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS25.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC26 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 26 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Environmental	<p><i>PC27 Noise Emissions</i></p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.³</p>	No acceptable solution is prescribed.	
Environmental	<p><i>PC28 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use. ⁴</p>	No acceptable solution is prescribed.	

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)	
Environmental	<p>PC29 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS29.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS29.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS29.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Environment	<p>PC30 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS30 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC31 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁵</p>	<p>AS31 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC32 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁶</p>	No acceptable solution is prescribed.	
Constraint	<p>PC33 Protected Areas</p> <p>“Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	No acceptable solution is prescribed.	

⁵ One way an applicant may demonstrate compliance with PC31 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁶ To assist an applicant to demonstrate compliance with PC32, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Constraint	<p>PC34 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS34 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
“Use”	<p>PC35 “Airport”</p> <p>“Airport” activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding “Premises”.⁷</p>	<p>No acceptable solution is prescribed.</p>	
“Use”	<p>PC36 “Bed and breakfast premises”</p> <p>“Premises” used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS36.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS36.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Bed and breakfast premises”

⁷ One way an applicant may demonstrate compliance with PC35 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)	
“Use”	<p>PC37 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS37.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS37.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS37.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS37.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS37.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AS37.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p> <p>– “Home Business”</p>
“Use”	<p>PC38 “Intensive animal industries”</p> <p>“Intensive animal industries”:</p> <p>(a) do not impact adversely on the amenity of the Small Town “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	<p>No acceptable solution is prescribed.</p>	

4.3.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Small Town “Zone” and is consistent with the predominant residential form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the residential amenity is protected and enhanced.</p>	<p>For all “Uses” other than a “Detached House”:</p> <p>AS2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>or</p> <p>AS2.2 “Buildings” and “Structures” have a setback within 20% of the existing setbacks of adjoining “Buildings” and “Structures”</p> <p>For all “Uses” other than a “Detached House”:</p> <p>AS2.3 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<p>– “Building work”</p> <p>– “Building work”</p> <p>– Building work”</p>
Infrastructure	<p>PC3 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC4 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC5 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS5 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the "Scheme")
Environmental	<p>PC6 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC7 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁸</p>	<p>AS7 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC8 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

⁸ One way an applicant may demonstrate compliance with PC7 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

4.3.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

<i>“Operational work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity of the Small Town “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1 – Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– Excavation or Filling
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– Excavation or Filling
Environmental	<p>PC5 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁹ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.4 Urban “Zone”

4.4.1 Intent:

The Urban “Zone” is intended primarily for residential uses.

4.4.2 Urban “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Airport”	Impact Assessment	Urban “Zone” Code
“Bed and breakfast premises”	Self-assessable where complying with the applicable acceptable solutions in the Urban “Zone” Code Code Assessment if any applicable acceptable solution is not met	Urban “Zone” Code Urban “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Urban “Zone” Code Code Assessment if any applicable acceptable solution is not met	Urban “Zone” Code Urban “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Urban “Zone” Code Code Assessment if any applicable acceptable solution is not met	Urban “Zone” Code Urban “Zone” Code
“Detached house”	Self-assessable where complying with the applicable acceptable solutions in the Urban “Zone” Code Code Assessment if any applicable acceptable solution is not met	Urban “Zone” Code Urban “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Urban “Zone” Code Code Assessment if any applicable acceptable solution is not met	Urban “Zone” Code Urban “Zone” Code
“Hotel”	Impact Assessment	Urban “Zone” Code
“Industrial activities”	Code Assessment where having a “Total use area” less than 60.0 m ² Impact Assessment otherwise	Urban “Zone” Code Urban “Zone” Code
“Intensive animal industry”	Impact Assessment	Urban “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Urban “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Urban “Zone” Code

(2) “Reconfiguring a lot”

Type	Assessment Category	Applicable Code
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) **“Building work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
“Building work” where not identified as exempt in section 1.4(2) of the “Scheme”	Self-assessable where complying with the applicable acceptable solutions in the Urban “Zone” Code	Urban “Zone” Code
	Code Assessment if any applicable acceptable solution is not met.	Urban “Zone” Code

(4) **“Operational work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Urban “Zone” Code	Urban “Zone” Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Urban “Zone” Code

4.4.3 Urban “Zone” Code

4.4.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.4.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.4.3.2:

Table 4.4.3.2

“Material change of use”	Applicable Acceptable Solutions
“Bed and breakfast premises”	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34 AS36.1 AS36.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	AS3 AS4.1 AS4.2 AS12 AS14.1 AS14.2 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS34
“Caretaker’s residence”	AS5.2 AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34
“Detached house”	AS5.1 AS7 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34
“Home business”	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34 AS37.1 AS37.2 AS37.3 AS37.4 AS37.5 AS37.6
“Home business” providing home-based childcare	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS34 AS37.1 AS37.4 AS37.5 AS37.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.4.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Urban “Zone” remains for a range of “*residential activities*” and housing types.
- (3) Existing urban areas are consolidated and “*residential activities*” are not prejudiced by inappropriate development.
- (4) Within the Urban “Zone”, “*development*”:
 - (a) enhances the residential amenity;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) is located, designed and operated in a manner that protects and enhances residential scale, intensity, form and character;
 - (d) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (e) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (f) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (g) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (h) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (i) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (j) does not impact adversely on infrastructure.
- (5) Within the Urban “Zone”, the Urban “Zone” Code allows for:
 - (a) tourist related “uses” (“*bed and breakfast premises*”, “*visitor accommodation*”) where they are of a small scale and are compatible with surrounding “uses”; and
 - (b) “*community oriented activities*”, necessary to service the town and its surrounding rural area, where they are of a small scale and are compatible with surrounding “uses”.

4.4.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Residential activities” - Locational Criteria</p> <p>Non-“Residential activities” are located in the Urban “Zone” only where those activities:</p> <p>(a) provide primarily a local service;</p> <p>(b) do not impact adversely on the residential amenity and character of the Urban “Zone”, and</p> <p>(c) do not prejudice the consolidation of like non-“Residential activities” in other more appropriate “Zones”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Non-“Residential activities” - Scale</p> <p>Non-“Residential activities” are of a domestic scale, intensity, form and character to protect the residential amenity of the Urban “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Urban “Zone” or other “Zones”.</p>	AS2 The “Total use area” is less than 60m ² on a lot.	
Amenity	<p>PC3 Non-“Residential activities” - Operating Hours</p> <p>Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the residential amenity of the Urban “Zone”.</p>	AS3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.	– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Amenity	<p>PC4 Non-“Residential activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the residential amenity of the Urban “Zone”.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”
Amenity	<p>PC5 “Residential Activities” - Density</p> <p>The density of “Residential activities” contributes to residential amenity and the character of the Urban “Zone”.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For “Multiple Dwelling”: AS5.3 No more than one “Dwelling unit” per 300 sq metres of site area.</p> <p>For “Accommodation building”: AS5.4 No more than one “Accommodation unit” per 150 sq metres of site area.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
Amenity	<p>PC 6 “Residential Activities” - “Total use area”</p> <p>“Development” does not impact adversely on the residential amenity of the Urban “Zone” through over intensification.</p>	<p>For “residential activities” other than a “Detached house” and “Caretakers residence”: AS6 “Total use area” is no more than 50% of site area.</p>	
Amenity	<p>PC7 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Urban “Zone” and is consistent with the predominant residential form.</p>	<p>AS7 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Amenity	<p>PC8 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the residential amenity and streetscape are protected and enhanced.</p>	<p>For all “Uses” other than a “Detached House”: AS8.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>or</p> <p>AS8.2 “Buildings” and “Structures” have a setback within 20% of the existing setbacks of adjoining “Buildings” and “Structures”</p> <p>For all “Uses” other than a “Detached House”: AS8.3 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Home business” – “Bed and breakfast premises” – “Caretaker’s residence” – “Home business” – “Bed and breakfast premises” – “Caretaker’s residence” – “Home business”
Amenity	<p>PC9 Transport Movements</p> <p>Transport movements associated with the use protect the residential amenity of the locality and do not exceed those normally associated with residential activities.</p>	<p>For non-“Residential activities”: AS9 Transport movements do not occur through residential areas.</p> <p>For all other “Uses”: No acceptable solution is prescribed.</p>	
Amenity	<p>PC10 “Building” and “Structure” Design</p> <p>“Buildings” and “Structures” are of a domestic scale, form and character to enhance the residential amenity and contribute to the streetscape of the Urban “Zone”.</p>	No acceptable solution is prescribed.	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Amenity	<p><i>PC11 Landscaping and External Activity Areas</i></p> <p>Landscaping and external activity areas are provided on - site to:</p> <ul style="list-style-type: none"> (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Urban “Zone’s” positive visual qualities. 	No acceptable solution is prescribed.	
Amenity	<p><i>PC12 Lighting</i></p> <p>The design of lighting does not prejudice the amenity of the Urban “Zone” through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house – “Home business”
Amenity	<p><i>PC13 Separation of Incompatible Land Uses</i></p> <p>Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding “Uses”; (b) infrastructure items are protected from incompatible “Development”; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible “Uses” is minimised. 	<p>For “Grazing”: AS13 Pens and yards maintain a minimum separation distance of 300 metres to “sensitive land uses” not associated with the “grazing”.</p> <p>For all other “Uses”: No acceptable solution is prescribed.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Infrastructure	<p>PC14 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p style="text-align: center;">or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p style="text-align: center;">or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 9 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Infrastructure	<p>PC15 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p style="text-align: center;">or</p> <p>AS15.2 “Premises” not in a sewered area have an on-site effluent disposal system¹.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC16 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

¹ The Plumbing and Drainage Act controls the design and construction of effluent disposal systems.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Infrastructure	<p>PC17 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS17 All “Premises” have a supply of electricity.</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “Bed and breakfast premises”, “Caretaker’s residence”, a “Material Change of Use” from one to another of, “Commercial premises”, “Professional office” or “Shop” where not involving “Building Work”, “Detached house” and “Home business”:</p> <p>AS18.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS18.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
PC19 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.	AS19.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a). AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
PC20 Roads Adequate all-weather road access is provided between the “Premises” and the existing road network.	AS20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC23 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS23 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Environmental	<p>PC24 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS24 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC25 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS25.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS25.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC26 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 26 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Environmental	<p><i>PC27 Noise Emissions</i></p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.³</p>	No acceptable solution is prescribed.	
Environmental	<p><i>PC28 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use. ⁴</p>	No acceptable solution is prescribed.	

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Environmental	<p>PC29 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS29.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS29.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS29.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Environment	<p>PC30 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS30 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – A “<i>Material Change of Use</i>” from one to another of: “<i>Commercial premises</i>”, “<i>Professional office</i>” or “<i>Shop</i>” - where not involving “<i>Building Work</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Constraint	<p>PC31 “Development” in the vicinity of “Airports”</p> <p>“<i>Development</i>” in the vicinity of “<i>Airports</i>”:</p> <p>(a) protects the operation of the “<i>Airport</i>”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “<i>Airport</i>”.⁵</p>	<p>AS31 “<i>Buildings</i>” and “<i>Structures</i>” within 100 metres of the boundary of an “<i>Airport</i>” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “<i>Building</i>” and no “<i>Building works</i>” are being undertaken for that existing “<i>Building</i>”.)</p>	<ul style="list-style-type: none"> – “<i>Bed and breakfast premises</i>” – “<i>Caretaker’s residence</i>” – “<i>Detached house</i>” – “<i>Home business</i>”
Constraint	<p>PC32 Flooding</p> <p>“<i>Premises</i>” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁶</p>	No acceptable solution is prescribed.	
Constraint	<p>PC33 Protected Areas</p> <p>“<i>Development</i>” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	No acceptable solution is prescribed.	

⁵ One way an applicant may demonstrate compliance with PC31 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁶ To assist an applicant to demonstrate compliance with PC32, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Constraint	<p>PC34 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS34 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
“Use”	<p>PC35 “Airport”</p> <p>“Airport” activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding “Premises”.⁷</p>	<p>No acceptable solution is prescribed.</p>	
“Use”	<p>PC36 “Bed and breakfast premises”</p> <p>“Premises” used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS36.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS36.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Bed and breakfast premises”

⁷ One way an applicant may demonstrate compliance with PC35 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
“Use”	<p>PC37 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS37.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS37.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS37.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS37.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS37.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AS37.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p> <p>– “Home Business”</p>
“Use”	<p>PC38 “Intensive animal industries”</p> <p>“Intensive animal industries”:</p> <p>(a) do not impact adversely on the amenity of the Urban “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	<p>No acceptable solution is prescribed.</p>	

4.4.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Urban “Zone” and is consistent with the predominant residential form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure that residential amenity is protected and enhanced.</p>	<p>For all “Uses” other than a “Detached House”:</p> <p>AS2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>or</p> <p>AS2.2 “Buildings” and “Structures” have a setback within 20% of the existing setbacks of adjoining “Buildings” and “Structures”</p> <p>For all “Uses” other than a “Detached House”:</p> <p>AS2.3 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<p>– “Building work”</p> <p>– “Building work”</p> <p>– Building work”</p>
Infrastructure	<p>PC3 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC4 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC5 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS5 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the "Scheme")
Environmental	<p>PC6 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC7 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁸</p>	<p>AS7 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC8 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

⁸ One way an applicant may demonstrate compliance with PC7 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

4.4.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity of the Urban “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– Excavation or Filling
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– Excavation or Filling
Environmental	<p>PC5 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁹ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.5 Commercial “Zone”

4.5.1 Intent:

The Commercial “Zone” is intended primarily for “*commercial activities*”.

4.5.2 Commercial “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Airport”	Impact Assessment	Commercial “Zone” Code
“Bed and breakfast premises”	Self-assessable where complying with the applicable acceptable solutions in the Commercial “Zone” Code Code Assessment if any applicable acceptable solution is not met	Commercial “Zone” Code Commercial “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Commercial “Zone” Code Code Assessment if any applicable acceptable solution is not met	Commercial “Zone” Code Commercial “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Commercial “Zone” Code Code Assessment if any applicable acceptable solution is not met	Commercial “Zone” Code Commercial “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Commercial “Zone” Code Code Assessment if any applicable acceptable solution is not met	Commercial “Zone” Code Commercial “Zone” Code
“Industrial activities”	Code Assessment where having a “Total use area” less than 150.0 m ² Impact Assessment otherwise	Commercial “Zone” Code Commercial “Zone” Code
“Intensive animal industry”	Impact Assessment	Commercial “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Commercial “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Commercial “Zone” Code

(2) “Reconfiguring a lot”

Type	Assessment Category	Applicable Code
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) **“Building work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
“Minor building work”	Self-assessable where complying with the applicable acceptable solutions in the Commercial “Zone” Code Code Assessment if any applicable acceptable solution is not met.	Commercial “Zone” Code Commercial “Zone” Code
All other “Building work” where not identified as exempt in section 1.4(2) of the “Scheme”	Code Assessment	Commercial “Zone” Code

(4) **“Operational work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Commercial “Zone” Code Code Assessment otherwise, or if any applicable acceptable solution is not met	Commercial “Zone” Code Commercial “Zone” Code

4.5.3 Commercial “Zone” Code

4.5.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.5.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.5.3.2:

Table 4.5.3.2

“Material change of use”	Applicable Acceptable Solutions
“Bed and breakfast premises”	AS5 AS9 AS10 AS11 AS12 AS13 AS14.1 AS15.1 AS17.1 AS17.2 AS18 AS19 AS20.1 AS20.2 AS24.1 AS24.2 AS24.3 AS25 AS26 AS28 AS30.1 AS30.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	AS2 AS3.1 AS3.2 AS9 AS10 AS11 AS12 AS13 AS14.1 AS15.1 AS17.1 AS17.2 AS19 AS20.1 AS20.2 AS24.1 AS24.2 AS24.3 AS25 AS28
“Caretaker’s residence”	AS5 AS9 AS10 AS11 AS12 AS13 AS14.1 AS15.1 AS17.1 AS17.2 AS18 AS19 AS20.1 AS20.2 AS24.1 AS24.2 AS24.3 AS25 AS26 AS28
“Home business”	AS5 AS9 AS10 AS11 AS12 AS13 AS14.1 AS15.1 AS17.1 AS17.2 AS18 AS19 AS20.1 AS20.2 AS24.1 AS24.2 AS24.3 AS25 AS26 AS28 AS31.1 AS31.2 AS31.3 AS31.4 AS31.5 AS31.6
“Home business” providing home-based childcare	AS5 AS9 AS10 AS11 AS12 AS13 AS14.1 AS15.1 AS17.1 AS17.2 AS18 AS19 AS20.1 AS20.2 AS24.1 AS24.2 AS24.3 AS25 AS26 AS28 AS31.1 AS31.4 AS31.5 AS31.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Minor Building work”	AS1 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.5.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) A range of “*commercial activities*” are allowed for, to ensure the Commercial “Zone” continues as the main commercial focus for the Shire.
- (3) The existing Commercial area is consolidated.
- (4) Within the Commercial “Zone”, “*development*”:
 - (a) contributes to an identifiable, vibrant, compact business core servicing the Shire;
 - (b) is located, designed and operated in a manner that protects and enhances commercial scale, intensity, form and character;
 - (c) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (d) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (e) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (f) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (g) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (h) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (i) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (j) does not impact adversely on infrastructure.
- (5) Within the Commercial “Zone”, the Commercial “Zone” Code allows for:
 - (a) “*community oriented activities*”, necessary to service the town and its surrounding rural area; and
 - (b) “*tourist facilities*” and “*visitor accommodation*”.

4.5.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Commercial activities” and non – “Community oriented activities”- Locational Criteria</p> <p>Non-“Commercial activities” and non- “Community oriented activities” are located in the commercial “Zone” only where:</p> <p>(a) there is a clear community need for such activities;</p> <p>(b) the consolidation of such activities in other more appropriate “Zones” is not prejudiced; and</p> <p>(c) the core function, amenity, character and streetscape of the Commercial “Zone” are not prejudiced.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Operating Hours</p> <p>“Uses” are operated to ensure the amenity of the commercial “Zone” and of surrounding areas is protected.</p>	AS2 “Uses” are operated only between the hours of 7:00am and 9:00pm.	– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”
Amenity	<p>PC3 Delivery of Goods</p> <p>The loading and unloading of goods occurs at appropriate times to protect the amenity of the Commercial “Zone” and surrounding areas.</p>	<p>AS3.1 Loading and unloading occurs only between the hours of:</p> <p>(a) 8:00am and 6:00pm, Monday to Friday and</p> <p>(b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS3.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”</p> <p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”</p>

<i>"Material change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the "Scheme")
Amenity	PC4 "Total use area" "Development" is of a scale that contributes to the amenity of the Commercial "Zone".	AS4 "Total use area" is no more than 75% of site area.	
Amenity	PC5 "Building" and "Structure" Design "Buildings" and "Structures" are designed so that: (a) the amenity of the Commercial "Zone" is protected and maintained; (b) character and streetscape are enhanced; (c) they address the street frontage; and (d) compliment the local traditional building elements.	AS5 "Buildings" and "Structures" other than those within 100 metres of the boundary of an "Airport" are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing "Building" and no "Building works" are being undertaken).	<ul style="list-style-type: none"> - "Bed and breakfast premises" - "Caretaker's residence" - "Home business"
Amenity	PC6 Setbacks and Boundary Clearances "Buildings" and "Structures" are located to ensure the local character and streetscape are protected and enhanced.	No acceptable solution is prescribed.	
Amenity	PC7 Transport Movements Transport movements associated with the use protect the amenity of surrounding residential areas.	AS7 Transport movements do not occur through residential areas.	
Amenity	PC8 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to built form and streetscape; (b) provide positive sun and breeze control; and (c) make provision for recreation areas.	No acceptable solution is prescribed.	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	<p>PC9 Lighting</p> <p>The design of lighting does not prejudice the amenity of the Commercial “Zone” or surrounding areas through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS9 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”
Infrastructure	<p>PC10 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS10 “Premises” are connected to Council’s reticulated water supply system.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”
Infrastructure	<p>PC11 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS11 “Premises” are connected to Council’s reticulated sewerage system.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”
Infrastructure	<p>PC12 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS12 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Infrastructure	<p>PC13 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS13 All “Premises” have a supply of electricity.</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”
Infrastructure	<p>PC14 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “Bed and breakfast premises”, “Caretaker’s residence”, a “Material Change of Use” from one to another of, “Commercial premises”, “Professional office” or “Shop” where not involving “Building Work”, and “Home business”:</p> <p>AS14.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS14.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)	
Infrastructure	<p>PC15 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking, service vehicle areas, loading and unloading areas (including refuse storage areas) are:</p> <p>(a) adequate for the “Use”;</p> <p>(b) ensure safe and functional operation for motorists and pedestrians; and</p> <p>(c) located to allow for the servicing of the Use, while protecting the amenity of surrounding “Uses”.</p>	<p>AS15.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS15.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”
Infrastructure	<p>PC16 Roads</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p>	<p>AS16 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	
Infrastructure	<p>PC17 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS17.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS17.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Infrastructure	<p>PC18 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS18 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Home business”
Environmental	<p>PC19 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS19 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”
Environmental	<p>PC20 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS20.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS20.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Environmental	<p>PC21 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.¹</p>	No acceptable solution is prescribed.	
Environmental	<p>PC22 Noise Emissions</p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	
Environmental	<p>PC23 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.³ 	No acceptable solution is prescribed.	

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 21 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)	
Environmental	<p>PC24 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS24.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS24.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS24.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”
Environment	<p>PC25 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS25 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Constraint	<p>PC26 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS26 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Home business”
Constraint	<p>PC27 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁵</p>	No acceptable solution is prescribed.	
Constraint	<p>PC28 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS28 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Home business”

⁴ One way an applicant may demonstrate compliance with PC26 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁵ To assist an applicant to demonstrate compliance with PC27, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
“Use”	<p>PC29 “Airport”</p> <p>“Airport” activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding “Premises”.⁶</p>	No acceptable solution is prescribed.	
“Use”	<p>PC30 “Bed and breakfast premises”</p> <p>“Premises” used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS30.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS30.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.</p>	<p>– “Bed and breakfast premises”</p> <p>– “Bed and breakfast premises”</p>
“Use”	<p>PC31 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS31.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS31.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS31.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS31.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS31.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AS31.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p> <p>– “Home Business”</p>

⁶ One way an applicant may demonstrate compliance with PC29 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

4.5.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	<p>PC1 “Building” and “Structure” Design</p> <p>“Buildings” and “Structures” are designed so that:</p> <p>(a) the amenity of the Commercial “Zone” is protected and maintained;</p> <p>(b) character and streetscape are enhanced;</p> <p>(c) they address the street frontage; and</p> <p>(d) compliment the local traditional building elements.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Minor Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the local character and streetscape are protected and enhanced.</p>	No acceptable solution is prescribed.	
Infrastructure	<p>PC3 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Minor Building work”
Environmental	<p>PC4 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Minor Building work”
Environmental	<p>PC5 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS5 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Minor Building work”

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the "Scheme")
Environmental	<p>PC6 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Minor Building work"</p> <p>– "Minor Building work"</p>
Constraint	<p>PC7 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁷</p>	<p>AS7 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Minor Building work"</p>
Constraint	<p>PC8 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Minor Building work"</p>

⁷ One way an applicant may demonstrate compliance with PC7 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

4.5.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity and streetscape of the Commercial “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and (b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC5 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁸ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁸ One way an applicant may demonstrate how the development achieves the outcomes stated in PC6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.6 Industrial “Zone”

4.6.1 Intent:

The Industrial “Zone” is intended primarily for “*industrial activities*”.

4.6.2 Industrial “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Airport”	Impact Assessment	Industrial “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Industrial “Zone” Code Code Assessment if any applicable acceptable solution is not met	Industrial “Zone” Code Industrial “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Code Assessment	Industrial “Zone” Code
“Community oriented activities” other than “public utility”	Impact Assessment	Industrial “Zone” Code
“Residential activities” other than “caretaker’s residence”	Impact Assessment	Industrial “Zone” Code
“Rural activities”	Impact Assessment	Industrial “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Industrial “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Industrial “Zone” Code

(2) “Reconfiguring a lot”

Type	Assessment Category	Applicable Code
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) “Building work” where not associated with a “Material Change of use”

Type	Assessment Category	Applicable Code
All other “Building work” where not identified as exempt in section 1.4(2) of the “Scheme”	Self-assessable where complying with the applicable acceptable solutions in the Industrial “Zone” Code Code Assessment if any applicable acceptable solution is not met.	Industrial “Zone” Code Industrial “Zone” Code

(4) “Operational work” where not associated with a “Material Change of use”

Type	Assessment Category	Applicable Code
Excavation or filling	<p>Self-assessable where:</p> <ul style="list-style-type: none"> (1) less than 1 metre above or below natural ground level and involving less than 100m³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m³ of material; <p>and where complying with the applicable acceptable solutions in the Industrial “Zone” Code</p>	Industrial “Zone” Code
	<p>Code Assessment otherwise, or if any applicable acceptable solution is not met</p>	Industrial “Zone” Code

4.6.3 Industrial “Zone” Code

4.6.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- (a) “Material change of use”;
 - (b) “Building work”; or
 - (c) “Operational work”.

4.6.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.6.3.2:

Table 4.6.3.2

“Material change of use”	Applicable Acceptable Solutions
“Caretaker’s residence”	AS5 AS6.1 AS6.2 AS10 AS11.1 AS11.2 AS12 AS13 AS14 AS16.1 AS18.1 AS18.2 AS19 AS20 AS21.1 AS21.2 AS25.1 AS25.2 AS25.3 AS26 AS27 AS29
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.6.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Industrial “Zone” continues to accommodate a wide range of “*industrial activities*”.
- (3) Within the Industrial “Zone” “*industrial activities*”:
 - (a) are consolidated, within an identifiable area, so as to ensure other “uses” in the locality are protected from any adverse impacts associated with “*industrial activities*”; and
 - (b) are not prejudiced by the intrusion of incompatible “uses”.
- (4) Within the Industrial “Zone”, “*development*”:
 - (a) is located, designed and operated in a manner that maintains the industrial scale, intensity, form and character;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) does not prejudice or impact adversely on other uses including those within other “Zones”;
 - (d) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (e) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (f) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (g) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (h) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (i) does not impact adversely on infrastructure.

4.6.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Industrial activities”- Locational Criteria</p> <p>Non-“Industrial activities” are located in the industrial “Zone” only where:</p> <p>(a) it can be demonstrated those activities are associated with industrial activities and cannot reasonably be established in other more appropriate “zones”; and</p> <p>(b) those activities do not prejudice the operation of “industrial activities”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Protection of Surrounding Areas</p> <p>“Uses” are operated to ensure the amenity of the surrounding areas is protected.</p>	<p>AS2.1 “Uses” are operated only between the hours of 7:00am and 9:00pm.</p> <p>AS2.2 A 1.8 metre high solid screen fence is erected along the full length of any boundary common with land in an Urban, Mixed Use, Rural Residential or Commercial “Zone”.</p>	
Amenity	<p>PC3 Delivery of Goods</p> <p>The loading and unloading of goods occurs at appropriate times to protect the amenity of the Industrial “Zone” and surrounding areas.</p>	<p>AS3.1 Loading and unloading occurs only between the hours of:</p> <p>(a) 7:00am and 6:00pm, Monday to Friday and</p> <p>(b) 7:00am and 12:00 (noon) on Saturdays.</p> <p>AS3.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	
Amenity	<p>PC4 “Total use area”</p> <p>“Development” is of a scale that contributes to the amenity of the Industrial “Zone”.</p>	AS4 “Total use area” is no more than 75% of site area.	
Amenity	<p>PC5 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Industrial “Zone” and surrounding areas.</p>	AS5 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).	– “Caretaker’s residence”

<i>"Material change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Amenity	<p><i>PC6 Setbacks and Boundary Clearances</i></p> <p><i>"Buildings"</i> and <i>"Structures"</i> are located to ensure the local character and streetscape are protected and enhanced.</p>	<p>AS6.1 <i>"Buildings"</i> and <i>"Structures"</i> have a setback of not less than 6 metres from any road frontage.</p> <p>AS6.2 <i>"Buildings"</i> and <i>"Structures"</i> have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing <i>"Building"</i> and no <i>"Building works"</i> are being undertaken for that existing <i>"Building"</i>).</p>	<p>– <i>"Caretaker's residence"</i></p> <p>– <i>"Caretaker's residence"</i></p>
Amenity	<p><i>PC7 Transport Movements</i></p> <p>Transport movements associated with the use protect the amenity of surrounding residential areas.</p>	<p>AS7 Transport movements do not occur through residential areas.</p>	
Amenity	<p><i>PC8 "Building" and "Structure" Design</i></p> <p><i>"Buildings"</i> and <i>"Structures"</i> are designed so that the amenity of the Industrial <i>"Zone"</i> is maintained and the amenity of surrounding areas is protected.</p>	No acceptable solution is prescribed.	
Amenity	<p><i>PC9 Landscaping and External Activity Areas</i></p> <p>Landscaping and external activity areas are provided on - site to:</p> <p>(a) contribute to built form and streetscape;</p> <p>(b) provide positive sun and breeze control; and</p> <p>(c) make provision for recreation areas.</p>	No acceptable solution is prescribed.	
Amenity	<p><i>PC10 Lighting</i></p> <p>The design of lighting does not prejudice the local amenity.</p>	<p>AS10 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	– <i>"Caretaker's residence"</i>

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Infrastructure	<p>PC11 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS11.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p>or</p> <p>AS11.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC12 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS12 “Premises” are connected to Council’s reticulated sewerage system.</p>	<p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC13 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS13 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC14 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS14 All “Premises” have a supply of electricity.</p>	<p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC15 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AS15 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)	
Infrastructure	<p>PC16 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking, service vehicle areas, loading and unloading areas (including refuse storage areas) are:</p> <p>(a) adequate for the “Use”;</p> <p>(b) ensure safe and functional operation for motorists and pedestrians; and</p> <p>(c) located to allow for the servicing of the Use, while protecting the amenity of surrounding “Uses”.</p>	<p>AS16.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS16.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	– “Caretaker’s residence”
Infrastructure	<p>PC17 Roads</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p>	<p>AS17 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	
Infrastructure	<p>PC18 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS18.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS18.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	– “Caretaker’s residence” – “Caretaker’s residence”
Infrastructure	<p>PC19 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS19 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	– “Caretaker’s residence”
Environmental	<p>PC20 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS20 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	– “Caretaker’s residence”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Environmental	<p>PC21 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS21.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS21.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>
Environmental	<p>PC22 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.¹</p>	No acceptable solution is prescribed.	
Environmental	<p>PC23 Noise Emissions</p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	
Environmental	<p>PC24 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.³</p>	No acceptable solution is prescribed.	

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 24 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Environmental	<p>PC25 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS25.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS25.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS25.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>
Environment	<p>PC26 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS26 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– “Caretaker’s residence”</p>
Constraint	<p>PC27 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”.</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS27 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	<p>– “Caretaker’s residence”</p>
Constraint	<p>PC28 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁵</p>	<p>No acceptable solution is prescribed.</p>	

⁴ One way an applicant may demonstrate compliance with PC27 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁵ To assist an applicant to demonstrate compliance with PC28, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Constraint	<p>PC29 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AS29 “Development” is not undertaken on slopes greater than 15%.</p>	<p>– “Caretaker’s residence”</p>
“Use”	<p>PC30 “Airport”</p> <p>“Airport” activities:</p> <ul style="list-style-type: none"> (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding “Premises”.⁶ 	<p>No acceptable solution is prescribed.</p>	
“Use”	<p>PC31 “Intensive animal industries”</p> <p>“Intensive animal industries”:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the amenity of the Industrial “Zone”, and surrounding areas; (b) are designed and operated to ensure the protection and maintenance of environmental values; and (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity. 	<p>No acceptable solution is prescribed.</p>	

⁶ One way an applicant may demonstrate compliance with PC30 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

4.6.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Industrial “Zone” and is consistent with the predominant industrial form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the local character and streetscape are protected and enhanced.</p>	<p>AS2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>AS2.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<p>– “Building work”</p> <p>– “Building work”</p>
Infrastructure	<p>PC3 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC4 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC5 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS5 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the "Scheme")
Environmental	<p>PC6 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC7 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports":</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁷</p>	<p>AS7 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC8 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

⁷ One way an applicant may demonstrate compliance with PC7 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

4.6.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity and streetscape of the Industrial “Zone” and surrounding areas is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC5 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.6.2 and 4.6.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁸ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁸ One way an applicant may demonstrate how the development achieves the outcomes stated in PC6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.7 Mixed Use “Zone”

4.7.1 Intent:

The Mixed Use “Zone” is an intermediate “Zone” between the Urban and Industrial “Zones”, intended for “detached houses” and small scale industrial uses, where conducted in association with the “detached house”.

4.7.2 Mixed Use “Zone” Table of Assessment:

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
“Airport”	Impact Assessment	Mixed Use “Zone” Code
“Caretaker’s residence”	Self-assessable where complying with the applicable acceptable solutions in the Mixed Use “Zone” Code Code Assessment if any applicable acceptable solution is not met	Mixed Use “Zone” Code Mixed Use “Zone” Code
“Commercial activities” where involving a “Material Change of Use” from one to another of “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	Self-assessable where complying with the applicable acceptable solutions in the Mixed Use “Zone” Code Code Assessment if any applicable acceptable solution is not met	Mixed Use “Zone” Code Mixed Use “Zone” Code
“Commercial activities” other than as above	Impact Assessment	Mixed Use “Zone” Code
“Detached house”	Self-assessable where complying with the applicable acceptable solutions in the Mixed Use “Zone” Code Code Assessment if any applicable acceptable solution is not met	Mixed Use “Zone” Code Mixed Use “Zone” Code
“Home business”	Self-assessable where complying with the applicable acceptable solutions in the Mixed “Zone” Code Code Assessment if any applicable acceptable solution is not met	Mixed Use “Zone” Code Mixed Use “Zone” Code
“Industrial activities”	Code Assessment where having a “Total use area” less than 150.0 m ² Impact Assessment otherwise	Mixed Use “Zone” Code Mixed Use “Zone” Code
“Intensive animal industry”	Impact Assessment	Mixed Use “Zone” Code
“Residential activities” other than “caretaker’s residence” and “detached house”	Impact Assessment	Mixed Use “Zone” Code
All other “Uses” defined in the “Scheme”	Code Assessment	Mixed Use “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Mixed Use “Zone” Code

(2) “Reconfiguring a lot”

Type	Assessment Category	Applicable Code
“Reconfiguring a lot”	Code Assessment	Reconfiguring a lot Code

(3) **“Building work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
“Building work” where not identified as exempt in section 1.4(2) of the “Scheme”	Self-assessable where complying with the applicable acceptable solutions in the Mixed Use “Zone” Code	Mixed Use “Zone” Code
	Code Assessment if any applicable acceptable solution is not met.	Mixed Use “Zone” Code

(4) **“Operational work”** where not associated with a **“Material Change of use”**

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Mixed Use “Zone” Code	Mixed Use “Zone” Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Mixed Use “Zone” Code

4.7.3 Mixed Use “Zone” Code

4.7.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
- “Material change of use”;
 - “Building work”; or
 - “Operational work”.

4.7.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.7.3.2:

Table 4.7.3.2

“Material change of use”	Applicable Acceptable Solutions
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building Work”	AS3 AS4.1 AS4.2 AS11 AS13.1 AS13.2 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS33
“Caretaker’s residence”	AS5.2 AS6 AS7.1 AS7.2 AS7.3 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS33
“Detached house”	AS5.1 AS6 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS33
“Home business”	AS6 AS7.1 AS7.2 AS7.3 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS33 AS36.1 AS36.2 AS36.3 AS36.4 AS36.5 AS36.6
“Home business” providing home-based childcare	AS6 AS7.1 AS7.2 AS7.3 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS33 AS36.1 AS36.4 AS36.5 AS36.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.7.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Mixed Use “Zone” remains for small scale, low impact “*industrial activities*”, on the same “*premises*” as the “*detached house*”, where the “*industrial activities*” are located, designed and operated in a manner that is consistent with and protects residential scale, intensity, form and character.
- (3) Within the Mixed Use “Zone”, “*development*”:
 - (a) maintains the residential amenity;
 - (b) maintains the environment, including soil, air and water compatible with healthy natural systems and public health and safety;
 - (c) is located, designed and operated in a manner that protects residential scale, intensity, form and character;
 - (d) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (e) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network;
 - (f) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (g) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure, including social infrastructure;
 - (h) is located and designed in ways that minimise the need for flood and landslide mitigation, and to protect people and premises from such natural events;
 - (i) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”; and
 - (j) does not impact adversely on infrastructure.

4.7.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Location	<p>PC1 “Uses” other than “Dwelling house” and “Industrial activities” located on the same lot as a “Dwelling house” - Locational Criteria</p> <p>“Uses” other than “Dwelling house” and “Industrial activities” located on the same lot as a “Dwelling house” are located in the Mixed use “Zone” only where those “Uses”:</p> <p>(a) do not prejudice the operation of small scale “industrial activities”</p> <p>(b) do not impact adversely on the residential amenity and character of the Mixed use “Zone”, and</p> <p>(c) can not reasonably be located in other more appropriate “Zones”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Non-“Residential activities” - Scale</p> <p>Non-“Residential activities” are of a domestic scale, intensity, form and character to protect the residential amenity of the Mixed Use “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Mixed Use “Zone” or other “Zones”.</p>	<p>For “Industrial activities” located on the same lot as a “Dwelling house”:</p> <p>AS2.1 The “Total use area” of the “industrial activity” is less than 150m² on a lot.</p> <p>For all other non-“Residential activities”:</p> <p>AS2.2 The “Total use area” is less than 60m² on a lot.</p>	
Amenity	<p>PC3 Non-“Residential activities” - Operating Hours</p> <p>Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the residential amenity.</p>	<p>AS3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.</p>	<p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)	
Amenity	<p>PC4 Non-“Residential activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the residential amenity.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 8:00am and 6:00pm, Monday to Friday and (b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work”
Amenity	<p>PC5 “Residential Activities” - Density</p> <p>The density of “Residential activities” does not impact adversely on the residential amenity of the Mixed use “Zone” through over intensification.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
Amenity	<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Mixed use “Zone” and is consistent with the predominant residential form.</p>	<p>AS6 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).</p>	<ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
<i>PC7 Setbacks and Boundary Clearances</i> <i>“Buildings”</i> and <i>“Structures”</i> are located to ensure the local amenity and streetscape are protected and enhanced.	For all “Uses” other than a “ <i>Detached House</i> ”: AS7.1 “ <i>Buildings</i> ” and “ <i>Structures</i> ” have a setback of not less than 6 metres from any road frontage. or AS7.2 “ <i>Buildings</i> ” and “ <i>Structures</i> ” have a setback within 20% of the existing setbacks of adjoining “ <i>Buildings</i> ” and “ <i>Structures</i> ” For all “Uses” other than a “ <i>Detached House</i> ”: AS7.3 “ <i>Buildings</i> ” and “ <i>Structures</i> ” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “ <i>Building</i> ” and no “ <i>Building works</i> ” are being undertaken for that existing “ <i>Building</i> ”).	– “ <i>Caretaker’s residence</i> ” – “ <i>Home business</i> ” – “ <i>Caretaker’s residence</i> ” – “ <i>Home business</i> ” – “ <i>Caretaker’s residence</i> ” – “ <i>Home business</i> ”
<i>PC8 Transport Movements</i> Transport movements associated with the use protect the amenity of the locality.	For non-“ <i>Residential activities</i> ”: AS8 Transport movements do not occur through residential areas adjoining the Mixed use “ <i>Zone</i> ”. For all other “ <i>Uses</i> ”: No acceptable solution is prescribed.	
<i>PC9 “Building” and “Structure” Design</i> <i>“Buildings”</i> and “ <i>Structures</i> ” are of a domestic scale, form and character to maintain the residential amenity.	No acceptable solution is prescribed.	
<i>PC10 Landscaping and External Activity Areas</i> Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Mixed use “ <i>Zone’s</i> ” positive visual qualities.	No acceptable solution is prescribed.	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Amenity	<p><i>PC11 Lighting</i></p> <p>The design of lighting does not prejudice the amenity of the Mixed use “Zone” through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS11 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house – “Home business”
Amenity	<p><i>PC12 Separation of Incompatible Land Uses</i></p> <p>Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding “Uses”; (b) infrastructure items are protected from incompatible “Development”; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible “Uses” is minimised. 	<p>For “Grazing”: AS12 Pens and yards maintain a minimum separation distance of 300 metres to “sensitive land uses” not associated with the “grazing”.</p> <p>For all other “Uses”: No acceptable solution is prescribed.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)	
Infrastructure	<p>PC13 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS13.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p style="text-align: center;">or</p> <p>AS13.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p style="text-align: center;">or</p> <p>For “Residential Activities”: AS13.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 9 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)	
Infrastructure	<p>PC14 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p style="text-align: center;">or</p> <p>AS14.2 “Premises” not in a sewerage area have an on-site effluent disposal system¹.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC15 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS15 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC16 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS16 All “Premises” have a supply of electricity.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

¹ The Plumbing and Drainage Act controls the design and construction of effluent disposal systems.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Infrastructure PC17 Vehicle Access Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	For “Caretaker’s residence”, a “Material Change of Use” from one to another of, “Commercial premises”, “Professional office” or “Shop” where not involving “Building Work”, “Detached house” and “Home business”: AS17.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2). For all other “Uses”: AS17.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure PC18 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.	AS18.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AS18.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure PC19 Roads Adequate all-weather road access is provided between the “Premises” and the existing road network.	AS19 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)	

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Infrastructure PC20 “Electricity transmission line easement” - Vegetation Transmission lines within an “Electricity transmission line easement” are protected from vegetation.	AS20.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3. AS20.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure PC21 “Electricity transmission line easement” - Vegetated Buffers Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide: <ul style="list-style-type: none"> (a) a visual buffer to the easement; and (b) a separation distance from the easement. 	AS21 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure PC22 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located to ensure community safety.	AS22 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	<ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Environmental	<p>PC23 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS23 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC24 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS24.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS24.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC25 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC 25 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Environmental	<p><i>PC26 Noise Emissions</i></p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.³</p>	No acceptable solution is prescribed.	
Environmental	<p><i>PC27 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use. ⁴</p>	No acceptable solution is prescribed.	

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 26 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)	
Environmental	<p>PC28 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS28.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS28.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS28.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environment	<p>PC29 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS29 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Constraint	<p>PC30 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁵</p>	<p>AS30 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC31 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁶</p>	No acceptable solution is prescribed.	
Constraint	<p>PC32 Protected Areas</p> <p>“Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	No acceptable solution is prescribed.	
Constraint	<p>PC33 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS33 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building Work” – “Caretaker’s residence” – “Detached house” – “Home business”

⁵ One way an applicant may demonstrate compliance with PC30 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines :Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁶ To assist an applicant to demonstrate compliance with PC31, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
“Use” PC34 “Airport” <i>“Airport”</i> activities: (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding <i>“Premises”</i> . ⁷	No acceptable solution is prescribed.	
“Use” PC35 “Bed and breakfast premises” <i>“Premises”</i> used for a <i>“Bed and breakfast premises”</i> are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AS35.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time. AS35.2 <i>“Premises”</i> contains not more than 2 (two) <i>“Accommodation units”</i> for guest accommodation purposes.	
“Use” PC36 “Home business” <i>“Premises”</i> used for a <i>“Home business”</i> are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AS36.1 No more than 2 (two) persons other than the residents of the <i>“Premises”</i> are employed in the <i>“Home business”</i> . AS36.2 No more than 60m ² of <i>“Total use area”</i> is used for the purposes of a <i>“Home business”</i> . AS36.3 No more than 2 (two) clients normally attend the <i>“Premises”</i> at any one time. AS36.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area. AS36.5 Operate only between the hours of 7:00am and 6:00pm. AS36.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.	<ul style="list-style-type: none"> – <i>“Home business”</i> – <i>“Home business”</i> – excluding <i>“home business”</i> providing home-based child care – <i>“Home business”</i> – excluding <i>“home business”</i> providing home-based child care – <i>“Home business”</i> – <i>“Home Business”</i> – <i>“Home Business”</i>

⁷ One way an applicant may demonstrate compliance with PC34 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
<p>“Use”</p> <p><i>PC37 “Intensive animal industries”</i></p> <p><i>“Intensive animal industries”:</i></p> <p>(a) do not impact adversely on the amenity of the Mixed Use “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable solution is prescribed.	

4.7.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Mixed use “Zone” and is consistent with the predominant residential form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure that residential amenity is protected and enhanced.</p>	<p>For all “Uses” other than a “Detached House”:</p> <p>AS2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>or</p> <p>AS2.2 “Buildings” and “Structures” have a setback within 20% of the existing setbacks of adjoining “Buildings” and “Structures”</p> <p>For all “Uses” other than a “Detached House”:</p> <p>AS2.3 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<p>– “Building work”</p> <p>– “Building work”</p> <p>– Building work”</p>
Infrastructure	<p>PC3 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC4 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC5 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS5 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>“Building work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Environmental	<p>PC6 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– “Building work”</p> <p>– “Building work”</p>
Constraint	<p>PC7 “Development” in the Vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁸</p>	<p>AS7 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– “Building work”</p>
Constraint	<p>PC8 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 “Development” is not undertaken on slopes greater than 15%.</p>	<p>– “Building work”</p>

⁸ One way an applicant may demonstrate compliance with PC7 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

4.7.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity of the Mixed use “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– Excavation or Filling
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– Excavation or Filling
Environmental	<p>PC5 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.7.2 and 4.7.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁹ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC6 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.8 Open Space and Recreation “Zone”

4.8.1 Intent:

The Open Space and Recreation “Zone” is intended for “*Open space and recreation activities*”, parks and areas of conservation value.

4.8.2 Open Space and Recreation “Zone” Table of Assessment:

(1)(a) Protected Areas - “*Material change of use*”

“Use”	Assessment Category	Applicable Code
All “Uses” defined in the “Scheme”	Code Assessment	Open Space and Recreation “Zone” Code Part A (PC1 – PC10)
All other “Uses” not defined in the “Scheme”	Impact Assessment	Open Space and Recreation “Zone” Code Part A (PC1 – PC10)

(1)(b) Areas other than Protected Areas - “*Material change of use*”

“Use”	Assessment Category	Applicable Code
All “Uses” defined in the “Scheme”	Code Assessment	Open Space and Recreation “Zone” Code Part B (PC11 – PC47)
All other “Uses” not defined in the “Scheme”	Impact Assessment	Open Space and Recreation “Zone” Code Part B (PC11 – PC47)

(2) “*Reconfiguring a lot*”

Type	Assessment Category	Applicable Code
“ <i>Reconfiguring a lot</i> ”	Code Assessment	Reconfiguring a lot Code

(3)(a) Protected Areas - “*Building work*” where not associated with a “*Material Change of use*”

Type	Assessment Category	Applicable Code
“ <i>Building work</i> ” where not identified as exempt in section 1.4(2) of the “Scheme”	Code Assessment	Open Space and Recreation “Zone” Code Part A (PC1 – PC7)

(3)(b) Areas other than Protected Areas - “Building work” where not associated with a “Material Change of use”

Type	Assessment Category	Applicable Code
“Building work” where not identified as exempt in section 1.4(2) of the “Scheme”	Self-assessable where complying with the applicable acceptable solutions in the Open Space and Recreation “Zone” Code	Open Space and Recreation “Zone” Code Part B (PC8 - PC17)
	Code Assessment if any applicable acceptable solution is not met.	Open Space and Recreation “Zone” Code Part B (PC8 - PC17)

(4) “Operational work” where not associated with a “Material Change of use”

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: (1) less than 1 metre above or below natural ground level and involving less than 100m ³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m ³ of material; and where complying with the applicable acceptable solutions in the Open Space and Recreation “Zone” Code	Open Space and Recreation “Zone” Code
	Code Assessment otherwise, or if any applicable acceptable solution is not met	Open Space and Recreation “Zone” Code

4.8.3 Open Space and Recreation “Zone” Code

4.8.3.1 Applicability

- (1) The provisions of this code apply to “Development” being any:
 - (a) “Material change of use”;
 - (b) “Building work”; or
 - (c) “Operational work”.

4.8.3.2 Self-assessable Development - Applicable Provisions

Applicable acceptable solutions for self-assessable development are as follows in Table 4.8.3.2:

Table 4.8.3.2

Areas other than protected areas - “Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS9 AS10.1 AS10.2 AS11 AS12 AS13 AS14 AS15.1 AS15.2 AS16 AS17 AS18
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS8

4.8.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

- (1) The Shire has an appropriate land use structure that is in accordance with the environmental characteristics of the locality and that avoids conflict between incompatible “uses”.
- (2) The Open Space and Recreation “Zone” ensures:
 - (a) the continued conservation of protected areas; and
 - (b) areas remain for the provision of recreational facilities.
- (3) “Development” in protected areas:
 - (a) results in minimal impacts on the natural environment; and
 - (b) maintains conservation, biodiversity and habitat values.
- (4) “Development” in areas other than protected areas:
 - (a) is located, designed and operated in a manner that protects the local amenity;
 - (b) does not prejudice or impact adversely on other “uses” including those within other “Zones”;
 - (c) has an appropriately designed access to the road network and traffic generated by the development does not impact adversely on the local road network and local amenity;
 - (d) has water supply, stormwater disposal, sustainable effluent and waste disposal and power, to appropriate standards, adequate for the “use”;
 - (e) maintains the environment, including soil, air and water, compatible with healthy natural systems and public health and safety;
 - (f) is undertaken in an orderly and logical sequence to achieve an efficient provision of infrastructure;
 - (g) protects areas and sites of conservation importance, including cultural and high landscape values;
 - (h) is located and designed in ways that minimise the need for flood, bushfire and landslide mitigation, and to protect people and premises from such natural events; and
 - (i) does not impact adversely on infrastructure.

4.8.3.4 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Material change of Use”

Part A – Protected Areas:

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Location	<p>PC1 Protected Areas</p> <p>“Development” in protected areas as identified on Land Characteristics Map – Features Map:</p> <p>(a) provides activities and / or facilities having a direct relationship with the conservation role of protected areas;</p> <p>(b) is located, designed and operated with minimal impacts on the natural environment; and</p> <p>(c) maintains the conservation, biodiversity and habitat values.</p>	No acceptable solution is prescribed.	
Environment	<p>PC2 Buildings and Structures</p> <p>“Buildings” and “Structures” are designed and located to ensure minimal impact on the local conservation and environmental qualities.</p>	No acceptable solution is prescribed.	
Environment	<p>PC3 Infrastructure</p> <p>“Development” is provided with physical infrastructure that protects the local conservation and environmental qualities; has minimal impacts on those qualities; and ensures no release of contaminants.</p>	No acceptable solution is prescribed.	
Environment	<p>PC4 Access</p> <p>“Development” is provided with access that protects the local conservation and environmental qualities and has minimal impacts on those qualities.</p>	No acceptable solution is prescribed.	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Environmental	<p>PC5 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS5 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	
Environmental	<p>PC6 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	
Environmental	<p>PC7 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect local character and landscape values.</p>	<p>AS7 All “Buildings” and “Structures” maintain a minimum 20 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “Building” and no “Building works” are being undertaken.)</p>	
Environment	<p>PC8 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS8 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	
Constraint	<p>PC9 Bushfire Hazard</p> <p>“Development” is located to maintain the safety of people and property from Bushfire Hazard¹.</p>	<p>AS9 “Development” is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	

¹ One way an applicant may demonstrate compliance with PC9 is to demonstrate compliance with PC10 and prepare a Bushfire Management Plan identifying how the outcomes of PC9 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Constraint	<p><i>PC10 High and Medium Bushfire Hazard Areas</i></p> <p><i>“Development”</i> in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between <i>“Buildings”</i>, <i>“Structures”</i> and <i>“Hazardous vegetation”</i>² while protecting the environmental values.</p>	<p>For <i>“Development”</i> in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS10 “Buildings” and “Structures”:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For <i>“Development”</i> in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p>	
Constraint	<p><i>PC11 Sloping Land</i></p> <p><i>“Development”</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS11 “Development” is not undertaken on slopes greater than 15%.</p>	

² One way an applicant may demonstrate compliance with PC10 is to prepare a Bushfire Management Plan identifying how the outcomes of PC10 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

Part B – Areas other than Protected Areas:

<i>“Material change of use”</i>			
Performance Criteria		Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Location	<p><i>PC12 Areas other than protected areas</i></p> <p>“Development” in areas other than protected areas as identified on Land Characteristics Map – Features Map, provides areas for, or facilities for sporting and / or recreational activities for the community.</p>	No acceptable solution is prescribed.	
Amenity	<p><i>PC13 Scale</i></p> <p>“Development” is of an appropriate scale to protect the local amenity.</p>	No acceptable solution is prescribed.	
Amenity	<p><i>PC14 Operating Hours</i></p> <p>“Development” is operated so as to protect the local amenity.</p>	No acceptable solution is prescribed.	
Amenity	<p><i>PC15 Delivery of Goods</i></p> <p>The loading and unloading of goods occurs at appropriate times to protect the local amenity.</p>	No acceptable solution is prescribed.	
Amenity	<p><i>PC16 “Total use area”</i></p> <p>“Development” is of a scale that maintains the local amenity.</p>	AS16 “Total use area” is no more than 75% of site area	
Amenity	<p><i>PC17 Height</i></p> <p>The height of “Buildings” and “Structures” does not impact adversely on the local amenity of the Open Space and Recreation “Zone”.</p>	AS17 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Amenity	<p>PC18 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the local amenity is protected and enhanced.</p>	<p>AS18.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>AS18.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearances of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	
Amenity	<p>PC19 Transport Movements</p> <p>Transport movements associated with the use protect the amenity of surrounding residential areas.</p>	<p>AS19 Transport movements do not occur through residential areas.</p>	
Amenity	<p>PC20 “Building” and “Structure” Design</p> <p>“Buildings” and “Structures” are designed so that the local amenity is maintained and the amenity of surrounding areas is protected.</p>	<p>No acceptable solution is prescribed.</p>	
Amenity	<p>PC21 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect local character and landscape values.</p>	<p>AS21 All “Buildings” and “Structures” maintain a minimum 20 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “Building” and no “Building works” are being undertaken.)</p>	
Amenity	<p>PC22 Landscaping</p> <p>Landscaping is provided on-site to:</p> <ul style="list-style-type: none"> (a) contribute to a pleasant and functional built form; and (b) contribute to the local visual qualities. 	<p>No acceptable solution is prescribed.</p>	
Amenity	<p>PC23 Lighting</p> <p>The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS23 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Amenity	<p><i>PC24 Separation of Incompatible Land Uses</i></p> <p>Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding “Uses”; (b) infrastructure items are protected from incompatible “Development”; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible “Uses” is minimised. 	No acceptable solution is prescribed.	
Infrastructure	<p><i>PC25 Water Supply</i></p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS25.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p>or</p> <p>AS25.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p>	
Infrastructure	<p><i>PC26 Effluent Disposal</i></p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS26.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS26.2 “Premises” not in a seweraged area have an on-site effluent disposal system³.</p>	
Infrastructure	<p><i>PC27 Stormwater</i></p> <p>Stormwater is collected and discharged so as to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values 	<p>AS27 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	
Infrastructure	<p><i>PC28 Electricity</i></p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS28 All “Premises” have a supply of electricity.</p>	

³ The Plumbing and Drainage Act controls the design and construction of effluent disposal systems.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Infrastructure	<p>PC29 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AS29 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	
Infrastructure	<p>PC30 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS30.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS30.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	
Infrastructure	<p>PC31 Roads</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p>	<p>AS31 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	
Infrastructure	<p>PC32 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS32.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS32.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	
Infrastructure	<p>PC33 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <ol style="list-style-type: none"> a visual buffer to the easement; and a separation distance from the easement. 	<p>AS33 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Infrastructure	PC34 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located to ensure community safety.	AS34 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	
Environmental	PC35 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS35 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.	
Environmental	PC36 Vegetation Retention “Development” retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.	AS36 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.	
Environmental	PC37 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AS37.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AS37.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	
Environmental	PC38 Air Emissions Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”. ⁴	No acceptable solution is prescribed.	

⁴ One way an applicant may demonstrate how the development achieves the outcomes stated in PC38 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Environmental	<p>PC39 Noise Emissions</p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.⁵</p>	No acceptable solution is prescribed.	
Environmental	<p>PC40 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.⁶</p>	No acceptable solution is prescribed.	
Environmental	<p>PC41 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS41.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS41.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS41.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	
Environment	<p>PC42 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS42 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	

⁵ One way an applicant may demonstrate how the development achieves the outcomes stated in PC39 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

⁶ One way an applicant may demonstrate how the development achieves the outcomes stated in PC40 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Constraint	<p>PC43 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁷</p>	<p>AS43 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	
Constraint	<p>PC44 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁸</p>	No acceptable solution is prescribed.	
Constraint	<p>PC45 Environmental Areas</p> <p>“Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	No acceptable solution is prescribed.	
Constraint	<p>PC46 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS46 “Development” is not undertaken on slopes greater than 15%.</p>	

⁷ One way an applicant may demonstrate compliance with PC43 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁸ To assist an applicant to demonstrate compliance with PC44, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Constraint	<p>PC47 Bushfire Hazard</p> <p>“Development” is located to maintain the safety of people and property from Bushfire Hazard⁹.</p>	<p>AS47 “Development” is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	
Constraint	<p>PC48 High and Medium Bushfire Hazard Areas</p> <p>“Development” in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between “Buildings”, “Structures” and “Hazardous vegetation”¹⁰.</p>	<p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS48.1 “Buildings” and “Structures”:</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For “Development” in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For “Development” in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AS48.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>	

⁹ One way an applicant may demonstrate compliance with PC47 is to demonstrate compliance with PC48 and prepare a Bushfire Management Plan identifying how the outcomes of PC47 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

¹⁰ One way an applicant may demonstrate compliance with PC48 is to prepare a Bushfire Management Plan identifying how the outcomes of PC49 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
“Use” PC49 “Airport” “Airport” activities: (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding “Premises”. ¹¹	No acceptable solution is prescribed.	

¹¹ One way an applicant may demonstrate compliance with PC49 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

4.8.3.5 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Building work” where not associated with a “Material Change of use”

Part A – Protected Areas:

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Environmental	<p>PC1 Buildings and Structures</p> <p>“Buildings” and “Structures” are designed and located to ensure minimal impact on the local conservation and environmental qualities.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect landscape values.</p>	AS2 All “Buildings” and “Structures” maintain a minimum 50 metre separation distance to a ridgeline or escarpment.	
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	AS4 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.	
Environmental	<p>PC5 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS5.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS5.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the "Scheme")
Constraint	<p>PC6 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS6 "Development" is not undertaken on slopes greater than 15%.</p>	
Constraint	<p>PC7 Bushfire Hazard</p> <p>"Development" is located to maintain the safety of people and property from Bushfire Hazard¹².</p>	<p>AS7 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	
Constraint	<p>PC8 High and Medium Bushfire Hazard Areas</p> <p>"Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire are sited closest to the bushfire hazard; and</p> <p>(b) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"¹³ while protecting the environmental values.</p>	<p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS8 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, which ever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p>	

¹² One way an applicant may demonstrate compliance with PC7 is to demonstrate compliance with PC8 and prepare a Bushfire Management Plan identifying how the outcomes of PC7 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

¹³ One way an applicant may demonstrate compliance with PC8 is to prepare a Bushfire Management Plan identifying how the outcomes of PC8 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

Part B – Areas other than Protected Areas:

<i>"Building work"</i> where not associated with a <i>"Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the "Scheme")
Amenity	PC9 Height The height of "Buildings" and "Structures" does not impact adversely on the amenity of the Open Space and Recreation "Zone" and is consistent with the predominant rural form.	AS9 "Buildings" and "Structures" other than those within 100 metres of the boundary of an "Airport" are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.	– "Building work"
Amenity	PC10 Setbacks and Boundary Clearances "Buildings" and "Structures" are located to ensure that local amenity is protected and enhanced.	AS10.1 "Buildings" and "Structures" have a setback of not less than 6 metres from any road frontage. AS10.2 "Buildings" and "Structures" have side boundary clearances of not less than 2.5 metres and rear boundary clearances of not less than 6 metres from property boundaries.	– "Building work" – "Building work"
Amenity	PC11 Ridgelines and Escarpments Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.	AS11 All "Buildings" and "Structures" maintain a minimum 20 metre separation distance to a ridgeline or escarpment.	– "Building work"
Infrastructure	PC12 "Electricity transmission line easement" - Separation Distance "Habitable buildings" and "Child oriented uses" are located so as to promote community safety.	AS12 "Habitable buildings" and "Buildings" and "Structures" associated with "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.	– "Building work"
Environmental	PC13 Construction Activities Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AS13 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– "Building work"
Environmental	PC14 "Watercourses" and "Lakes" "Development" ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS14 A minimum 50 metre wide buffer area is provided extending out from the high bank of any "Watercourse" or "Lake".	– "Building work"

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the "Scheme")
Environmental	<p>PC15 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS15.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS15.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC16 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".¹⁴</p>	<p>AS16 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC17 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(c) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(d) safety of persons and property is not compromised.</p>	<p>AS17 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>
Constraint	<p>PC18 Bushfire Hazard</p> <p>"Development" is located to maintain the safety of people and property from Bushfire Hazard¹⁵.</p>	<p>AS18 "Development" is undertaken in Low Bushfire Hazard Areas as identified on Land Characteristics Map – Bushfire Hazard Areas.</p>	<p>– "Building work"</p>

¹⁴ One way an applicant may demonstrate compliance with PC16 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

¹⁵ One way an applicant may demonstrate compliance with PC18 is to demonstrate compliance with PC19 and prepare a Bushfire Management Plan identifying how the outcomes of PC18 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

<i>"Building work" where not associated with a "Material Change of use"</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the "Scheme")
Constraint	<p>PC19 High and Medium Bushfire Hazard Areas</p> <p>"Development" in High or Medium Bushfire Hazard Areas, as identified on Land Characteristics Map – Bushfire Hazard Areas, maintains the safety of people and property by mitigating the risk through:</p> <p>(a) the siting of buildings, ensuring setbacks from hazardous vegetation are maximised and elements least susceptible to fire area sited closest to the bushfire hazard; and</p> <p>(a) the provision of firebreaks to ensure adequate setbacks between "Buildings", "Structures" and "Hazardous vegetation"¹⁶.</p>	<p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots greater than 2500m²:</p> <p>AS19.1 "Buildings" and "Structures":</p> <p>(a) are sited within the lowest bushfire hazard area;</p> <p>(b) achieve minimum setback distances from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater; and</p> <p>(c) achieve a setback distance from any retained vegetation strips or small areas of vegetation of 10 metres.</p> <p>For "Development" in areas of High or Medium Bushfire Hazard as identified on Land Characteristics Map – Bushfire Hazard Areas, and on lots less than or equal to 2500m²: No acceptable solution is prescribed.</p> <p>For "Development" in areas of High or Medium bushfire hazard as identified on Land Characteristics Map – Bushfire Hazard Areas: AS19.2 Firebreaks or fire maintenance trails are provided in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Section 6.2.</p>

¹⁶ One way an applicant may demonstrate compliance with PC19 is to prepare a Bushfire Management Plan identifying how the outcomes of PC19 are to be achieved. Terms of reference for the Bushfire Management Plan are outlined in Planning Scheme Policy 1 – Information Council May Request, section 2.11.

4.8.3.6 Performance Criteria, Acceptable Solutions and Self Assessable Applicability – “Operational work” where not associated with a “Material Change of use”

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity and environmental values of the locality are protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC5 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AS5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	<p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.8.2 and 4.8.3.2 of the <i>“Scheme”</i>)
Environmental	<p>PC6 Cultural Heritage</p> <p><i>“Development”</i> ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A separation distance of not less than 50 metres is provided to the <i>“Bed and banks”</i> of <i>“Watercourses”</i> and <i>“Lakes”</i>.</p> <p>AS6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC7 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from <i>“Premises”</i> ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.¹⁷</p>	No acceptable solution is prescribed	
Constraint	<p>PC8 Sloping Land</p> <p><i>“Development”</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS8 <i>“Development”</i> is not undertaken on slopes greater than 15%.	– Excavation or Filling

¹⁷ One way an applicant may demonstrate how the development achieves the outcomes stated in PC7 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 5 RECONFIGURING A LOT CODE

5.1 Applicability

- (1) The provisions of this code apply to “*Development*” being:
“*Reconfiguring a Lot*”

5.2 Code Purpose

The following outcomes are the Purpose of this Code:

- (1) “*Reconfiguring a lot*”:
- (a) achieves a lot size appropriate for the “*Zone*” in which the site is located and maintains the local amenity and environmental characteristics of the locality through appropriate lot layout and design;
 - (b) satisfies a demonstrated community need;
 - (c) is undertaken in an orderly and logical sequence to achieve efficient provision of infrastructure;
 - (d) does not prejudice extractive or mining resources;
 - (e) minimises the need for flood, bushfire and landslide mitigation, and protects people and premises from such natural events; and
 - (f) does not impact adversely on infrastructure.
- (2) Each lot created by the reconfiguration has water supply, stormwater disposal, sustainable effluent and waste disposal, power and access to the road network, to appropriate standards.
- (3) “*Reconfiguring a lot*” protects:
- (a) GQAL from fragmentation, alienation or encroachment of incompatible land “*uses*” in accordance with State Planning Policy 1/92 – Development and Conservation of Agricultural Land; and
 - (b) areas and sites of conservation importance, including cultural and high landscape values;

5.3 Performance Criteria and Acceptable Solutions – “Reconfiguring a Lot”

“Reconfiguring a Lot”		
Performance Criteria	Acceptable Solution	
Rural “Zone”	<p>PC1 Rural “Zone” – Minimum Lot Size</p> <p>The reconfiguring of lots ensures the Rural “Zone” retains its viability as an area of primary production, consistent with the local character. ¹</p>	<p>AS1 All lots have:</p> <ul style="list-style-type: none"> (a) a minimum area of 200 hectares; and (b) a minimum width to depth ratio of 1:5.
Rural Residential “Zone”	<p>PC2 Rural Residential “Zone” – Minimum Lot Size</p> <p>Lots within the Rural Residential “Zone” are of a sufficient size to maintain the rural amenity and to accommodate low density residential uses, consistent with the local character.</p>	<p>AS2.1 All lots have:</p> <ul style="list-style-type: none"> (a) a minimum area of 4000 sq metres; (b) a minimum frontage of 30.0 metres; and (c) a minimum width to depth ratio of 1:5.
Small Town “Zone”	<p>PC3 Small Town “Zone” – Minimum Lot Size</p> <p>Lots within the Small Town “Zone” are of a sufficient size to accommodate residential uses, consistent with the local character and allow for effluent disposal.</p>	<p>AS3 All lots have:</p> <ul style="list-style-type: none"> (a) a minimum area of 1000 sq metres where in a reticulated sewerage area; (b) a minimum area of 2000 sq metres where not in a reticulated sewerage area; (c) a minimum frontage of 20 metres; and (d) a minimum width to depth ratio of 1:5.
Urban “Zone”	<p>PC4 Urban “Zone” – Minimum Lot Size</p> <p>Lots within the Urban “Zone” are of a sufficient size to accommodate residential uses, consistent with the local character and allow for effluent disposal.</p>	<p>AS4 All lots have:</p> <ul style="list-style-type: none"> (a) a minimum area of 800 sq metres where in a reticulated sewerage area; (b) a minimum area of 2000 sq metres where not in a reticulated sewerage area; (c) a minimum frontage of 20 metres; and (d) a minimum width to depth ratio of 1:5.
Commercial “Zone”	<p>PC5 Commercial “Zone” – Minimum Lot Size</p> <p>Lots within the Commercial “Zone” are of a sufficient size to accommodate commercial uses, consistent with the local character.</p>	<p>AS5 All lots have:</p> <ul style="list-style-type: none"> (a) a minimum area of 600 sq metres; and (b) a minimum frontage of 18 metres.
Industrial “Zone”	<p>PC6 Industrial “Zone” – Minimum Lot Size</p> <p>Lots within the Industrial “Zone” are of a sufficient size to accommodate industrial uses, consistent with the local character.</p>	<p>AS6 All lots have:</p> <ul style="list-style-type: none"> (a) a minimum area of 600 sq metres; and (b) a minimum frontage of 18 metres.

¹ Where lot sizes are proposed below 200.0 hectares in an area identified as Good Quality Agricultural Land on the Land Characteristics Map - Good Quality Agricultural Land, the applicant shall demonstrate compliance with PC1 by preparing a study in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land and Separating Agricultural and Residential Land Uses 1997.

<i>“Reconfiguring a Lot”</i>	
Performance Criteria	Acceptable Solution
Mixed Use “Zone” <i>PC7 Mixed Use “Zone” – Minimum Lot Size</i> Lots within the Mixed Use “Zone” are of a sufficient size to accommodate industrial uses, consistent with the local character.	AS7 All lots have: (a) a minimum area of 1000 sq metres; and (b) a minimum frontage of 20 metres.
Open Space and Recreation “Zone” <i>PC8 Open Space and Recreation “Zone” – Minimum Lot Size</i> Lots within the Open Space and Recreation Zone are of a sufficient size to accommodate recreational uses, consistent with the local character.	No acceptable solution is prescribed
Need <i>PC9 Need - General</i> The reconfiguring a lot satisfies a community need.	No acceptable solution is prescribed
Layout and Design <i>PC10 Layout and Design</i> The reconfiguring of lots: (a) ensures safe and liveable communities; (b) ensures safe and legible vehicle and pedestrian movements areas and roads; (c) integrates with adjoining land; and (d) ensures and protects environmental values, significant features, open space areas and areas of high conservation or landscape value.	No acceptable solution is prescribed
Layout and Design <i>PC11 “Electricity Transmission Line Easement”</i> Lot layout and design adjoining an “Electricity transmission line easement” promotes community safety and health and well being.	AS11 Lot layout and design is in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1, Diagram 2.
Layout and Design <i>PC 12 Siting of Buildings and Structures</i> Lot size, layout and design enable future uses to comply with separation distances for buildings and structures in respect of: (a) “Watercourses” and “lakes”; (b) ridgelines and escarpments; (c) cultural heritage places; (d) protected areas; and (e) hazardous vegetation.	No acceptable solution is prescribed

<i>"Reconfiguring a Lot"</i>		
Performance Criteria	Acceptable Solution	
Infrastructure	<p>PC13 Street Lighting</p> <p>Street lighting is provided: (a) to ensure safety for vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard.</p>	<p>AS13 Street lighting is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1).</p>
Infrastructure	<p>PC14 Water Supply</p> <p>Each lot has an adequate volume and supply of water, which is also adequate for fire fighting purposes.</p>	<p>AS14 Each lot is connected to Council's reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply.</p>
Infrastructure	<p>PC15 Effluent Disposal</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15 Each lot is connected to Council's reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1.</p>
Infrastructure	<p>PC16 Stormwater</p> <p>Stormwater is collected and discharged so as to: (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>
Infrastructure	<p>PC17 Electricity</p> <p>Each lot is provided with an adequate supply of electricity.</p>	<p>AS17 Each lot is connected to the reticulated electricity supply.</p>
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to each lot to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AS18 Each lot has vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1) and (2).</p>
Infrastructure	<p>PC19 Roads, Firebreaks and Fire Maintenance Trails</p> <p>Adequate all-weather road access is provided between each lot and the existing road network. In high and medium bushfire hazard areas, adequate road access is provided for fire fighting/other emergency vehicles and for safe evacuation.</p>	<p>AS19.1 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p> <p>For lots in High or Medium bushfire hazard areas as identified on the Land Characteristics Map – Bushfire Hazard Areas: AS19.2 Roads, firebreaks and fire maintenance trails are designed and constructed in accordance with Schedule 1, Division 6: Standards for Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails, Sections 6.1 and 6.2.</p>

<i>“Reconfiguring a Lot”</i>		
	Performance Criteria	Acceptable Solution
Infrastructure	<p>PC20 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS20 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>
Environmental	<p>PC21 Excavation or Filling</p> <p>Excavating or filling of land:</p> <ul style="list-style-type: none"> (a) ensures safety and amenity for each lot and for land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality. 	<p>AS21 Excavation or filling is undertaken in accordance with Schedule 1, Division 1 – Standards for Construction Activities, Section 1.1</p>
Environmental	<p>PC22 Vegetation Retention</p> <p>Reconfiguring a lot retains vegetation for the:</p> <ul style="list-style-type: none"> (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; (d) establishment of open space corridors and networks; and (e) purpose of positive climate response 	<p>No acceptable solution is prescribed</p>
Environment	<p>PC23 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS23 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1 – Standards for Construction Activities, Section 1.1.</p>
Constraint	<p>PC24 Sloping Land</p> <p>Reconfiguring a lot ensures:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AS24 Reconfiguring a lot is not undertaken on slopes greater than 15%.</p>
Constraint	<p>PC25 Bushfire Hazard Area</p> <p>Reconfiguring a lot maintains the safety of people and property by avoiding areas of High or Medium Bushfire hazard or mitigating the risk through the provision of firebreaks.</p>	<p>AS25 Reconfiguring a lot is not undertaken in Bushfire hazard areas as identified as High and Medium hazard on Land Characteristics Map – Bushfire Hazard Areas.</p>

SCHEDULE 1 DESIGN AND CONSTRUCTION STANDARDS

Division 1: Standards for Construction Activities

1.1 Construction Standards

- (1) Construction activities are undertaken in accordance with:

Witheridge, G. and Walker, R., 1996, *Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites*. The Institution of Engineers Australia, Queensland Division, Brisbane (and later versions)

Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access

2.1 Standards for Roads

(1) Roads are designed and constructed in accordance with the following standards -

Infrastructure Item	Standard
Roads and Streets	Austroads Series – Part 1 Traffic Flow Part 2 Roadway Capacity Part 3 Traffic Studies Part 4 Road Crashes Part 5 Intersections at Grade Part 6 Roundabouts Part 7 Traffic Signals Part 8 Traffic Control Devices Part 9 Arterial Road Traffic Management Part 10 Local Area Traffic Management Part 11 Parking Part 12 Roadway Lighting Part 13 Pedestrians Part 14 Bicycles Rural Road Design Queensland Streets – Section 2 – The Residential Street Section 3 – The Street System Section 4 – Pedestrians and Cyclists Section 5 – Design Detail Section 6 – The Road System Section 7 – Development Concept Design Section 8 – Rural Residential Streets Section 9 – Industrial Streets Section 10 – Multi-Unit Residential Streets
Pavement Design	Austroads Pavement Design 1992
Bridges	Austroads Bridge Design Code 1992 Sections 1 - 7
Traffic Control Devices	Manual of Uniform Traffic Control Devices Parts 1 - 14
Street Lighting	AS1158 All parts AS/NZS1158 All parts

2.2 Standards for Carparking and Manoeuvring Areas

(1) Carparking areas are in accordance with the following Carparking Requirements and Carparking Design Standards -

(a) Carparking Requirements

Use	Car Parking Requirements
"Bed and breakfast premises"	1 space per "Accommodation unit"
"Catering premises"	1 space per 10m ² of "Total use area"
"Child care centre"	1 space per 7 children
"Commercial premises"	1 space per 30m ² of "Total use area"
"Detached house"	1 space
"Home business"	1 space
"Hotel"	1 space per "Accommodation unit" & 1 space per 30m ² of "Total use area" excluding the "Accommodation unit" areas.
"Industry"	1 space per 100m ² of "Total use area"
"Noxious industry"	1 space per 100m ² of "Total use area"
"Place of worship"	1 space per 10m ² of "Total use area"
"Professional offices"	1 space per 30m ² of "Total use area"
"Residential activities" where not identified elsewhere in this table	1 space per "Accommodation unit"; or 1.5 spaces per dwelling unit
"Shop"	3 spaces per 50m ² of "Total use area"
"Storage facility"	1 space per 100m ² of "Total use area"
"Tourist facility"	1 space per 200m ² of "Total use area"
"Visitor accommodation"	1 space per "Accommodation unit", camping site or caravan site
All other "Uses"	No requirement prescribed

(b) Carparking and Manoeuvring Design Standards

Infrastructure Item	Standard
Off-Street Carparking and Manoeuvring	AS2890.1 - Parking Facilities – Off-Street Carparking
Off-Street Service Vehicle Parking and Manoeuvring	AS2890.2 – Parking Facilities – Off-Street Commercial Vehicle Facilities
Bicycle Parking Facilities	AS2890.3 – Parking Facilities – Bicycle Parking Facilities
On-Street Parking	AS2890.5 – Parking Facilities – On-Street Parking
Manoeuvring	AUSTROADS AP-34/95 Design Vehicles and Turning Path Templates

2.3 Access Standards

(1) Access is provided in accordance with the following standards -

Infrastructure Item	Standard
Off-Street Carparking and Manoeuvring	AS2890.1 - Parking Facilities – Off-Street Carparking
Off-Street Service Vehicle Parking and Manoeuvring	AS2890.2 – Parking Facilities – Off-Street Commercial Vehicle Facilities

(2) Crossovers are provided in accordance with the following standard drawings -

(a) Crossover Standards:

The crossover is not:

- (i) a second property access; or
- (ii) located on a bend in the road of more than 45°.

The crossover is not within:

- (i) 25.0 metres of a signalised road intersection;
- (ii) 20.0 metres of an unsignalised road intersection in an Industrial or Commercial "Zone";
- (iii) 2.0 metres of any adjoining property access, including shared property accesses, at the property line;
- (iv) 1.0 metre of any street signage, power poles, street lights, manholes, stormwater gully pits, or other Council asset;
- (v) the outer canopy of any street tree; or
- (vi) the turning area at the end of a cul-de-sac.

The crossover does not:

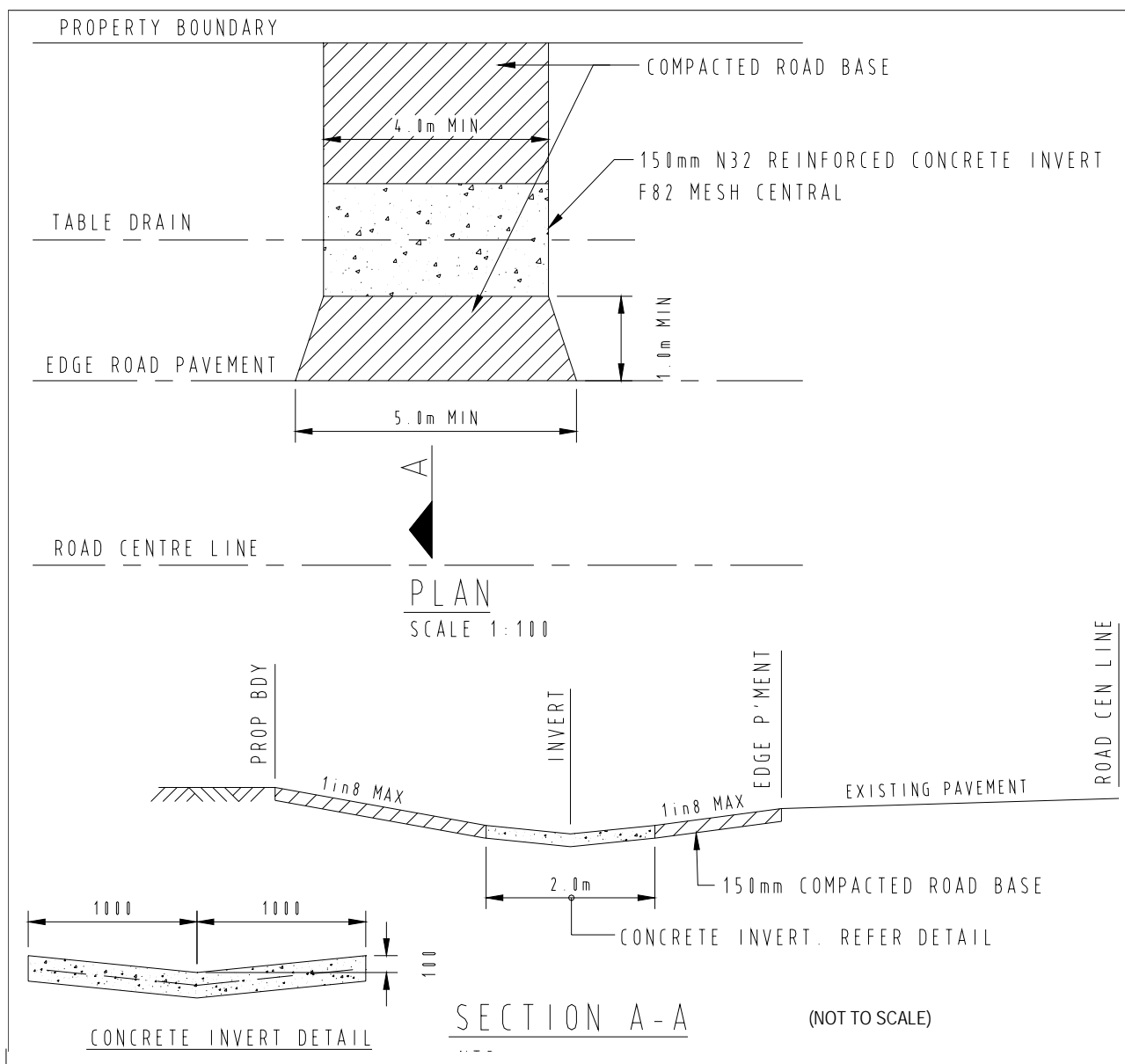
- (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);

- (ii) front a traffic island, speed control device, car parking bay, bus stop, or other structure within the roadway;
- (iii) require any change to existing footpath/verge profiles;
- (iv) have access restricted by an access restriction strip or link reserve;
- (v) access an unformed or unkerbed road.

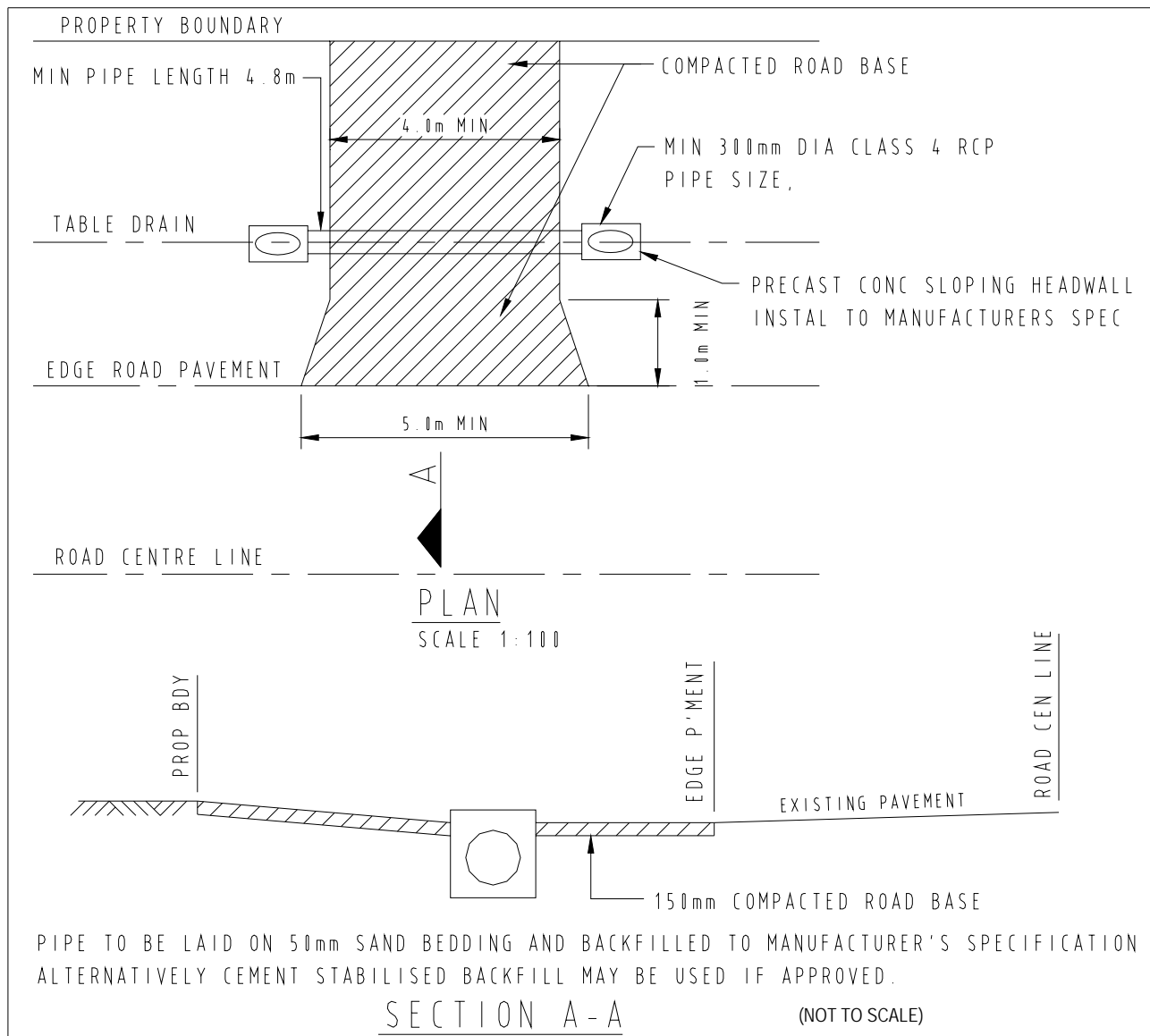
The crossover is constructed of gravel, reinforced concrete, bitumen or pavers where it is located in the Rural or Rural Residential "Zones".

The crossover is constructed of reinforced concrete, bitumen or pavers in all other "zones".

(b) Standard Crossover Drawings



STANDARD DRAWING 1: ROADWORKS- Residential Property Access, Concrete Invert Crossing



STANDARD DRAWING 2: ROADWORKS- Residential Property Access, Concrete Pipe Crossing

Division 3: Standards For Water Supply

3.1 Standards for Reticulated Water Supply

- (1) Reticulated Water Supply is in accordance:

Water Services Association, 1999, "*WSA 03 Water Reticulation Code of Australia*" Water Services Association (and Standards Australia) – noting that the 2002 edition is now available from WSA

Water Resources Commission, Oct 1989, *Guidelines for Planning and Design of Urban Water Supply Schemes*, WRC Local Authority Planning Division, Brisbane.

Division 4: Standards For Sewerage

4.1 Standards for Reticulated Sewerage

(1) Reticulated Sewerage is in accordance with:

WSA, 2002, "*Sewerage Code of Australia Version 2.3*"

WSA, 2001, "*Sewage Pumping Station Code*"

Queensland Water Resources Commission/DPI, 1991, "*Guidelines for the Planning and Design of Sewerage Schemes*", Vol 1 and 2.

Division 5: Standards For Stormwater Drainage

5.1 Standards for Stormwater Drainage

- (1) Stormwater Drainage is in accordance with:

Neville Jones & Associates and Australian Water Engineering, 1993, *Queensland urban drainage manual*, prepared for Department of Primary Industries Water Resources, Institute of Municipal Engineers Australia, Queensland Division and Brisbane City Council

Pilgrim, D. H. (Editor-in-chief), 2001, *Australian Rainfall and Runoff : a guide to flood estimation*, (4th edition, 2001 reprint), Australian Institution of Engineers, Barton, ACT

Division 6: Standards For Roads in Bushfire Hazard Areas, Firebreaks and Fire Maintenance Trails

6.1 Standards for Roads in High and Medium Bushfire Hazard Areas

- (1) Roads in High and Medium Bushfire Hazard Areas are in accordance with the following -
- (a) Roads are designed and constructed with a maximum gradient of 12.5%
 - (b) Cul-de-sac are not used except where a perimeter road designed in accordance with 6.2(1)(a) isolates the development from hazardous vegetation and the cul-de-sac are provided with alternative access linking the cul-de-sac to other through roads.

6.2 Firebreaks and Fire Maintenance Trails

- (1) Firebreaks are provided in accordance with the following -
- (a) Firebreaks consisting of a perimeter road that separates lots from areas of bushfire hazard are designed and constructed so that, the road has a minimum cleared width of 20 meters and the road is designed in accordance with the standards in Schedule 1, Division 2, 2.1 Standards for Roads.
 - (b) Cleared breaks of a minimum width of 6.0 meters are provided in retained bushland within the development to allow burning of sections and access for bushfire response.
- (2) Where it is not practicable to provide firebreaks in accordance with 6.2(1)(a), Fire Maintenance Trails are provided in accordance with the following -
- (a) located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;
 - (b) the minimum cleared width not less than 6 metres;
 - (c) the formed width is not less than 2.5 metres;
 - (d) the formed gradient is not greater than 15%;
 - (e) vehicular access is provided at both ends;
 - (f) passing bays and turning areas are provided for fire-fighting appliances;
 - (g) either located on public land or in an access easement that is granted in favour of the Local Government and QFRS.

SCHEDULE 2 SEPARATION DISTANCES

Division 1: Separation Distances – Intensive Animal Industries

1.1 Separation of Intensive Animal Industries from Sensitive Land Uses

- (1) “*Intensive animal industries*” are separated from “*sensitive land uses*” in accordance with the following distances -

Type of “Intensive animal industry”	Animal/ Fowl No.’s	Urban and Small Town “Zone” (metres)	Public Roads (metres)	Other Boundaries of the Land (metres)	“Sensitive land uses” other than in the Urban and Small Town “Zone” (metres)	Watercourses, Well and Bores (metres)
Piggery (Standard Pig Units)	Up to - 1000	2500	200	50	800	100
	1001 – 5000	3500	200	50	1000	200
	5001 – 10000	5000	200	50	1500	200
	>10000	8000	200	50	2000	200
Poultry & Bird Farm	Up to -1000	2000	80	40	800	100
	1001 – 10000	4000	120	40	1000	100
	>10000	5000	140	40	2000	100
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	2000	200	100	700	100
	501 - 5000	6000	200	130	1500	200
	5001 – 10000	7000	200	130	2000	200
	>10000	15000	200	130	2500	200
Sheep/Goats	Up to 500	1000	150	100	800	100
	501-1500	3000	150	100	800	150
	1501 – 10000	4000	200	130	1000	200
	>10000	7000	200	130	2000	200
Other	all	1000	70	40	700	100

1.2 Separation of Sensitive Land Uses from Intensive Animal Industries

- (1) "Sensitive land uses" are separated from "Intensive animal industries" in accordance with the following distances -

Type of "Intensive animal industry"	Animal/Fowl No.'s	Separation Distance (metres)
Piggery (Standard Pig Units)	Up to -1000	800
	1001 – 5000	1000
	5001 – 10000	1500
	>10000	2000
Poultry & Bird Farm	Up to -1000	800
	1001 – 10000	1000
	>10000	2000
Lot Feeding (Cattle: Standard Cattle Units)	Up to 500	700
	501- 5000	1500
	5001 – 10000	2000
	>10000	2500
Sheep/Goats	Up to 500	800
	501-1500	800
	1501 – 10000	1000
	>10000	2000
Other	all	700

Division 2: Separation Distances – Extractive Industries

2.1 Separation Distances to Extractive Industries

(1) Separation distances to “*Extractive Industries*” are as follows -

Mining Tenure/Extractive Industry	Resource Property	Separation Distance (metres)
Mining Leases		
MOUNT GANNINDAH	Part of Lot 226 on OL426	1000
MOUNT GANNINDAH EXTD 1	Part of Lot 226 on OL426	1000
	Lot 1163 on MPH23023	1000
MOUNT GANNINDAH EXTD NO.2	Part of Lot 226 on OL426	1000
	Part of Lot 4886 on PH2241	1000
	Lot 1380 on MPH2859	1000
	Lot 12 on MPH14053	1000
	Lot 1171 on MPH23023	1000
	Lot 1322 on MPH23023	1000
	Lot 1182 on MPH23023	1000
	Part of Lot 7 on MPH14053	1000
	Part of Lot 8 on MPH14053	1000
	Part of Lot 1132 on MPH23023	1000
MOUNT GANNINDAH EXTD 3	Part of Lot 1136 on MPH14050	1000
	Lot 74 on MPH14050	1000
	Lot 1319 on MPH23023	1000
	Lot 1232 on MPH23023	1000
	Lot 1225 on MPH23023	1000
	Lot 1134 on MPH14050	1000
	Lot 1 on MPH14050	1000
	Part of Lot 226 on OL426	1000

	Lot 1132 on MPH23023	1000
	Lot 10 on MPH14053	1000
	Lot 11 on MPH14053	1000
	Lot 13 on MPH14053	1000
	Lot 14 on MPH14053	1000
	Lot 1 on MPH2932	1000
	Lot 4886 on PH2241	1000
	Part of Lot 9 on YL301	1000
	Part of Lot 98 on MPH14050	1000
	Part of Lot 7 on MPH14053	1000
	Part of Lot 8 on MPH14053	1000
	Part of Lot 1 on MPH23054	1000
MOUND GANNINDAH EXTD 4	Lot 1 on MPH14053	1000
	Lot 1172 on MPH23023	1000
	Part of Lot 9 on YL301	1000
	Part of Lot 98 on MPH14050	1000
	Lot 1180 on MPH14050	1000
	Part of Lot 226 on OL426	1000
	Part of Lot 1136 on MPH14050	1000
MOUNT GANNINDAH EXTD 5	Part of Lot 226 on OL426	1000
MOUNT GANNINDAH EXTD 6	Part of Lot 226 on OL426	1000
	Lot 1616 on MPH2947	1000
	Part of Lot 47 on CP892206	1000
	Part of Lot 1 on MPH23054	1000
MULIGILDIE 1	Part of Lot 124 on RW 714	1000
	Part of Lot 125 on RW 714	1000
	Part of Lot 145 on RW 101	1000
	Part of Lot 126 on RW 101	1000

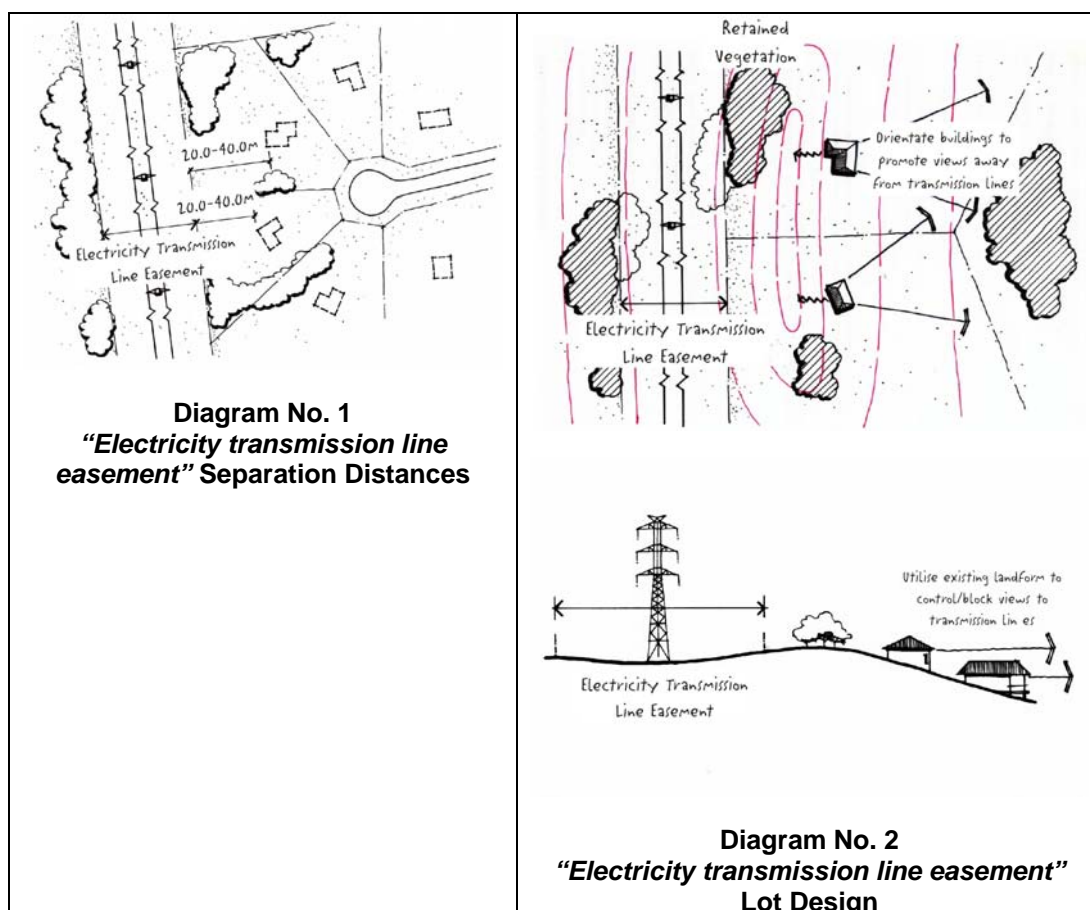
	Lot 123 on RW 101	1000
	Lot 142 on RW 100	1000
	Lot 122 on RW 100	1000
	Lot 2 on SP 151959	1000
	Lot 4 on RW 99	1000
	Lot 5 on RW 591	1000
	Lot 4 on RW 99	1000
	Part of Lot 331 on CP 827317	1000
	Lot 311 on CP 827316	1000

Division 3: Powerline / Electricity Easements

3.1 Separation from Powerline / Electricity Easements

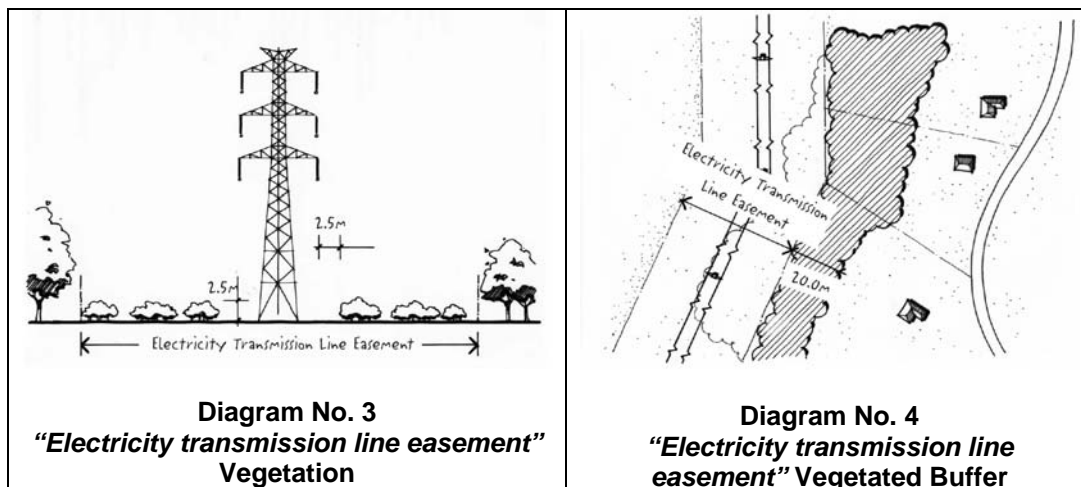
(1) Separation to Powerline / Electricity Easements in accordance with the following distances -

Separation or Buffer Distance	Transmission Line Size
20.0 metres	Up to 132kV
30.0 metres	133kV – 275kV
40.0 metres	Greater than 275kV



3.2 Powerline / Electricity Easements – Vegetation and Vegetated Buffers

(1) Vegetation and Vegetated Buffers in accordance with the following -



Division 4: Separation Distances – Infrastructure Items

4.1 Separation Distances to Infrastructure Items

(1) Separation distances (metres) to infrastructure items are as follows -

Use, Infrastructure Item or Area	Minimum Separation Distance (metres)
Refuse Tip **	500
Rail Line*	50
State-controlled Roads*	100

* Infrastructure Item identified on Land Characteristics Map – Features Map.

** Infrastructure Item identified in Schedule 2, Division 5: Refuse Tips, Section 5.1.

Division 5: Refuse Tips**5.1 Locations of Refuse Tips**

(1) Refuse tip locations are as follows -

Location	Real Property Description
Refuse Tip - 34 Langs Road	Lot 154 on RW411:Reserve/411, Parish of Bailey

Division 6: Places and Items of Cultural Heritage

6.1 Known Cemeteries and Burial Sites

(1) Location of known cemeteries and burial sites are as follows -

Location	Real Property Description
Cemeteries	
Mulgildie Cemetery - 29952 Gayndah-Monto Road	Lot 152 on RW229:Reserve/90, Parish of Bailey
Monto No. 1 Cemetery - 12931 Gladstone-Monto Road	Lot 161 on RW238:Reserve/96, Parish of Bailey
Monto No. 2 Cemetery - 12959 Gladstone-Monto Road	Lot 5 on RP214867, Parish of Bailey
Rawbelle Cemetery	Lot 9 on RW697:Reserve/224, Parish of Rawbelle
Monal Cemetery	Lot 21 on RW887, Parish of Monal

PLANNING SCHEME POLICY 1 - INFORMATION COUNCIL MAY REQUEST

1.0 Purpose

- (1) To ensure “Council” has appropriate information to assist with development assessment.
- (2) To ensure applicants are aware of the information “Council” may request during the development application process.¹

2.0 Information Requirements

2.1 Plans

- (1) Plans should contain sufficient information to enable an accurate assessment of the proposal. Appropriate plans include:
 - (a) a site analysis plan identifying and describing all existing site features, such as the cadastral boundaries of the site, “Buildings”, “Structures”, roads, vehicle and pedestrian access, car parking, servicing areas, vegetation, topographic, hydraulic and geological features;
 - (b) a proposal plan identifying and describing the extent of modification of site features, such as, the cadastral boundaries of the site, “Buildings”, “Structures”, roads, vehicle and pedestrian access, car parking, servicing areas, vegetation, topographic, hydraulic and geological features;
 - (c) a landscaping plan detailing the location, extent, densities and species of proposed plantings and other external treatments.
- (2) Plans should be drawn to scale and observe recognised drafting conventions.

2.2 Existing “Use” and Site Details

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the nature and extent of the current “Use” of the site as well as the extent of built and natural features on the site. The following details should be provided:
 - (a) existing and previous “Use” of the site;
 - (b) existing and previous “Use” of adjoining or adjacent sites;
 - (c) floor areas of “Buildings” and other external activity areas, including car parking, storage areas and the like;
 - (d) site characteristics eg. levels and contours;
 - (e) descriptions of surrounding land uses, including, the height and appearance of “Buildings”; and
 - (f) the nature and location of all services and infrastructure, including easement details.

2.3 Proposed “Use” and Site Details

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the nature of the proposed “Development”. The following details should be provided:
 - (a) details of the proposed “Use”, including floor area of “Buildings”, external materials, treatments and colours of “Buildings” and “Structures”; and
 - (b) details of external activity areas, including car parking, storage areas and the like.

2.4 Amenity

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the likely impact of the proposal on the amenity of the locality. The following details should be provided:
 - (a) hours of operation;
 - (b) delivery times of goods;
 - (c) heights of “Buildings” and “Structures”;
 - (d) setbacks and boundary clearances of all “Buildings” and “Structures”; and
 - (e) external lighting arrangements.

¹ An information request may be made pursuant to section 3.3.6 of IPA.

2.5 Infrastructure

- (1) Sufficient detail should be provided to enable “Council” to accurately assess infrastructure requirements. The following information should be provided:
- known or determined flood levels;
 - proposed water supply;
 - proposed effluent disposal;
 - proposed stormwater disposal;
 - proposed method of liquid and solid waste disposal;
 - proposed electricity supply; and
 - proposed telecommunication.

2.6 Traffic and Servicing

- (1) Sufficient information should be provided to enable “Council” to accurately assess traffic related matters. The following information should be provided:
- traffic likely to be generated by the proposal;
 - the number, type and frequency of vehicles likely to service the proposal;
 - the times and arrangements for servicing of the “Premises”; and
 - anticipated carparking requirements;
 - the extent of car parking, vehicle manoeuvring areas, crossover / access details, loading / unloading areas, service areas.

2.7 Emissions

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the extent and nature of likely impacts arising from emissions. The following information should be provided:
- the nature of any anticipated emissions (including odour, noise, dust, run-off and the like);
 - measures proposed for the control of emissions;
 - the location and methods of containment and control of waste disposal and waste storage areas;
 - types, quantities, storage methods, and protection measures relating to storage and use of chemicals; and
 - emergency equipment and procedures to be utilised.

2.8 Environmental

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the likely environmental impact of the proposal. The following information should be provided:
- location of ridgelines and escarpments;
 - location of “Watercourses” and “Lakes” and the extent of associated riparian buffers;
 - location of effluent disposal areas;
 - location and extent of existing vegetation;
 - location and extent of vegetation to be retained; and
 - location of any known sites of indigenous, cultural or natural heritage.

2.9 Constraint Areas

- (1) Sufficient detail should be provided to enable “Council” to accurately determine the likely impact of the proposal on constraint areas, as identified in the Planning Scheme.

2.10 Reconfiguring a Lot

- (1) Sufficient detail should be provided to enable “Council” to accurately assess proposed reconfiguration of a lot. The following information should be provided:
- existing “Use” of the land;
 - proposed “Use” of the land after the subdivision;
 - details of all proposed lots and of areas proposed for roads, parks or other public spaces;
 - details of any proposed filling or excavation;
 - details of any encumbrances (for example, easements, leases and the like);
 - contours and levels of the land;

- (g) location of all services and infrastructure on or adjacent to the land;
 - (h) details of any areas of land subject to subsidence, slip or erosion;
 - (i) location of any "Watercourse" or waterhole;
 - (j) details of any known flood levels;
 - (k) location and size of existing "Buildings" and "Structures";
 - (l) location of existing parking and vehicle manoeuvring areas;
 - (m) preliminary design details of proposed infrastructure, including water supply, sewerage, and stormwater drainage; and
 - (n) preliminary design details of proposed site access and of proposed new roads or upgrading of existing roads.
 - (o) Details of any proposed easements for access or other purposes.
- (2) Details of the need for and suitability of the proposed reconfiguration (subdivision) should be provided. Appropriate information would include:
- (a) existing subdivision pattern in the locality;
 - (b) the nature of the proposed subdivision within the context of that existing subdivision pattern;
 - (c) availability of alternative locations that may reduce the need for the proposed subdivision;
 - (d) availability of lots within the locality and recent trends in development and occupation of those lots;
 - (e) anticipated effect of the proposed subdivision on the future use and "Development" of land in the locality;
 - (f) potential for an oversupply of lots having regard for recent and anticipated rates of dwelling completions;
 - (g) details of existing or likely future rural "Development" in the locality involving "Intensive animal industry" or activities such as aerial spraying and the like;
 - (h) potential for the subdivision to detrimentally affect the preservation of Good Quality Agricultural Land;
 - (i) potential for the creation of ribbon "Development"; and
 - (j) potential for the need to upgrade infrastructure and services.
- (3) For subdivision within the Rural "Zone", additional information should be provided in relation to:
- (a) economic viability of proposed lots for "Agriculture" or "Grazing";
 - (b) availability of water and the capacity of the soils to support crops or grow pasture; and
 - (c) sustainability of the new lots in relation to land degradation, including issues of slope/landslip, soil erosion and the like.

2.11 Bushfire Management Plan

- (1) Sufficient detail should be provided to enable "Council" to determine the likely implication of the "Development" in relation to bushfire hazard. Development that materially increases the number of people living or working in an area of high bushfire hazard or which includes the storage of hazardous materials in an area of high or medium bushfire hazard should be accompanied by a Bushfire Management Plan that addresses the following matters:
- (a) the Bushfire Management Plan has been prepared by a suitably qualified person (in an environmental management, landscape architecture, architecture, town planning or civil engineering field);
 - (b) appropriate consultation has been undertaken with organisations or individuals representing Rural and/or Urban Fire Brigades and managers of adjacent parks or reserves;
 - (c) the Bushfire Management Plan includes:
 - (i) An assessment of the nature and severity of the bushfire hazard affecting the site. The key factors to be considered are vegetation type, slope and aspect.
 - (ii) An assessment of other site specific factors relevant to determining suitable bushfire mitigation strategies. These factors could include:
 - (A) likely direction of bushfire attack;
 - (B) environmental values that may limit mitigation options; and
 - (C) location of evacuation routes and/or safety zones.
 - (iii) An assessment of the specific risk factors associated with the development proposal, including matters such as the nature of activities to be conducted and materials to be

stored on the site, numbers and types of persons likely to be present and particular warning and/or evacuation requirements.

- (iv) recommendations for specific mitigation actions including:
 - (A) road and lot layout and land use allocations;
 - (B) firebreaks and buffers;
 - (C) building locations or building envelopes;
 - (D) landscaping treatments;
 - (E) warning and evacuation procedures and routes;
 - (F) firefighting requirements including infrastructure; and
 - (G) any other specific measures such as external sprinkler systems and alarms.
- (d) The level of detail required will vary with the nature of the development proposal and of the site.

PLANNING SCHEME POLICY 2 - THIRD PARTY ADVICE OR COMMENT

1.0 Purpose

- (1) To describe the methods that may be used by "*Council*" to obtain third party advice or comment on a development application.

2.0 Requirements

2.1 Consultation

- (1) Council may seek third party advice or comment on any development proposal.
 - (a) Advice may be sought from any individual, stakeholder or interest group.
 - (b) Advice or comment may be sought in any appropriate way, including:
 - (i) public notification in a newspaper
 - (ii) placing a notice on the premises
 - (iii) placing a notice at a public place
 - (iv) personal notification or contact
 - (v) public meetings
 - (vi) meeting with a person having a special interest

2.2 Information

- (1) When seeking third party advice or comment, "*Council*" will provide appropriate information on the proposal, including:
 - (a) a description of the proposal;
 - (b) details of where the development application may be inspected;
 - (c) details of where comments may be lodged; and
 - (d) the last day upon which "*Council*" will accept advice or comment.

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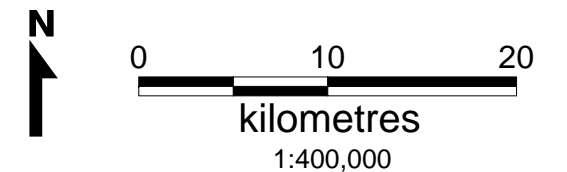
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Legend:

ZONING

- Commercial (Co)
- Industrial (In)
- Mixed Use (MU)
- Open Space and Recreation (OSR)
- Rural (Ru)
- Rural Residential (RR)
- Small Town (ST)
- Urban (Ur)

Detailed Zoning Map Sheet
Area and Reference



Amendments:

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**MONTO SHIRE COUNCIL
PLANNING SCHEME
ZONING MAP**

**MONTO SHIRE
LOCAL GOVERNMENT AREA**

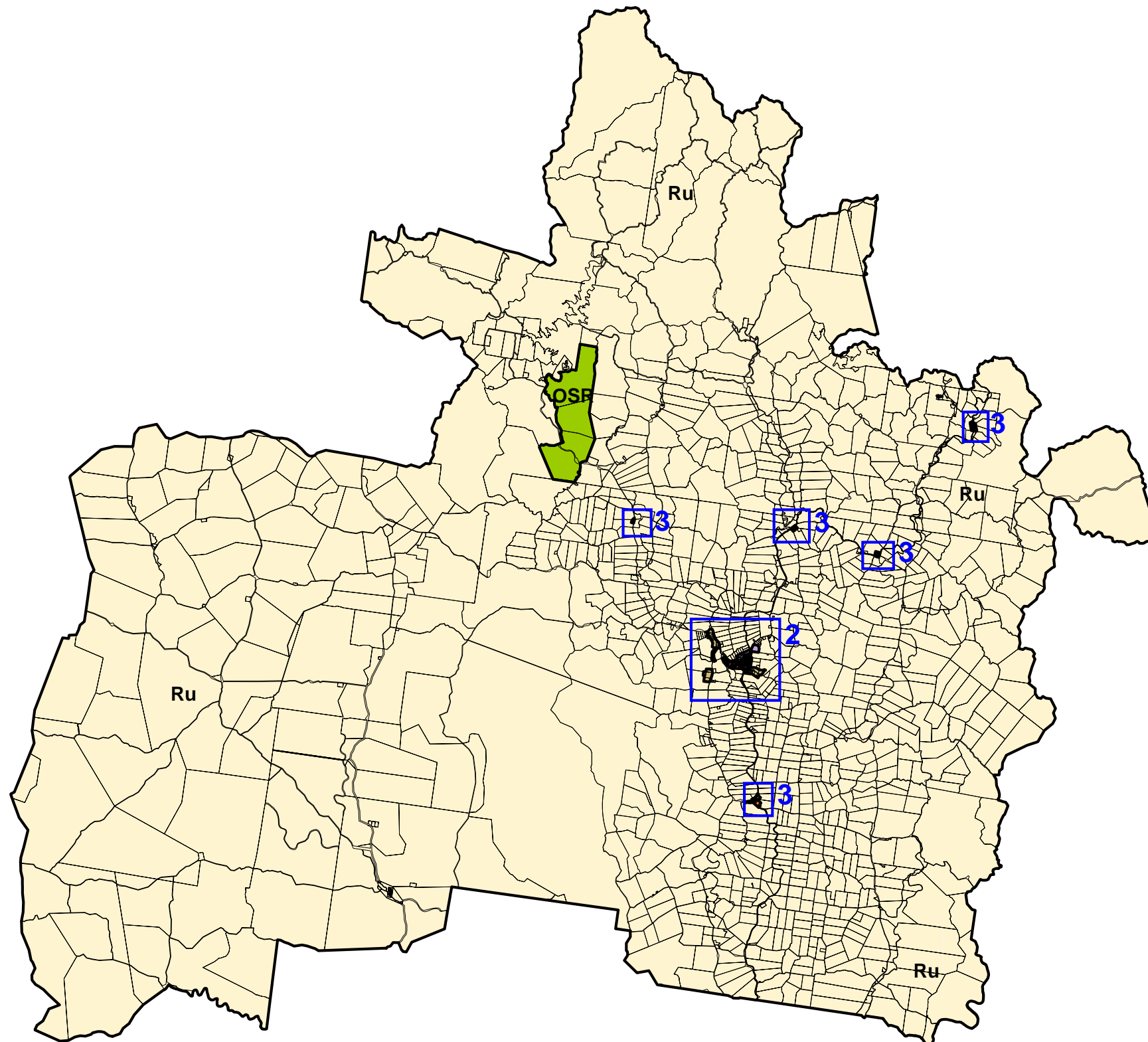
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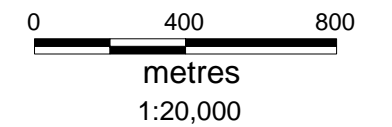
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Legend:

- - Main Transport Route
- + + Rail Line

ZONING

- Commercial (Co)
- Industrial (In)
- Mixed Use (MU)
- Open Space and Recreation (OSR)
- Rural (Ru)
- Rural Residential (RR)
- Small Town (ST)
- Urban (Ur)



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**MONTO SHIRE COUNCIL
PLANNING SCHEME
ZONING MAP**

TOWN OF MONTO

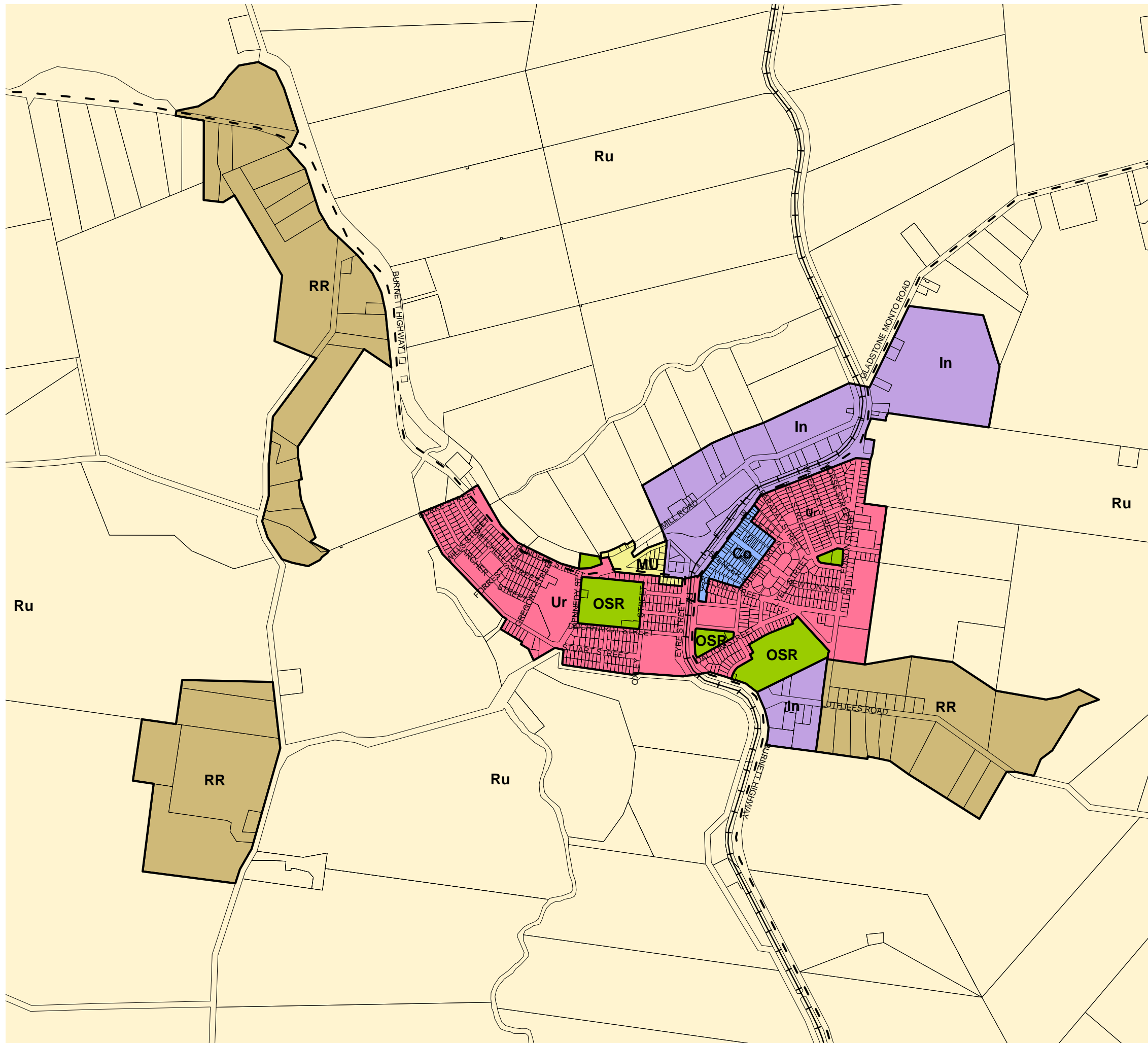
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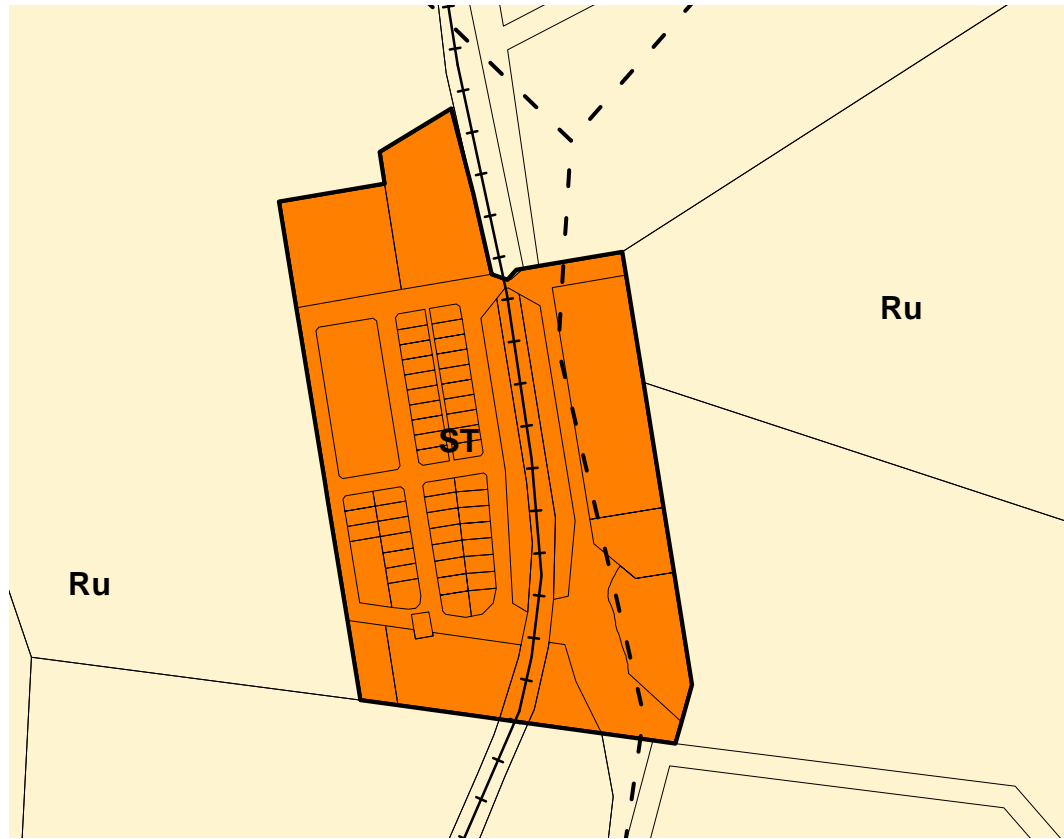
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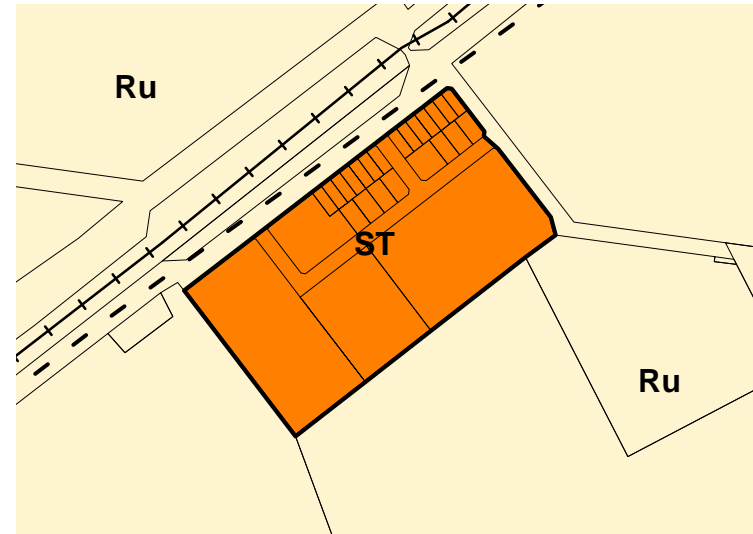
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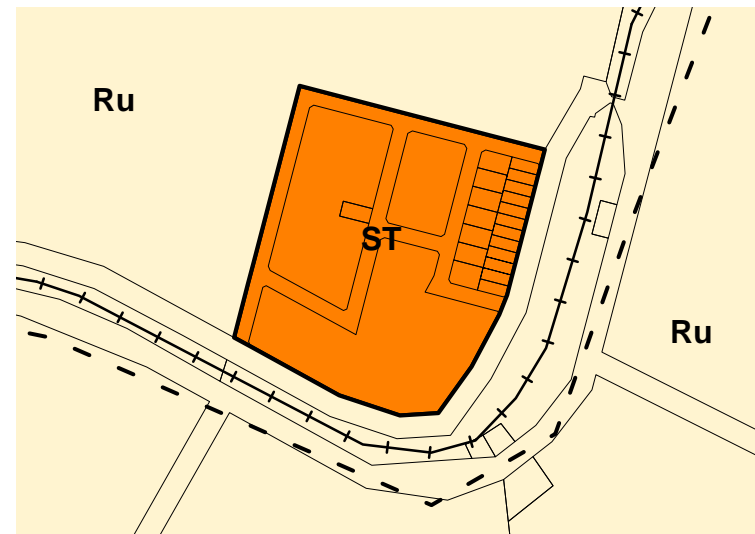
TOWN OF KALPOWER



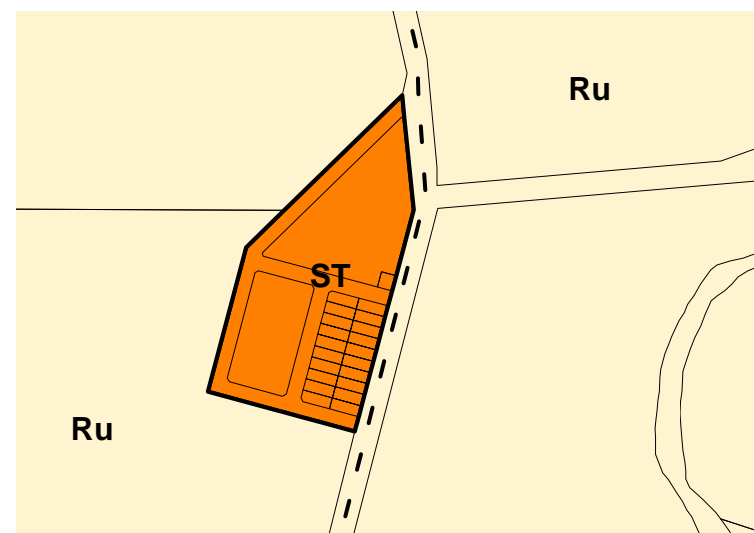
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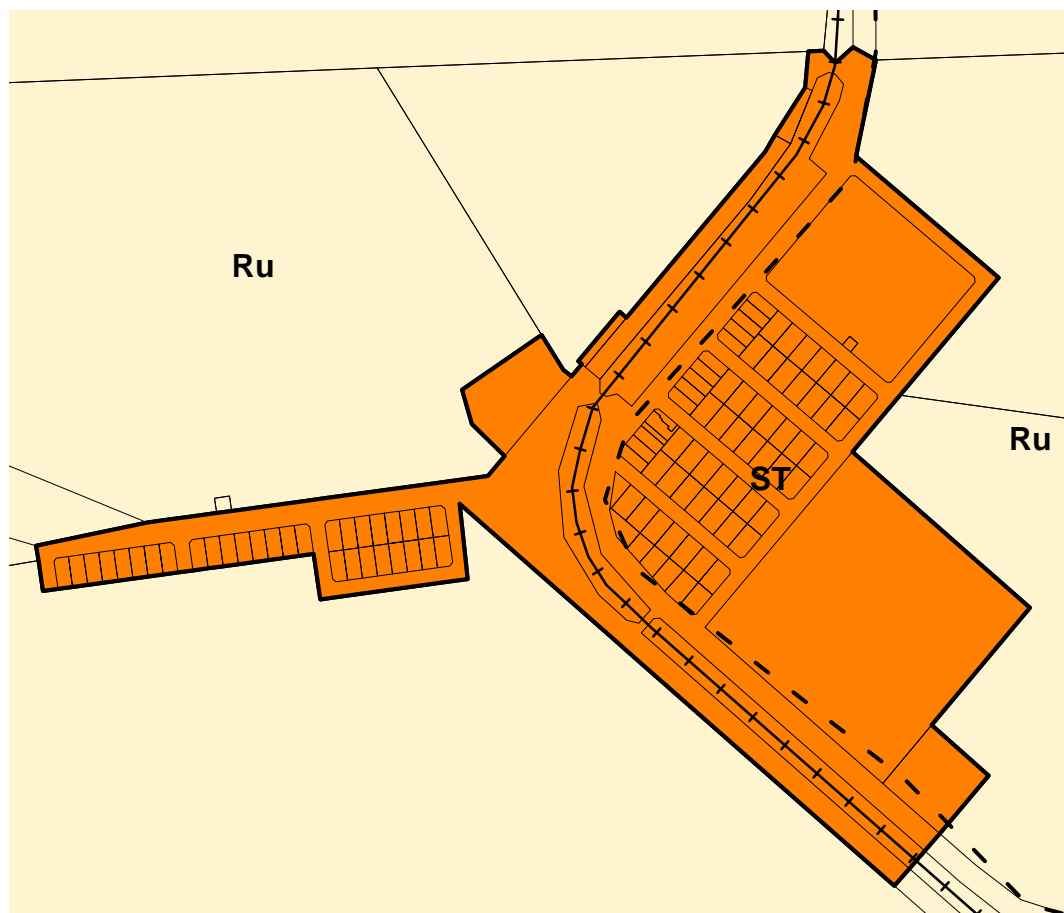
TOWN OF BANCROFT



TOWN OF MOONFORD



TOWN OF MULGILDIE



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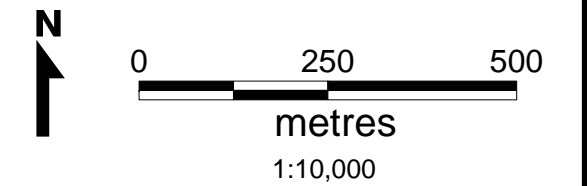
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Legend:

- - Main Transport Route
- + + Rail Line

ZONING

- Commercial (Co)
- Industrial (In)
- Mixed Use (MU)
- Open Space and Recreation (OSR)
- Rural (Ru)
- Rural Residential (RR)
- Small Town (ST)
- Urban (Ur)



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**MONTO SHIRE COUNCIL
PLANNING SCHEME
ZONING MAP**

**TOWNS OF KALPOWER,
MULGILDIE, MUNGUNGO,
BANCROFT & MOONFORD**

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Date: **25 - 06 - 04**

Ref: **W610_250604**

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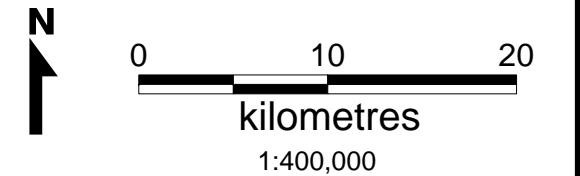
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The Good Quality Agricultural Land data has been provided by the Department of Natural Resources and Mines and this Department should be contacted for an accurate interpretation of the data.

Legend:

GOOD QUALITY AGRICULTURAL LAND

- Class A
- Class B
- Class C



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**MONTO SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- GOOD QUALITY AGRICULTURAL LAND -**

**MONTO SHIRE
LOCAL GOVERNMENT AREA**

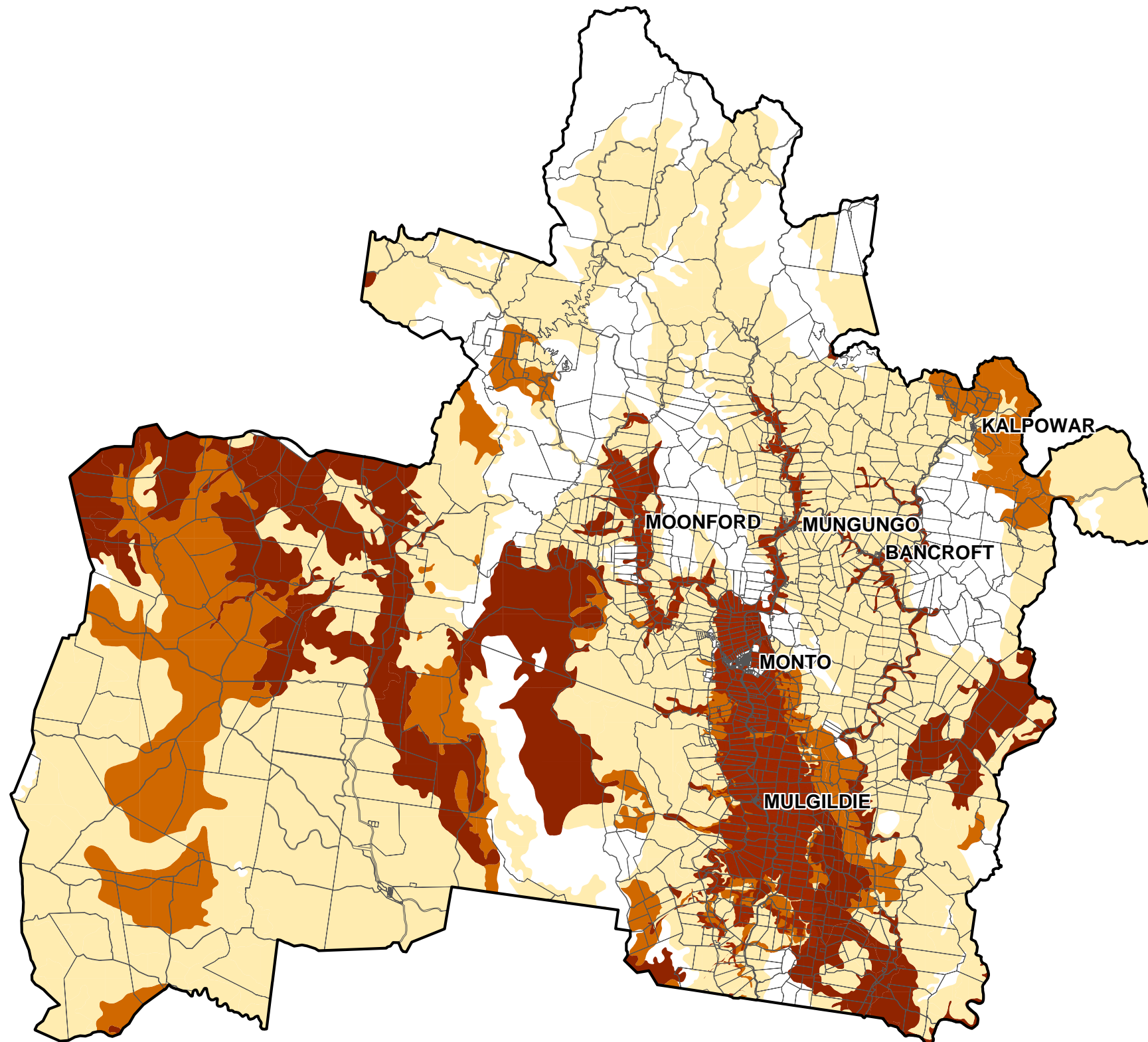
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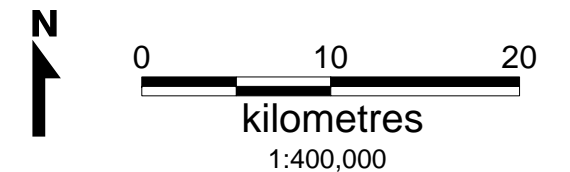
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The Bushfire Prone Areas data has been provided by the Department of Emergency Services and this Department should be contacted for an accurate interpretation of the data.

Legend:

BUSHFIRE HAZARD AREAS

- Low Hazard
- Medium Hazard
- High Hazard



Amendments:

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**MONTO SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- BUSHFIRE HAZARD AREAS -**

**MONTO SHIRE
LOCAL GOVERNMENT AREA**

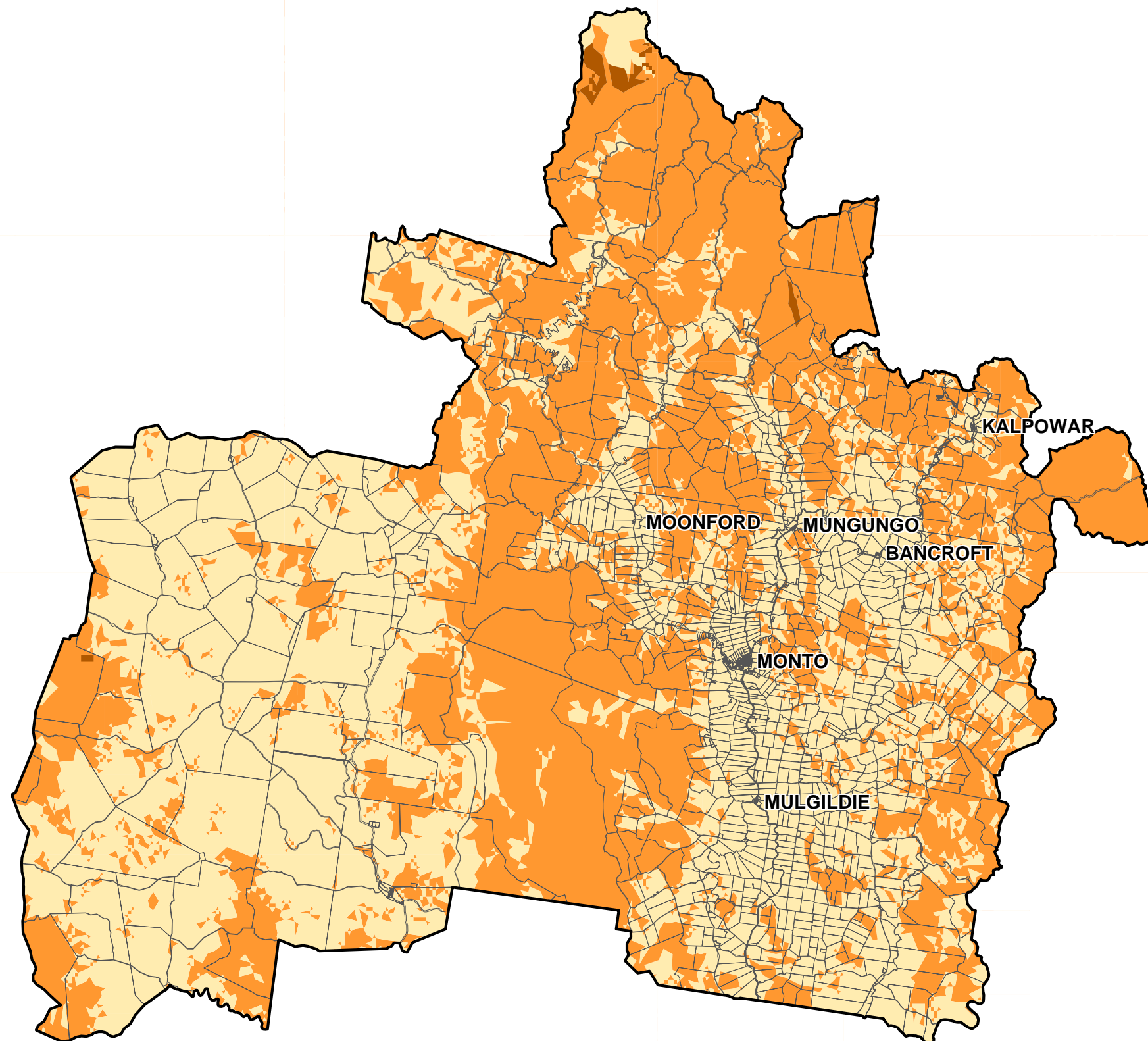
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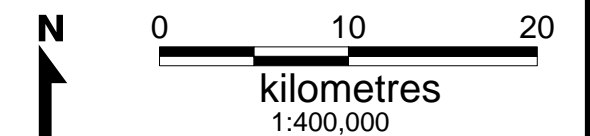
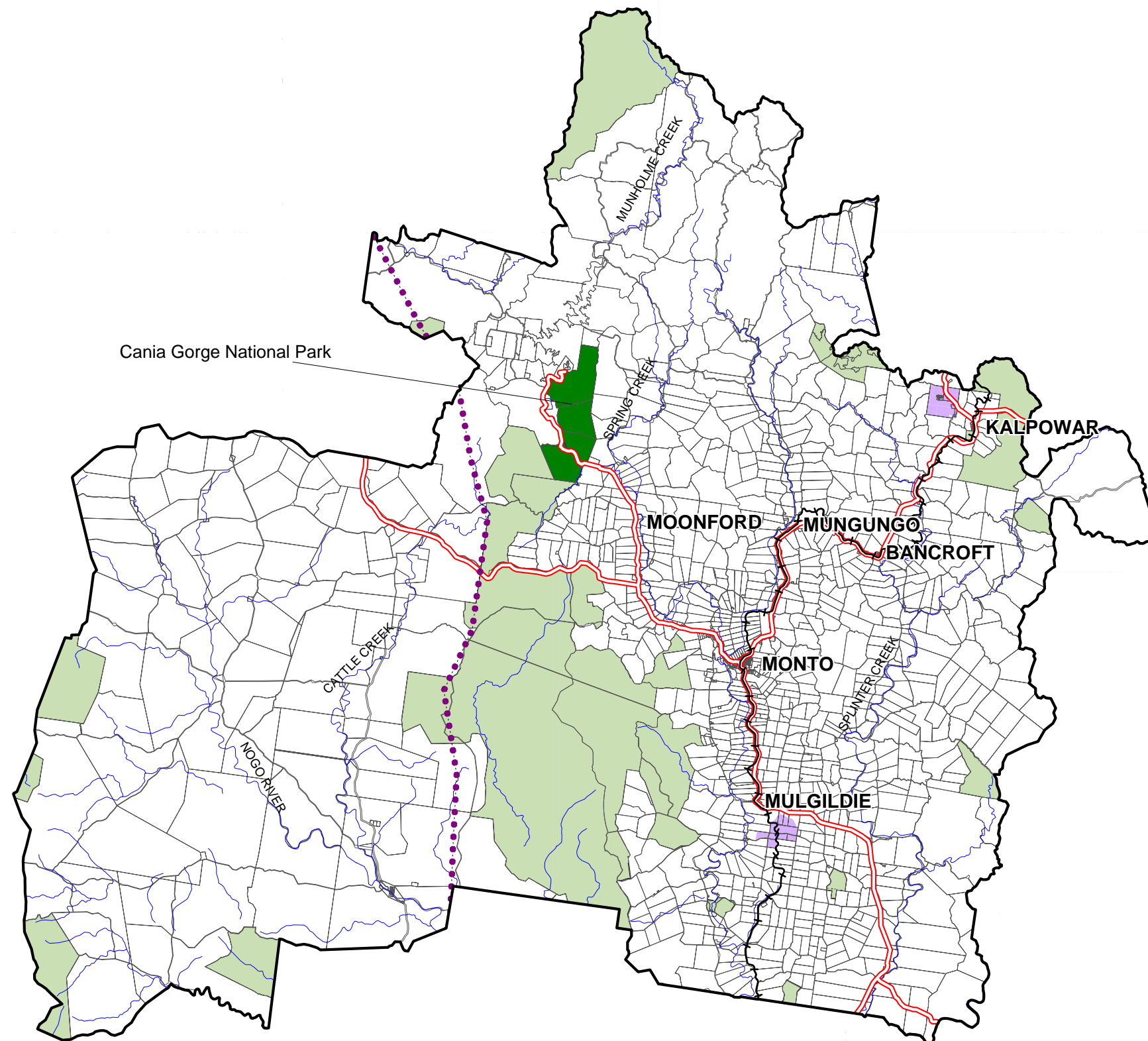
Legend:

Shire Features

- State Controlled Road
- Rail Line
- Watercourse
- Mining Lease
- State Forest
- High Voltage Electricity Line

Protected areas

- National Park (NP)



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**MONTO SHIRE COUNCIL
PLANNING SCHEME
LAND CHARACTERISTICS MAP
- FEATURES MAP -**

**MONTO SHIRE
LOCAL GOVERNMENT AREA**

* Other watercourses may exist that are not shown on this map.

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Date: **25 - 08 - 05**

Ref: **W417a_250805**

Drawing No:

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