

PLANNING SCHEME FOR THE SHIRE OF MCKINLAY

INTEGRATED PLANNING ACT 1997

ADOPTION

McKinlay Shire Council adopted this Planning Scheme on 12 December 2005

COMMENCEMENT

The Planning Scheme took effect on 23 December 2005

STATE PLANNING POLICIES

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

- SPP 1/02: Development in the vicinity of Certain Airports and Aviation Facilities
- SPP 1/92: Development and the Conservation of Agricultural Land

INTEGRATED PLANNING ACT 1997, SECTION 6.1.54 (PROVISIONS APPLYING TO STATE CONTROLLED ROADS)

The Minister for Environment, Local Government and Planning and Women has given notice that the *Integrated Planning Act 1997*, section 6.1.54 applies to the planning scheme. Accordingly, item 9 in the *Integrated Planning Regulation, schedule 2 applies for a referral for development that is not contiguous to a State-controlled road.*

AMENDMENTS

	Adoption date	Commencement date	Scheme version
1	24 February 2015	09 March 2015	v1.1

This is the true and correct copy of the McKinlay Shire Planning Scheme adopted by the McKinlay Shire Council on 24 February 2015 and commenced on and from 09 March 2015.

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McKinlay Shire Council
24 February 2015

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1 INTERPRETATION

1.1 PURPOSE

- 1.1.1 This Planning Scheme has been prepared under the provisions of Chapter 2 of the *Integrated Planning Act, 1997* (the “Act”) and applies to the Local Government area of McKinlay Shire Council.
- 1.1.2 The Planning Scheme is intended to:
- (a) Advance the purpose of the Act in seeking to achieve ecological sustainability; and
 - (b) Regulate development including providing a basis for assessing development applications within the McKinlay Shire.
- 1.1.3 The Planning Scheme has been prepared to manage development in a way that advances the purpose of the Act¹ by:
- (a) Identifying assessable, self-assessable and exempt development; and
 - (b) Identifying the outcomes sought to be achieved in the Local Government area as the context for assessing development.

1.2 OUTLINE OF THE PLANNING SCHEME

- 1.2.1 The Planning Scheme consists of the following parts:
- (a) Part 1 – Interpretation;
 - (b) Part 2 – Desired Environmental Outcomes and Shire Wide Strategies;
 - (c) Part 3 – Zones, Development Assessment Tables and Zone Codes;
 - (d) Part 4 – Shire Wide Codes;
 - (e) Part 5 – Specific Development Codes;
 - (f) Part 6 – Planning Scheme Maps; and
 - (g) Part 7 - Schedules
- 1.2.2 The Desired Environmental Outcomes (DEO’s) and Shire Strategies
- (a) The DEOs and Shire Wide Strategies, for the Shire –
 - (i) are contained in Part 2 of the Planning Scheme;
 - (ii) describe the desired outcomes for the Shire;
 - (iii) are to be read in conjunction with each other; and
 - (iv) where possible, are shown on map 1.
 - (b) Shire Strategies for the Shire –
 - (i) facilitate the achievement of the DEOs; and
 - (ii) form part of the assessment criteria for impact assessable development.
- 1.2.3 Zones
- (a) The McKinlay Shire is divided into eight (8) zones highlighted in Table 1A.
 - (b) A Table of Development exists for each zone and identifies development that is assessable, self-assessable and exempt under the Planning Scheme.

¹ The purpose . IPA is to achieve ecological sustainability by (a) co-ordinating and integrating planning at the local, regional and state levels and (b) managing the processes by which development occurs; and (c) managing the effects of development on the environment (including managing the use of premises)

Table 1A – McKinlay Planning Scheme Zones

ZONE	INDICATED ON PLANNING SCHEME MAPS	SHOWN ON MAP
RURAL	Brown	Map 2, 3 & 4
RURAL RESIDENTIAL	Light Brown	Map 3 & 4
RESIDENTIAL	Pink	Map 3 & 4
TOWNSHIP	Red	Map 2
COMMERCIAL	Dark Blue	Map 3 & 4
INDUSTRY	Purple	Map 3 & 4
COMMUNITY PURPOSES	Yellow	Map 3 & 4
OPEN SPACE & RECREATION	Green	Map 2, 3 & 4
URBAN EXPANSION AREA	Beige	Map 3 & 4

1.2.4 DEVELOPMENT ASSESSMENT TABLES

- (a) The Development Assessment Tables –
- (i) are contained in Part 3 of the Planning Scheme;
 - (ii) determine the level of assessment that applies to development within a Zone; and
 - (iii) identifies the applicable Codes for development.

1.2.5 CODES

- (a) The Planning Scheme contains three types of Codes:
- (i) **Zone Codes** that are area based codes that are relevant for assessment of all development within the Zones of the Shire and contained in Part 3 of the Planning Scheme;
 - (ii) **Shire Wide Codes** that apply to development in specific areas with particular attributes or characteristics, such as the Heritage Code, are contained in Part 4 and should be read in conjunction with the Zone Code; and
 - (iii) **Specific Development Codes** apply to specific development in the Shire and are contained in Part 5 of the Planning Scheme and should be read in conjunction with the Zone and Shire Wide Codes.
- (b) Each code:
- (i) consists of a purpose;
 - (ii) identifies performance criteria and acceptable solutions designed to achieve the development outcomes for the Shire; and
 - (iii) **where a self-assessable development does not comply with the stated acceptable solution, then that development is code assessable.**

1.3 DEFINITIONS

- 1.3.1 Definitions are located in Schedule 1 and have been divided into two categories:
- a) administrative definitions; and
 - b) development definitions.
- 1.3.2 Administration definitions are used to assist in the interpretation of the Planning Scheme.
- 1.3.3 Development definitions are used to specifically assist in the assessment of development.

1.4 USER'S GUIDE & FOOTNOTES

- 1.4.1 A User's Guide has been prepared to assist in the interpretation of provisions of this Planning Scheme and is extrinsic material under the *Statutory Instruments Act 1992*.
- 1.4.2 Footnotes appearing in the Planning Scheme form a non-statutory part of the Planning Scheme.

1.5 ROADS, RAIL CORRIDORS & WATER COURSES

- 1.5.1 For interpretation of the mapping, unless shown otherwise, the Zone is taken to the extent to the centre line of a watercourse, which forms the boundary of the lot. Where a road or watercourse traverses a lot, then the Zone of lot applies to the whole of the watercourse within the lot.
- 1.5.2 Any rail corridor is included in the Community Purposes Zone, whether or not the mapping shows them to be designated Community Purposes.

2 DESIRED ENVIRONMENTAL OUTCOMES

The desired environmental outcomes provide principles to guide the management of development within, and as relevant to, McKinlay Shire and are to be read in conjunction with each other.

2.1 CHARACTER

2.1.1 DEO 1

The Shire's valuable natural and cultural features, built environment and land use patterns create a distinct sense of place and local identity, and are vibrant, safe and healthy, with access to community and cultural facilities and services.

2.1.2 Shire Strategies

DEO 1 is intended to be achieved by -

- (a) facilitating development that complements rather than conflicts with the natural and cultural features of the Shire;
- (b) ensuring places, areas or sites identified as being susceptible to land degradation, (including contamination, erosion, salinity and landslip or flood areas) are protected and further degradation is minimised; and
- (c) ensuring ecological sustainability is achieved by protecting ecological processes and natural systems within the Shire.

2.2 ECONOMY

2.2.1 DEO 2

The creation of an existing environment in the Shire that provides a range of economic development opportunities, access to employment and maintains community well-being and lifestyle.

2.2.2 Shire Strategies

DEO 2 is intended to be achieved by -

- (a) ensuring rural development forms the basis of the economic, social and cultural aspects of the community;
- (b) ensuring the protection of resources such as extractive and mineral resources, natural areas and good quality agricultural land is maximised;
- (c) appropriately locating industry, business and employment opportunities to service the community, and encourage economic activity within the local area; and
- (d) protecting rural development opportunities and allowing value-adding to the existing rural based economy.

2.3 LAND USE PATTERNS

2.3.1 DEO 3

The Shire's land use patterns create cohesive communities that balance economic, social and environmental considerations.

2.3.2 Shire Strategies

DEO 3 is intended to be achieved by -

- (a) providing levels of physical and social infrastructure services (including water, sewer, local road and community facilities) are commensurate with the requirements of the population and demands of land use development throughout the Shire;
- (b) consolidating the role and identity of Julia Creek as the main business and community centre of the Shire;
- (c) ensuring rural residential and urban residential development occurs in distinct localities that provide a sense of community, amenity, services, and a safe, living environment, whilst maintaining the rural amenity of the Shire; and
- (d) providing minimum service levels for infrastructure, including access, roads, water and waste water disposal, and obtaining fair and equitable contributions during the development process to wards the provisions of infrastructure.

3 ZONES

3.1 RURAL ZONE

3.1.1 ASSESSMENT TABLE FOR THE RURAL ZONE

- (a) The assessment categories are identified for development in the Rural Zone in Column 1 of tables 3.1A and 3.1B as follows:
- (i) Table 3.1A – making a Material Change of Use for a defined use listed in Column 2; or
 - (ii) Table 3.2B – other development listed in Column 2, being Reconfiguring of a Lot.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Rural Zone are identified in column 3 of Tables 3.1A and 3.1B.

Table 3.1A: Table of Assessment for the Rural Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ²	Column 3 Applicable Codes
EXEMPT ³	Park Road Low Impact Telecommunications Facility	
SELF ASSESSABLE ⁴	Agriculture Animal Husbandry Aquaculture (tanked) Bed & Breakfast Accommodation Dwelling House Home Based Business Host Farm Produce Store Roadside Stall Stable Stockyard Truck Depot	Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1) Rural Zone Code (A1.1 – A6.4, A7.1 & A8.1)
CODE	Accommodation Building Aquaculture (ponded) Aged Person's Accommodation Caravan Park Caretaker's Residence Child Care Centre Community Care Centre Community Facilities Dual Occupancy Educational Establishment Extractive Industry Family Day Care Centre Garden Centre General Industry Indoor Recreation Intensive Agriculture Intensive Animal Husbandry Light & Service Industry Motel Outdoor Recreation Outside School Hours Care Place of Public Worship Rural Accommodation Units	All Code Assessable Uses: Rural Zone Code, Shire Wide Codes AND Intensive Animal Husbandry Code

² See Schedule 1 - Dictionary

³ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

⁵ Uses are Code Assessable if the premises is within an area identified within the Township Expansion Area shown on Map 3 and Map 4 or in the Aviation Facilities Area shown on Map 4.6 and will also be subject to the relevant Shire Wide Code.

1	Column 2 Defined Use ⁵	Column 3 Applicable Codes
	Telecommunication Facilities Temporary Uses Transport Depot Vehicle Repair Premises Warehouse	Telecommunications Facility Code
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.1B: Table of Assessment for the Rural Zone – OTHER DEVELOPMENT⁶

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ⁷	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Reconfiguring a Lot	Rural Zone Code, Reconfiguring a Lot Code

3.1.2 RURAL ZONE OUTCOMES

- (a) The Rural Zone is intended to continue its primary role for rural development, such as grazing and cropping and are characterised by large holdings and development of varying scale and intensity such as agriculture, animal husbandry, resource extraction, rural tourism and rural industries. The Rural Zone is –
- i. to be preserved for bona fide rural development; and
 - ii. compatible and complementary development is to be provided where they have a nexus with rural development and serve the needs of employees and customers such as employee's accommodation and produce stalls.
- (b) The establishment of non-rural development will not be encouraged unless there is no viable alternative location and the establishment of the development will not detrimentally affect rural amenity.
- (c) Where development of rural premises adjoins areas designated for non-rural development, or development occurring on land adjoining areas within an existing designation for a difference use, appropriate buffers will be required in accordance with Planning Guidelines: Separating Agricultural and Residential Land Uses. (d) Development such as intensive agriculture and animal husbandry, are to be located, designed and constructed to minimise potential impacts.

3.1.3 RURAL ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Rural Zone is consistent with the outcomes sought for the Rural Zone described in 3.1.2.

Applicability

This code applies to self-assessable and assessable development in the Rural Zone. The Rural Zone is shown on Maps 2, 3 and 4.

Table 3.1C: Rural Zone Performance Criteria and Acceptable Solutions

⁵ See Schedule 1 - Dictionary

⁶ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

⁷ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

Performance Criteria		Acceptable Solutions	
Site suitability			
P1	Sites are suitable in size and configuration for the intended use, and do not lead to a reduction in available lots for sustainable rural pursuits.	A1.1	Lot sizes have at least a minimum area of 200 hectares.
		A1.2	Sites are to have a minimum road frontage of 300 metres.
Character			
P2	Development density is compatible with the character of the locality.	A2.1	A maximum of one dwelling house per lot is provided.
Built form and building envelope			
P3	Buildings are appropriate in scale and form, ensuring the visual privacy of residents.	A3.1	A dwelling house does not exceed 2 storeys in height or 8.5 metres above natural ground level.
		A3.2	Machinery, equipment and storage buildings do not exceed 10 metres in height.
P4	A separation distance between intensive agricultural and intensive animal husbandry and Sensitive Receptors is provided to prevent adverse impacts of spray drift, odour, noise, smoke, dust, vibration and ash.	A4.1	A minimum separation distance between an intensive agriculture and intensive animal husbandry and sensitive receptor and rural development of at least: <ul style="list-style-type: none"> (i) 300m for aerial chemical spray drift, (ii) 100m for ground applied spray drift (iii) 300m from odour (iv) 300m from long term (6am-10pm) noise.
Amenity			
P5	A separation distance between a sensitive receptor and State Controlled roads is maintained.	A5.1	A 100m separation distance between sensitive receptors and State Controlled roads is maintained in the rural zone.
P6	The storage of equipment and/or machinery does not cause a visual blight.	A5.1	Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed structure which is either or partly enclosed by walls which is roofed.
Infrastructure and servicing			
P7	Buildings are suitably serviced with infrastructure.	A7.1	(i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A7.2	(i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are serviced by on-site waste water treatment system in accordance with WSAA Sewerage Code of Australia; AND
		A7.3	Developments are provided with connection to the reticulated electricity supply network where available; AND
		A7.4	Developments have appropriate road access in accordance with Schedule 2.

Performance Criteria		Acceptable Solutions
Carparking		
P8	Adequate parking is provided for the needs of the users of and visitors.	A8.1 On-site parking is provided in accordance with Schedule 3 to the Scheme;
P9	Vehicle parking spaces have adequate areas and dimensions to meet user requirements.	A9.1 Car parking spaces are at least 2.7m wide; AND Designed in accordance with AS2890.1 <i>Parking Facilities: Off Street Car Parking.</i>
Land Use Compatibility		
P10	Development, other than rural development, is only located in the Rural Zone where no viable alternative location exists.	A10.1 No acceptable solution prescribed
P11	Development will not detrimentally affect the existing and future rural amenity of the Rural Zone, taking into account: i) the manner in which the proposed development will affect the desired future character of the area; and ii) the degree of impact on the area.	A11.1 No acceptable solution prescribed

3.2 RURAL RESIDENTIAL ZONE

3.2.1 ASSESSMENT TABLE FOR THE RURAL RESIDENTIAL ZONE

- (a) The assessment categories are identified for development in the Rural Residential Zone in Column 1 of Tables 3.2A and 3.2B as follows:
- (i) Table 3.2A – making a Material Change of Use for a defined use listed in Column 2; or
- (ii) Table 3.2B – other development listed in Column 2, being Reconfiguring of a Lot.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Rural Residential Zone are identified in column 3 of Tables 3.2A and 3.2B.

Table 3.2A: Table of Assessment for the Rural Residential Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ⁸	Column 3 Applicable Codes
EXEMPT ⁹	Park Road Low Impact Telecommunications Facility	
SELF ASSESSABLE	Display Home / Sales Office Dwelling House Produce Store Public Utility	Rural Residential Code(A1.1, A1.2, A2.1, A3.1, A4.1, A5.1, A6.1, A7.1, A8.1, A9.1) Rural Residential Code(A1.1, A1.2, A2.1, A3.1, A4.1, A5.1, A6.1, A7.1, A8.1, A9.1) Rural Residential Code (A1.1, A1.2, A2.1, A3.1, A4.1, A5.1, A6.1, A7.1, A8.1, A9.1) Rural Residential Code(A1.1, A1.2, A2.1, A3.1, A4.1, A5.1, A6.1, A7.1, A8.1, A9.1)
CODE	Accommodation Building Bed & Breakfast Accommodation Caravan Park Community Care Centre Garden Centre Home Based Business Relative's Apartment Sales & Hire Yard Stable Temporary Uses Truck Depot Veterinary Clinic	All Code Assessable Uses: Rural Residential Zone Code, Shire Wide Codes AND
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.2B: Table of Assessment for the Rural Residential Zone – OTHER DEVELOPMENT¹⁰

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ¹¹	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Reconfiguring a Lot	Reconfiguring a Lot Code

⁸ see Schedule 1 - Dictionary

⁹ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

¹⁰ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

¹¹ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.2.2 RURAL RESIDENTIAL ZONE OUTCOME

- (a) The Rural Residential Zone is intended to provide for low density housing in a semi-rural environment, within reasonable proximity to community services and facilities and is characterised by residential development on large lots.
- (b) It may also be appropriate to allow other compatible non-residential development, such as rural development, other than intensive rural development, community development and home businesses.
- (c) The area is not intended to accommodate large scale or intensive rural development but rather be used for low key rural and residential development that is compatible with the rural residential character. The area is not intended to accommodate general industrial development.

3.2.3 RURAL RESIDENTIAL ZONE CODES

Purpose

The purpose of the code is to ensure development within the Rural Residential Zone is consistent with the outcomes for the Rural Residential Zone described in 3.2.2.

Applicability

This code applies to self-assessable and assessable development in the Rural Residential Zone. The Rural Residential Zone is shown on Maps 2, 3 and 4.

Table 3.2C: Rural Residential Zone Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable solutions
<p>Site suitability</p> <p>P1 Premises are suitable in size and configuration for the intended use.</p> <p>Character</p> <p>P2 Development density is compatible with the character of the locality.</p> <p>Built form and building envelope</p> <p>P3 Residential buildings and structures are setback from the road alignment a similar distance to those predominantly in the locality and provide for:</p> <ul style="list-style-type: none"> • privacy; • landscaping; • outlook; and • off street parking. 	<p>A1.1 Premises are a minimum of 2Ha in area, other than for a dwelling house where the premises has a minimum area of 4,000m².</p> <p>A1.2 The road frontage of premises is a minimum of 90m.</p> <p>A2.1 A maximum of one dwelling house per lot is provided.</p> <p>A3.1 Residential Buildings and structures are setback a minimum of 10m from the road frontage.</p>
<p>P4 Non-residential buildings and other works are sited on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and work, including appropriate provision for:</p> <ul style="list-style-type: none"> • access to natural light and ventilation; • privacy; • noise attenuation; • landscaping; and • outlook; <p>P5 Buildings are appropriate in scale and form, ensuring the visual privacy of residents.</p>	<p>A4.1 Non-residential development is located:</p> <ul style="list-style-type: none"> • 15m from the alignment of the street or road to which the land has a frontage; and • 5m from any other street or road; and • 2m from the boundary of any land adjacent with visual screening provided by means of a fence no less than 1.8m high. <p>A5.1 Buildings do not exceed 2 storeys in height or 8.5 metres above natural ground level.</p>

Performance Criteria	Acceptable solutions
P6 A suitable building platform is provided.	A6.1 A building platform of a minimum of 600 m ² is available.
Amenity P7 Noise levels do not exceed those reasonably expected within a rural residential area. P8 The storage of equipment and/or machinery on residential lots does not cause a visual blight.	A7.1 Operation of non-residential development only occurs between the hours of 6.00 am and 8.00 pm. A7.2 Noise levels do not exceed 5 dB(A) more than the ambient noise level of a rural residential area measured from a habitable room of a Sensitive Receptor.
Open space P9 Sufficient space must be provided around buildings to accommodate private recreation and open space areas.	A8.1 Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed. A9.1 Site cover is a maximum of 10% of the total site area or 600 m ² , whichever is the greatest.
Infrastructure and servicing P10 Buildings are suitably serviced with adequate water supply, sewage.	A10.1 (i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND A10.2 (i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are serviced by on-site waste water treatment system in accordance with WSAW Sewerage Code of Australia; AND A10.3 Developments are provided with connection to the electricity supply network where available; AND A10.4 Developments have appropriate road access in accordance with Schedule 2.
Carparking P11 Adequate parking is provided for the needs of users and visitors.	A11.1 On-site parking is parking spaces are provided in accordance with Schedule 3;
P12 Vehicle parking spaces have adequate areas and dimensions to meet user requirements.	A12.1 Car parking spaces are at least 2.7m wide; AND Designed in accordance with AS2890.1- Parking Facilities: Off Street Car Parking.

3.3 RESIDENTIAL ZONE

3.3.1 ASSESSMENT TABLE FOR THE RESIDENTIAL ZONE

(a) The assessment categories are identified for development in the Residential Zone in Column 1 of Tables 3.3A and 3.3B as follows:

- (i) Table 3.3A – making a Material Change of Use for a defined use listed in Column 2; or
(ii) Table 3.3B – other development listed in Column 2, being Reconfiguring of a Lot and Operational Work.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Rural Residential Zone are identified in column 3 of Tables 3.3A and 3.3B.

Table 3.3A Table of Assessment for the Residential Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ¹²	Column 3 Applicable Codes
EXEMPT ¹³	Park Road	
SELF ASSESSABLE	Caretakers' Residence Display Home / Sales Office Dual Occupancy Dwelling House Home Based Business Outside School Hours Care	Residential Zone Code (A1.1, 2.2, 6.1, 7.1, 8.1, 9.1-9.4) Residential Zone Code (A1.1, 2.2,6.1,7.1,8.1-11.1) Residential Zone Code (A1.1,2.2,6.1,7.1,8.1-11.1) Residential Zone Code (A1.1,2.2,6.1,7.1,9.1-9.4) Residential Zone Code (A1.1 – A11.1) Residential Zone Code (A1.1 – A11.1)
CODE	Accommodation Building Aged Persons' Accommodation Arts and Craft Centre Bed and Breakfast Accommodation Child Care Centre Community Care Centre Community Facilities Educational Establishment Family Day Care Centre Low Impact Telecommunications Facilities (Steve, low impact are exempt from planning schemes) Multiple Dwelling Place of Public Worship Rural Accommodation Units Sales or Hire Yard Stable Temporary Uses	All Code Assessable Uses: Residential Zone Code, Shire Wide Codes AND Telecommunications Facility Code
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.3B: Table of Assessment for the Residential Zone – OTHER DEVELOPMENT¹⁴

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ¹⁵	Any other development not listed below	

¹² see Schedule 1 - Dictionary

¹³ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

¹⁴ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

¹⁵ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

SELF ASSESSABLE	None	
CODE	Operational Works for filling or excavating premises by >1.0m in depth or > 50m ³ in volume for filling or excavating by >0.3m in depth within 1.5m of boundary Reconfiguring a Lot	Residential Zone Code, Filling & Excavation Code Residential Zone Code, Reconfiguring a Lot Code

3.3.2 RESIDENTIAL ZONE OUTCOMES

- (a) The Residential Zone is intended to provide a range of residential development that reflects the character and built form of the Town of Julia Creek. Development in the Residential Zone comprises of –
- (i) single, detached dwellings;
 - (ii) multiple dwellings such as duplexes, attached houses, townhouses and accommodation buildings where located on suitably sized lots;
 - (iii) development that is compatible to or complements the residential character.
- (b) Buildings and structures are sited to protect the amenity of adjoining premises.
- (c) The layout for development is to be secure, safe, and legible, providing accessible on-site parking and manoeuvring to meet the needs of the proposed use, customers, employees and service vehicles.
- (d) The design and construction of development, along with the implementation of environment management practices minimises the potential impacts associated with noise, light or odour, dust or waste emissions.
- (e) Non-residential development that supports residential development such as child care centre, educational establishments, places of public worship and home based businesses are consistent with the outcomes sought by the Zone.
- (f) The establishment of non-residential development will not be permitted where there is likely to be a detrimental impact on the residential amenity of the locality.
- (g) Buildings are set back from the front boundary to provide adequate space for landscaping and to contribute to maintaining an established attractive streetscape.
- (h) Development of premises for commercial or industrial development is inconsistent with the outcomes sought in the Zone.
- (i) Development is adequately serviced by infrastructure.

3.3.3 RESIDENTIAL ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Residential Zone is consistent with the outcomes for the Residential Zone described in 3.3.2.

Applicability

This code applies to self-assessable and assessable development in the Residential Zone. The Residential Zone is shown on Maps 3 and 4.

Table 3.3C: Residential Zone Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable solutions
<p>Site suitability</p> <p>P1 Sites are suitable in size and configuration for the intended use.</p>	<p>A1.1 The road frontage of sites is a minimum of 20 m.</p> <p>A1.2 For a dwelling house, the site has a minimum area of 800m².</p> <p>A1.3 For a dual occupancy, the site has a minimum area of 800m².</p> <p>A1.4 For a multiple dwelling, residential density is 1 dwelling per 250m².</p>
<p>Built form and building envelope</p> <p>P2 Buildings are appropriate in scale and form to other buildings and works where they occur.</p>	<p>A2.1 Buildings do not exceed 8.5 metres above natural ground level.</p> <p>A2.2 The area covered by building and roofed structures is no greater than 50% of the lot area.</p>
<p>Amenity</p> <p>P3 Noise levels do not exceed those reasonably expected within a residential area.</p> <p>P4 The storage of equipment and/or machinery on residential lots does not cause a visual blight.</p>	<p>A3.1 Operation of non-residential activities only occurs between the hours of 8.00 am and 6.00 pm.</p> <p>A4.1 Equipment and machinery is stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p>
<p>P5 Privacy of adjoining dwellings is maintained. Overlooking is minimised through the use of design elements such as:</p> <ul style="list-style-type: none"> • privacy screens or hoods; • limiting side boundary windows; • landscaping treatments. 	<p>A5.1 For screening of a proposed dwelling that is within 2m at ground floor level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as:</p> <ol style="list-style-type: none"> a) fixed obscure glazing in any part of the window below 1.5m above floor level; or b) fixed external screens; or c) sill heights of 1.5m above floor level; or d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.
<p>Open space</p> <p>P6 Sufficient space is provided around buildings to accommodate private recreation and open space areas.</p> <p>P7 Private open space and recreation areas (provided in conjunction with residential uses) are of suitable size and configuration.</p>	<p>A6.1 A minimum of 30% of the site is provided as private open space and recreation areas.</p> <p>A7.1 Private open space and recreation areas include an area having a minimum dimension of 5 metres x 5 metres.</p>

Specific Outcomes	Acceptable solutions
<p>Landscaping</p> <p>P8 Landscaping enhances the amenity of an area and is sympathetic to the local environment and incorporates species native to the local area.</p> <p>Infrastructure and servicing</p> <p>P9 Buildings are suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p> <p>Carparking</p> <p>P10 Adequate parking is provided for the needs of users of and visitors.</p> <p>P11 Vehicle parking spaces have adequate areas and dimensions to meet user requirements.</p>	<p>A8.1 A densely planted landscaped strip is provided for all uses other than a dwelling house as follows:</p> <ul style="list-style-type: none"> • for multiple dwellings to a depth of 2 m to all boundaries; • for non-residential uses adjoining a residential use to a depth of 3 m to the side and rear property boundaries and 2 m to road frontage <p>Provided that:</p> <ul style="list-style-type: none"> • tree planting is consistently spaced to a maximum of 750mm from the centres of the trees. <p>A8.2 Landscaping is to comprise species types identified in Schedule 4.</p> <p>A9.1 (i) Development is connected to the reticulated water supply network where available; OR</p> <p>(ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p> <p>A9.2 (i) Development is connected to the reticulated sewage network where available; OR</p> <p>(ii) Development not having reasonable access to the reticulated sewerage network are services by on-site waste water treatment system in accordance with WSAA Sewerage Code of Australia; AND</p> <p>A9.3 Developments are provided with connection to the electricity supply network where available; AND</p> <p>A9.4 Developments have appropriate road access in accordance with Schedule 2.</p> <p>A10.1 On-site parking is parking spaces are provide in accordance with Schedule 3;</p> <p>A11.1 Car parking spaces are at least 2.7m wide; AND</p> <p>Designed in accordance with <i>AS2890.1-Parking Facilities: Off Street Car Parking</i>.</p>

3.4 TOWNSHIP ZONE

3.4.1 ASSESSMENT TABLE FOR THE TOWNSHIP ZONE

- (a) The assessment categories are identified for development in the Township Zone in Column 1 of Tables 3.4A and 3.4B as follows:
- (i) Table 3.4A – Making Material Change of Use for a defined use listed in Column 2; or
 - (ii) Table 3.4B – other development listed in Column 2, being Reconfiguring of a Lot and Operational Works.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Township Zone are identified in column 3 of Tables 3.4A and 3.4B.

Table 3.4A: Table of Assessment for the Township Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ¹⁶	Column 3 Applicable Codes
EXEMPT ¹⁷	Park Road Low Impact Telecommunications Facility	
SELF ASSESSABLE	Dwelling House Home Based Business Produce Store Public Utility	Township Zone Code (A1.1 – A10.1) Township Zone Code (A1.1 – A11.1) Township Zone Code (A1.1 – A11.1) Township Zone Code (A1.1 – A11.1)
CODE	Aged Person's Accommodation Arts & Craft Centre Bed & Breakfast Accommodation Child Care Centre Club House Community Care Centre Community Facilities Educational Establishment Family Day Care Centre Function Room Garden Centre Hotel Landscape Supplies Light & Service Industry Market Medical Centre Place of Public Worship Restaurant Relative's Apartment Sales & Hire Yard Service Premises Shop Stable Stockyards Temporary Uses Truck Depot	All Code Assessable Uses: Township Zone Code, Shire Wide Codes AND
IMPACT	Any other use not referred to above, including non-defined uses	

¹⁶ see Schedule 1 - Dictionary

¹⁷ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

Table 3.4B: Table of Assessment for the Township Zone – OTHER DEVELOPMENT¹⁸

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ¹⁹	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Operational Works for filling or excavating premises by >1.0m in depth or > 50m ³ in volume or filling or excavating by >0.3m in depth within 1.5m of boundary Reconfiguring a Lot	Township Zone Code, Filling & Excavation Code Township Zone Code, Reconfiguring a Lot Code

3.4.2 TOWNSHIP ZONE OUTCOMES

- a) The Township Zone is intended to provide for a range of development opportunities that are small in scale and have a low impact on the character of the rural township. It will primarily comprise single dwellings and support services relevant to the needs of the town.
- b) Development will be adequately serviced by infrastructure.
- c) Consolidation of development within the boundaries of the existing developed township area will occur.
- d) The layout for new development is to be secure, safe, and legible, providing accessible on-site parking and manoeuvring to meet the needs of the proposed use, customers, employees and service vehicles. The design and construction of development, along with the implementation of environment management practices minimises the potential impacts associated with noise, light or odour, dust or waste emissions.
- e) The establishment of a non-residential development will not threaten the amenity of a community township.
- f) Buildings and structures are sited to protect the amenity of adjoining development and to maintain or improve the built form and character of the area.

3.4.3 TOWNSHIP ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Township Zone is consistent with the outcomes for the Township Zone described in 3.4.2.

Applicability

This code applies to self-assessable and assessable development in the Township Zone. The Township Zone is shown on Map 2.

¹⁸ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

¹⁹ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

Table 3.4C: Township Zone Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Site suitability			
P1	Sites are suitable in size and configuration for the intended use.	A1.1	Allotments are a minimum of 1,000m ² in area.
		A1.2	The road frontage of sites is a minimum of 20m.
Character			
P2	Development density is compatible with the character of the locality.	A2.1	A maximum of one dwelling per lot is provided.
		A2.2	A maximum of one non-residential building is located on each lot.
Built form and building envelope			
P3	Buildings are appropriate in scale and form	A3.1	Buildings do not exceed 2 storeys in height or 8.5 metres above natural ground level.
		A3.2	Site cover does not exceed 40% of total site area.
P4	The storage of equipment and/or machinery on residential lots does not cause a visual blight.	A4.1	Equipment and machinery stored on, or adjacent to, residential lots is within appropriately covered storage areas. Covered storage areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.
P5	Privacy of adjoining dwellings is maintained. Overlooking is minimised through the use of design elements such as: <ul style="list-style-type: none"> • Privacy screens or hoods; • Limiting side boundary windows; • Landscaping treatments 	A5.1	For screening of a proposed dwelling that is within 2m at ground level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as: <ol style="list-style-type: none"> a) fixed obscure glazing in any part of the window below 1.5m above floor level; or b) fixed external screens; or c) sill heights of 1.5m above floor level; or d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.
Open space			
P6	Sufficient space is provided around buildings to accommodate private recreation and open space areas.	A6.1	A minimum of 30% of the site is provided as private open space and recreation areas.
P7	Private open space and recreation areas (provided in conjunction with residential uses) are of suitable size and configuration.	A7.1	Private open space and recreation areas include an area having a minimum dimension of 5 metres x 5 metres.

Infrastructure and servicing			
P8	Buildings are suitably serviced with adequate water supply, sewerage treatment, drainage, power supply and telecommunication facilities	A8.1	(i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A8.2	(i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are services by on-site waste water treatment system in accordance with WSAA Sewerage Code of Australia; AND
		A8.3	Developments are provided with connection to the electricity supply network where available; AND
		A8.4	Developments have appropriate road access in accordance with Schedule 2.
Carparking			
P9	Adequate parking is provided for the needs of users and visitors.	A9.1	On-site parking is parking spaces are provided in accordance with Schedule 3.
P10	Vehicle parking spaces have adequate areas and dimensions to meet user requirements.	A10.1	(i) Car parking spaces are at least 2.7m wide; AND (ii) Designed in accordance with AS2890.1 – Parking Facilities: Off Street Car Parking
P11	Adequate parking is provided for people with disabilities.	A11.1	Parking is designed in accordance with AS1428 – Design for Access and Mobility.

3.5 COMMERCIAL ZONE

3.5.1 ASSESSMENT TABLE FOR THE COMMERCIAL ZONE

- (a) The assessment categories are identified for development in the Commercial Zone in Column 1 of Tables 3.5A and 3.5B as follows:
- (i) Table 3.5A – marking Material Change of Use for a defined use listed in Column 2; or
 - (ii) Table 3.5B – other development listed in Column 2, being Reconfiguring of a Lot and Operational Work.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Commercial Zone are identified in column 3 of Tables 3.5A and 3.5B.

Table 3.5A: Table of Assessment for the Commercial Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ²⁰	Column 3 Applicable Codes
EXEMPT ²¹	Park Road Low Impact Telecommunication Facility	
SELF ASSESSABLE	Arts and Craft Centre Club House Display Home/ Sales Office Fast Food Store Function Room Garden Centre Landscape Supplies Medical Centre Outside School Hours Care Place of Public Worship Restaurant Service Premises Shop Veterinary Clinic	Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1) Commercial Zone Code (A1.1 – A10.1)
CODE	Accommodation Building Aged Persons' Accommodation Bed and Breakfast Accommodation Car Wash/ Cleaning Station Caravan Park Caretakers' Residence Carpark Child Care Centre Community Care Centre Community Facilities Educational Establishment Family Day Care Centre Funeral Parlour Home Based Business Hotel Indoor Entertainment Indoor Recreation Light Service Industry Lockup Storage Units Market Motel Outdoor Entertainment Outdoor Recreation Produce Store Sales or Hire Yard Service Station Shopping Centre Showroom	All Code Assessable Uses: Commercial Zone Code, Shire Wide Codes AND

²⁰ see Schedule 1 - Dictionary

²¹ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

1	Column 2 Defined Use ²²	Column 3 Applicable Codes
CODE	Telecommunication Facilities Temporary Uses Tourist Facility Transit Centre Transport Depot Vehicle Repair Premises Veterinary Hospital Warehouse	Telecommunication Facility Code
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.5B: Table of Assessment for the Commercial Zone – OTHER DEVELOPMENT²³

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ²⁴	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Operational Works for filling or excavating premises by >1.0m in depth or > 50m ³ in volume or filling or excavating by >0.3m in depth within 1.5m of boundary Reconfiguring a Lot	Commercial Zone Code, Filling & Excavation Code Commercial Zone Code, Reconfiguring a Lot Code

²² see Schedule 1 - Dictionary

²³ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

²⁴ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.5.2 COMMERCIAL ZONE OUTCOMES

- (a) The Commercial Zone is intended to provide a range of development opportunities which are small scale and have low impact that reflects the character and built form and accommodates resident's needs. Development in the Commercial Zone comprises of –
- (i) a built form that is compatible with and consistent with the scale, form and massing of existing buildings and structures which includes using elements such as verandahs and awnings on premises and having zero set back from the street frontage; and
 - (ii) development including retail, professional offices and the like.
- (b) Commercial development will be contained within land zoned Commercial which includes the redevelopment of existing development.
- (c) A high level of streetscape amenity will be provided through the design of the buildings and structures and landscaping.
- (d) Buildings and structures are site to protect the amenity of adjoining premises.
- (e) Pedestrian routes and parking are provided to meet the needs of proposed users, customers and employees.
- (f) Development is adequately serviced by infrastructure.

3.5.3 COMMERCIAL ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Commercial Zone is consistent with the outcomes for the Commercial Zone described in 3.5.2.

Applicability

This code applies to self-assessable and assessable development in the Commercial Zone. The Commercial Zone is shown on Maps 3 and 4.

Table 3.5C: Commercial Planning Area Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable solutions
<p>Site suitability</p> <p>P1 Sites are suitable in size and configuration for the intended use.</p> <p>Built form and building envelope</p> <p>P2 Development is compatible in form and scale with the character of Julia Creek town centre.</p> <p>P3 Building set backs are compatible with the achievement of a commercial character typical of the Julia Creek town centre.</p> <p>Amenity</p> <p>P4 Footpath awnings are provided to all buildings having a zero lot alignment to the road frontage.</p>	<p>A1.1 Sites are a minimum of 600 m² in area.</p> <p>A1.2 The road frontage of sites is a minimum of 20m.</p> <p>A2.1 Buildings do not exceed 2 storeys or 10 metres in height.</p> <p>A2.2 Buildings have a maximum site cover of 75%.</p> <p>A2.3 Buildings have a plot ratio of 1:1.</p> <p>A3.1 Buildings have zero lot alignments to the street frontage.</p> <p>A4.1 Where buildings have a zero lot alignment to the street a 3 metre wide cantilevered awning is provided to the road frontage.</p>
<p>Landscaping</p> <p>P5 Landscaping enhances the visual privacy and streetscape of the locality.</p>	<p>A5.1 Where the building does not have a zero alignment to the road frontage a landscaping strip is provided to a depth of 4 m.</p> <p>A5.2 Where the building has zero front and side boundary alignments a 3 m landscape strip is provided to the rear boundary.</p> <p>A5.3 Where the site adjoins a residential use or land contained in the residential zone a landscaping strip to a minimum of 2 m wide at the common boundary is provided.</p> <p>Provided that plantings are consistently spaced in the landscape strip to a maximum of 750mm from the centres of the plants.</p> <p>A5.4 Plantings are to comprise species identified in Schedule 4</p> <p>A5.5 Where the building does not have a zero alignment fences are a maximum of 1.2 m in height if of solid construction and 1.8 m in height if up to 50% transparent.</p>

Performance Criteria	Acceptable solutions
<p>Infrastructure and servicing</p> <p>P6 Adequate area for the storage of waste disposal must be provided. Areas are:</p> <ul style="list-style-type: none"> - screened from street frontage and adjoining properties; and - impervious area; and - located near hose cock for cleaning purposes. <p>P7 Buildings are suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p> <p>Carparking</p> <p>P8 Adequate parking is provided for the needs of users of and visitors.</p> <p>P9 Vehicle parking spaces have adequate areas and dimensions to meet user requirements.</p> <p>P10 Adequate parking is provided for people with disabilities.</p>	<p>A6.1 Waste disposal areas are provided and fenced with a minimum height of 1.8 metres.</p> <p>A7.1 (i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p> <p>A7.2 (i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are services by on-site waste water treatment system in accordance with WSAW Sewerage Code of Australia; AND</p> <p>A7.3 Developments are provided with connection to the reticulated electricity supply network where available; AND</p> <p>A7.4 Developments have appropriate road access in accordance with Schedule 2.</p> <p>A8.1 On-site parking is parking spaces are provided in accordance with Schedule 3.</p> <p>A9.1 Car parking spaces are at least 2.7m wide; AND <i>Designed in accordance with AS2890.1- Parking Facilities: Off Street Car Parking.</i></p> <p>A10.1 Parking is designed in accordance with AS1428 – Design for Access and Mobility</p>

3.6 INDUSTRY ZONE

3.6.1 ASSESSMENT TABLE FOR THE INDUSTRY ZONE

- (a) The assessment categories are identified for development in the Industry Zone in Column 1 of Tables 3.6A and 3.6B as follows:
- (i) Table 3.6A – making a Material Change of Use for a defined use listed in Column 2; or
 - (ii) Table 3.6B – other development listed in Column 2, being Reconfiguring of a Lot and Operational Work.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Industry Zone are identified in column 3 of Tables 3.6A and 3.6B.

Table 3.6A: Table of Assessment for the Industry Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use	Column 3 Applicable Codes
EXEMPT ²⁵	Park Road Low Impact Telecommunications Facility	
SELF ASSESSABLE	Caretakers' Residence Carwash / Cleaning Station Garden Centre Landscape Supplies Light & Service Industry Lock up Storage Units Public Utility Sales or Hire Yard Service Station Transport Depot Vehicle Repair Premises Warehouse	Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1) Industry Zone Code (A1.1 – A10.1)
CODE	Light and Service Industry Sub-area Only Brothel Community Facilities Fast Food Store Indoor Recreation Outdoor Recreation Place of Public Worship Telecommunications Facilities Temporary Uses Transit Centre Veterinary Clinic Veterinary Hospital	All Code Assessable Uses: Industry Zone Code, Shire Wide Codes AND
CODE	General Industry Sub-area only Brothel Community Facilities Extractive Industry Fast Food Store General Industry Indoor Recreation Outdoor Recreation Stockyard Telecommunications Facilities Temporary Uses Transport Depot Truck Depot Veterinary Hospital Wrecking/ Salvage Yard	All Code Assessable Uses: Zone Code AND
IMPACT	Any other use not referred to above, including non-defined uses	

²⁵ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

Table 3.6B: Table of Assessment for the Industry Zone – OTHER DEVELOPMENT²⁶

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ²⁷	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Operational Works for filling or excavating premises by >1.0m in depth or > 50m ³ in volume or filling or excavating by >0.3m in depth within 1.5m of boundary Reconfiguring a Lot	Industry Zone Code, Filling & Excavation Code Industry Zone Code, Reconfiguring a Lot Code

3.6.2 INDUSTRY ZONE OUTCOMES

- (a) The Industry Zone is intended to provide for a range of industries complimentary to the needs of the Julia Creek community such as manufacturing, processing, transport and storage / distribution activities.
- (b) Building and structures are sited to protect the amenity of adjoining premises.
- (c) Development is located on premises of a lot size that meets the needs of proposed users, customers and employees.
- (d) Development compatible to industrial uses such as caretakers premises, fast food outlet and service premises are consistent with outcomes sought by the Zone.
- (e) Industrial development contributes to, and maintains an orderly appearance that enhances the visual and functional requirements of premises.
- (f) Industrial Development is sited, designed and has an environmental performance to minimise adverse environmental impacts.
- (g) Two sub-areas have been identified in the Industry Zone based on potential impacts, needs, scale and intensity of industry. These include:
 - (i) the Light and Service Industry Sub-area which is intended for Industry Development that causes minimal environmental impact beyond the premises boundaries; and
 - (ii) the General Industry Sub-area which is intended for a wide range of Industry Development that is likely to have environmental impacts beyond the premises boundaries.

²⁶ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

²⁷ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.6.3 INDUSTRY ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Industry Zone is consistent with the outcomes for the Industry Zone described in 3.6.2.

Applicability

This code applies to self-assessable and assessable development in the Industry Zone. The Industry Zone is shown on Maps 3 and 4.

Table 3.6C Industry Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Site suitability			
P1	Development is established on a site that satisfactorily accommodates all buildings, storage areas, landscaping, buffering, parking and vehicle access.	A1.1	The development is on an lot with – (a) an area of at least 1000m ² and an average width of not less than 20 metres.
Built Form & Building Envelope			
P2	Development shall be designed so that all buildings are set into the landscape/streetscape within becoming visually intrusive	A2.1	The development has a site cover of no greater than 60%.
P3	All storage areas associated with the development are unobtrusive.	A3.1	Waste storage, loading/unloading and outdoor storage areas are – (a) Screened from public view by landscaping, fencing or buildings on site; and (b) located no greater than 5 metres to a road frontage or to any other site boundary which adjoins land not in the Industry Zone.
Amenity			
P4	The design of the site minimises noise generation and spill lighting from the development.	A4.1	The site layout and building form maximise protection of surrounding uses from adverse impacts by having – (a) Building openings face away from sensitive receptors; (b) open use areas are separated from sensitive receptors by buildings, or earth mounding or solid screen fencing at least 1.8 metres high; and (c) external lighting oriented away from sensitive receptors and not achieving a higher reading than 8 lux at any nearby residence.
P5	The development and use of any premises which involves making, handling or storing any highly explosive, flammable or radioactive substances or materials, does not endanger persons or property in surrounding areas.	A5.1	No acceptable solutions prescribed.
Infrastructure & Servicing			
P6.	Buildings are suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities	A6.1	(i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A6.2	(i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the sewerage network are serviced by on-site waste water treatment system in accordance with WSAA Sewerage Code of Australia; AND
		A6.3	Developments are provided with connection to the reticulated electricity supply network where available; AND
		A6.4	Developments have appropriate road access in accordance with Schedule 2.

Performance Criteria		Acceptable Solutions	
Carparking			
P7	Adequate parking is provided for the needs of users of and visitors	A7.1	On-site parking is parking spaces are provided in accordance with Schedule 3.
P8	Vehicle parking spaces have adequate areas and dimensions to meet user requirement	A8.1	Carparking spaces are at least 2.7m wide; AND Designed in accordance with <i>AS2890.1 – Parking Facilities: Off Street Carparking</i> .
P9	Adequate parking is provided for people with disabilities.	A9.1	Parking is designed in accordance with AS1428 – Design for Access and Mobility.
State controlled road network			
P10	Site access does not adversely affect the safety and efficiency of the State-controlled road network.	A10.1	Sites are not directly accessed from the Flinders Highway unless no other suitable alternative is available.

3.7 COMMUNITY PURPOSES ZONE

3.7.1 ASSESSMENT TABLE FOR THE COMMUNITY PURPOSES ZONE

- (a) The assessment categories are identified for development in the Community Purpose Zone in Column 1 of Tables 3.7A and 3.7B as follows:
- (i) Take 3.7A – making a Material Change of Use for a defined use listed in Column 2; or
 - (ii) Table 3.7B – other development listed in Column 2, being Reconfiguring of a Lot.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Community Purposes Zone are identified in column 3 of Tables 3.7A and 3.7B.

Table 3.7A: Table of Assessment for the Community Purposes Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ²⁸	Column 3 Applicable Codes
EXEMPT ²⁹	Community Infrastructure Park Railway Activities Road Low Impact Telecommunications Facility	
SELF ASSESSABLE	Club House Child Care Centre Public Utility	Community Purposes Zone Code (A1.1 – A8.1) Community Purposes Zone Code (A1.1 – A8.1) Community Purposes Zone Code (A1.1 – A8.1)
CODE	Educational Establishment Hospital Place of Public Worship Temporary Uses	All Code Assessable Uses: Community Purposes Zone Code, Shire Wide Codes AND
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.7B: Table of Assessment for the Community Purposes Zone – OTHER DEVELOPMENT³⁰

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ³¹	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Reconfiguring a Lot	Community Purposes Zone Code, Reconfiguring a Lot Code

²⁸ see Schedule 1 - Dictionary

²⁹ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

³⁰ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

³¹ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.7.2 COMMUNITY PURPOSES ZONE OUTCOMES

- (a) The Community Purposes Zone is intended to provide for a wide range of public uses and community infrastructure such as hospital, government services, major transport facilities and public recreational facilities.
- (b) Building and structures are sited to protect the amenity of adjoining premises.
- (c) Development is located on premises of a lot size that meets the needs of proposed users, customers and employees.
- (d) Development is adequately serviced by infrastructure.

3.7.3 COMMUNITY PURPOSES ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Community Purposes Zone is consistent with the intent for the Community Purposes Zone described in 3.7.2.

Applicability

This code applies to self-assessable and assessable development in the Community Purposes Zone. The Community Purposes Zone is shown on Maps 3 and 4.

Table 3.7C: Community Purposes Zone Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Site suitability			
P1	Sites are suitable in size and configuration for the intended use.	A1.1	Sites are a minimum of 600m ² in area.
		A1.2	The road frontage of sites is a minimum of 20m.
Built form and building envelope			
P2	Buildings are appropriate in scale and form.	A2.1	Buildings do not exceed 2 storeys in height of 8.5 metres above natural ground level.
P3	Noise levels within residential areas does not exceed those reasonably expected within a residential area.	A3.1	Operation of non-residential development, adjacent to residential lots, only occurs between the hours of 6.00am and 8.00pm.
		A3.2	Noise levels do not exceed 5dB(A) more than the ambient noise level of a residential area when measured from a habitable room of a sensitive receptor.
P4	Privacy of adjoining dwellings is maintained.	A4.1	The site layout and building form maximise protection of surrounding uses from adverse impacts by having – (a) Development shall be separated by a 10m setback to residential development. A 2m landscape strip shall be provided along the common boundary with the Residential Premises provided that tree planting is consistently spaced to a maximum of 750mm from the centres of trees and landscaping comprises specified identified in Schedule 4; (b) all or most building openings facing away from residential or other premises; (c) open use areas are separated from sensitive receptors by earth mounding and landscaping with a minimum width of 2m and shall be consistently spaced at 750mm measured from the centre of the tree or solid screen fencing at least 1.8 metres high; and (d) external lighting oriented away from sensitive receptors and not achieving a higher reading than 8 lux at any nearby sensitive receptor.

Performance Criteria		Acceptable Solutions	
Infrastructure and servicing			
P5	Buildings are suitably serviced with infrastructure.	A5.1	(i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A5.2	(i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are services by on-site waste water treatment system in accordance with WSAW Sewerage Code of Australia; AND
		A5.3	Developments are provided with connection to the reticulated electricity supply network where available; AND
		A5.4	Developments have appropriate road access in accordance with Schedule 2.
Carparking			
P6	Adequate parking is provided for the needs of users and visitors.	A6.1	On-site parking is parking spaces are provided in accordance with Schedule 3.
P7	Vehicle parking spaces have adequate areas and dimensions to meet user requirements.	A971	Car parking spaces are at least 2.7m wide; AND Designed in accordance with AS2890.1- Parking Facilities: Off Street Car parking.
P8	Adequate parking is provided for people with disabilities.	A8.1	Parking is designed in accordance with AS1428 – Design for Access and Mobility.

3.8 OPEN SPACE AND RECREATION ZONE

3.8.1 ASSESSMENT TABLE FOR THE OPEN SPACE AND RECREATION ZONE

- (a) The assessment categories are identified for development in the Open Space and Recreation Zone in Column 1 of Tables 3.8A and 3.8B as follows:
- (i) Table 3.8A – making a Material Change of Use for a defined use listed in Column 2; or
 - (ii) Table 3.8B – other development listed in Column 2, being Reconfiguring of a Lot.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Open Space and Recreation Zone identified in column 3 of Tables 3.8A and 3.8B.

Table 3.8A: Table of Assessment for the Open Space & Recreation Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ³²	Column 3 Applicable Codes
EXEMPT ³³	Park Road Low Impact Telecommunications Facility	
SELF ASSESSABLE	Arts and Craft Centre Produce Stall Public Utility	Open Space and Recreation Zone (A1.2, A1.3, A1.5, A1.6, A3.1, A5.1, A6.1, A7.1) Open Space and Recreation Zone (A1.2, A1.3, A1.5, A1.6, A3.1, A5.1, A6.1, A7.1) Open Space and Recreation Zone (A1.2, A1.3, A1.5, A1.6, A3.1, A5.1, A6.1, A7.1)
CODE	Bed & Breakfast Accommodation Caretakers' Residence Club House Community Infrastructure Indoor Recreation Outdoor Recreation Restaurant Stockyard Telecommunications Facilities Temporary Uses	All Code Assessable Uses: Open Space & Recreation Zone Code, Shire Wide Codes AND Telecommunication Facility Code
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.8B Table of Assessment for the Open Space and Recreation Zone – OTHER DEVELOPMENT³⁴

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ³⁵	Any other development not listed below	

³² see Schedule 1 - Dictionary

³³ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

³⁴ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

³⁵ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

1	Column 2 Type of Development	Column 3 Applicable Codes
SELF ASSESSABLE	None	
CODE	Reconfiguring a Lot	Open Space and Recreation Zone Code, Reconfiguring a Lot Code

3.8.2 OPEN SPACE AND RECREATION ZONE OUTCOMES

- (a) The Open Space and Recreation Zone is intended to provide a range of park and recreation facilities to meet the needs of the community.
- (b) Development is designed to protect the amenity of adjoining development and the safety of users.
- (c) Development is adequately serviced by appropriate infrastructure.
- (d) To protect and preserve sites with a high level of community recreation value.
- (e) Development will protect areas of habitat and open space value and provide linkages to the existing network of natural areas and open space in the Shire for non-motorised recreation pursuits.

3.8.3 OPEN SPACE & RECREATION ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Open Space and Recreation Zone is consistent with the outcomes for the Open Space and Recreation Zone described in 3.8.2.

Applicability

This code applies to self-assessable and assessable development in the Open Space and Recreation Zone. The Open Space and Recreation Zone is shown on Maps 2, 3 and 4.

Table 3.8C: Open Space and Recreation Zone Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
Built form and Character P1 The design, character and scale of the development is compatible with the expected amenity of the surrounding areas.	A1.1 Buildings and structures are limited to seating areas, carparking, shelters, public conveniences, kiosks, shade structures and playscapes for all age groups; and A1.2 Site coverage of all buildings and structures does not exceed 20%; and A1.3 Buildings and structures are less than 8.5m in height where adjoining a Residential lot and 10 metres in height elsewhere; and A1.4 Buildings are designed to be multi-purpose; and A1.5 A minimum of 20% of the site is landscaped. At least 20% of the landscaped area comprises deep planting, provided that plantings are consistently spaced in the landscaped area to a maximum of 750mm from the centres of the plants; and A1.6 Landscape areas are to use species type identified in Schedule 4.

Performance Criteria		Acceptable Solutions	
Safety			
P2	The personal safety of users is maximised, minimising the potential for crime and vandalism.	A2.1	Communal open spaces, including congregation and seating area are situated where they are in line of sight of windows, doors, or balconies of buildings, or can be seen from a street or other public spaces; and
		A2.2	Bicycle parking facilities are located in view of the carparking area or street and are well lit.
		A2.3	Landscaping includes low height planting to enable surveillance from external area.
Adjacent Residential Areas			
P3	The visual amenity of adjacent residential areas is not detrimentally affected by any development.	A3.1	Development produce a level of illumination that complies with AS4282-1997: <i>Control of the Obtrusive Effects of Outdoor Lighting</i> at the common boundary of adjoining residential properties; and
		A3.2	A landscaped buffer of at least 5 metres in width is provided to the common boundaries with a Residential or Mixed Residential lot.
P4	Buildings are suitably serviced with infrastructure.	A4.1	(i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A4.2	(i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are services by on-site waste water treatment system in accordance with WSAA Sewerage Code of Australia; AND
		A4.3	Developments are provided with connection to the reticulated electricity supply network where available; AND
		A4.4	Developments have appropriate road access in accordance with Schedule 2.
Carparking			
P5	Adequate parking is provided for the needs of users and visitors.	A5.1	On-site parking is parking spaces are provided in accordance with Schedule 3.
P6	Vehicle parking spaces have adequate areas and dimensions to meet user requirements.	A6.1	Car parking spaces are at least 2.7m wide; AND Designed in accordance with AS2890.1- Parking Facilities: Off Street Car Parking.
P7	Adequate parking is provided for people with disabilities.	A7.1	Parking is designed in accordance with AS1428 – Design for Access and Mobility.

3.9 URBAN EXPANSION AREA ZONE

3.9.1 ASSESSMENT TABLE FOR THE URBAN EXPANSION AREA ZONE

- (a) The assessment categories are identified for development in the Urban Expansion Area Zone in Column 1 of Tables 3.9A and 3.9B as follows:
- (i) Table 3.9A – making a Material Change of Use for a defined use listed in Column 2; or
 - (ii) Table 3.9B – other development listed in Column 2, being Reconfiguring of a Lot.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Urban Expansion Area Zone identified in column 3 of Tables 3.9A and 3.9B.

Table 3.9A: Table of Assessment for the Urban Expansion Area Zone – MATERIAL CHANGE OF USE

1	Column 2 Defined Use ³⁶	Column 3 Applicable Codes
EXEMPT ³⁷	Park Road Low Impact Telecommunications Facility	
SELF ASSESSABLE	Dwelling House Home Based Business	Urban Expansion Area Zone Code (A2.1, 2.2, 3.1, 3.2, 4.3, 5.2, 5.2, 6.1-6.4) Urban Expansion Area Zone Code (A2.1, 2.2, 3.1, 3.2, 4.3, 5.2, 5.2, 6.1-6.4, 7.1-7.3)
CODE	Caretakers' Residence Community Infrastructure Telecommunications Facilities Temporary Uses	All Code Assessable Uses: Urban Expansion Area Zone Code, Shire Wide Codes AND Telecommunication Facility Code
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.9B Table of Assessment for the Urban Expansion Area Zone – OTHER DEVELOPMENT³⁸

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ³⁹	Any other development not listed below	
SELF ASSESSABLE	None	

³⁶ see Schedule 1 - Dictionary

³⁷ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

³⁸ This does not include development under the Integrated Planning Act Schedule 8, Part 3 that is exempt development and cannot be made assessable under the Planning Scheme.

³⁹ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

CODE	Reconfiguring a Lot	Urban Expansion Area Zone Code, Reconfiguring a Lot Code
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3.9.2 URBAN EXPANSION AREA ZONE OUTCOMES

The Urban Expansion Area Zone is intended to:

- (a) identify land that is suitable for urban purposes and protect land that may be suitable for urban development in the future;
- (b) manage the timely conversion of non-urban land to urban purposes;
- (c) prevent or discourage development that is likely to compromise appropriate longer term land use.

3.9.3 URBAN EXPANSION AREA ZONE CODE

Purpose

The purpose of the Code is to ensure development within the Urban Expansion Area Zone is consistent with the outcomes for the Urban Expansion Area Zone described in 3.9.2.

Applicability

This code applies to self-assessable and assessable development in the Urban Expansion Area Zone. The Urban Expansion Area Zone is shown on Maps 3 and 4.

Table 3.9C: Urban Expansion Area Zone Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
Interim land uses P1 Development does not reduce or preclude the medium or long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts.	No Acceptable Solutions prescribed.
Site suitability P2 Sites are suitable in size and configuration for the intended use.	A2.1 The road frontage of sites is a minimum of 20m. A2.2 For a dwelling house, the site has a minimum area of 800m ² .
Built form and building envelope P3 Buildings are appropriate in scale and form to other buildings and works where they occur.	A3.1 Buildings do not exceed 2 storey's or 8.5m in height, whichever is the lesser. A3.2 The area covered by buildings and roofed structures does not exceed 50% of the lot area.
Amenity P4 Development provides for a suitable level of amenity by: <ul style="list-style-type: none"> • Ensuring noise levels do not exceed those reasonably expected within a residential area; • The storage of equipment and/or machinery does not cause a visual blight; • Privacy for residential users maintained; and • Overlooking is minimised through the use of design elements. 	A4.1 Operation of non-residential activities only occurs between the hours of 8.00 am and 6.00 pm. A4.2 Equipment and machinery is stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed. A4.3 For screening of a proposed dwelling that is within 2m at ground floor level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as: <ol style="list-style-type: none"> a) fixed obscure glazing in any part of the window below 1.5m above floor level; or b) fixed external screens; or c) sill heights of 1.5m above floor level; or d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.
Private open space P5 Sufficient space is provided around buildings to accommodate private recreation and open space areas.	A5.1 A minimum of 30% of the site is provided as private open space and recreation areas. A5.2 Private open space and recreation areas include an area having a minimum dimension of 5 m x 5m.

<p>Infrastructure and servicing</p> <p>P6 Buildings are suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p>	<p>A6.1 Development is connected to the reticulated water supply network where available; OR</p> <p>Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second.</p> <p>A6.2 Development is connected to the reticulated sewage network where available; OR</p> <p>Development not having reasonable access to the reticulated sewerage network are services by onsite waste water treatment system in accordance with WSAW Sewerage Code of Australia.</p> <p>A6.3 Developments are provided with connection to the electricity supply network where available.</p> <p>A6.4 Developments have appropriate road access in accordance with Schedule 2.</p>
<p>Car parking</p> <p>P7 Adequate parking is provided for the needs of users and visitors.</p>	<p>A7.1 On-site parking is parking spaces are provide in accordance with Schedule 3.</p> <p>A7.2 Car parks have a minimum width of 2.7m.</p> <p>A7.3 Car parks are designed in accordance with AS2890.1–Parking Facilities: Off Street Car Parking.</p>
<p>Landscaping</p> <p>P8 Landscaping enhances the amenity of an area and is sympathetic to the local environment and incorporates species native to the local area.</p>	<p>A8.1 A densely planted landscaped strip is provided for all uses other than for a dwelling house or Caretaker's Residence as follows:</p> <ul style="list-style-type: none"> • for residential uses, a depth of 2 m to all boundaries; • for non-residential uses adjoining a residential use, a depth of 3m to the side and rear property boundaries and 2m to road frontage <p>Provided that:</p> <ul style="list-style-type: none"> • tree planting is consistently spaced to a maximum of 750mm from the centres of the trees. <p>A8.2 Landscaping is to comprise species types identified in Schedule 4.</p>

4 SHIRE WIDE CODES

4.1 ECOLOGICAL SIGNIFICANCE CODE

Purpose

The purpose of the Code is to:

- (a) maintain or establish vegetated corridors to form habitat linkages.

Applicability

This code applies to assessable development of premises adjacent to or including the Riparian Corridor on Map 1.

Table 4.2A: Ecological Significance Code Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable solutions
Environmental Corridors		
P1	<p>Development of premises maintains, protects, restores and manages areas of ecological significance to -</p> <ul style="list-style-type: none"> (a) provide natural Buffer Areas of native vegetation to diffuse potential impacts on water quality; (b) improve the condition and values of watercourses and wetlands and their associated terrestrial ecosystems; (c) prevent the loss of premises by providing improved bank stability; (d) maintain the biological integrity, diversity and functioning of aquatic and terrestrial ecosystems; (e) provide native vegetation Habitat linkages throughout the Shire; (f) create aesthetic and recreational benefits for the community; (g) optimise the connectivity of native vegetation Habitat linkages throughout the Shire; and (h) protect ecosystems as representative of their ecosystem type. 	<p>A1.1 Vegetation is retained within:</p> <ul style="list-style-type: none"> (i) 50m of the high bank of a river; and or (ii) 25m of the high bank of any other watercourse.

4.3 CULTURAL HERITAGE CODE

Purpose

The purpose of the Code is to ensure:

- (a) protection and enhancement of the character of significant places; and
- (b) new development sympathetically responds to overall elements of cultural heritage significance.

Applicability

This code applies to assessable development of premises identified in Table 4.3A.

Table 4.3A: Cultural Heritage Sites⁴⁰

No.	Name	Property	Description	Comments
1.	Walkabout Creek Hotel	McKinlay	L305-6AL77	
2.	Combo Waterhole	Kynuna	L2 KN20	
3.	Cobb & Co. Overshot	Julia Creek	S20°26.68.4" & E142° 26.02.0"	
4.	Cobb & Co. Changeover	Gilliat	20°40.03", 141°28.30"	

Table 4.3B: Cultural Heritage Code Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable solutions
Cultural Heritage Significance		
P1	Development of premises of Cultural Heritage Significance- (a) is compatible with its Cultural Heritage Significance; (b) is respectful of its heritage, rather than replicating its style and detail in terms of architecture, style, scale, massing and siting, and use of finishes, colours, setting and external materials; and (c) does not detrimentally impact on its values or setting.	A1.1 No Acceptable Solution prescribed

⁴⁰ A detailed assessment is not available for the Shire. As information becomes available, the Planning Scheme Amendment Process will be followed to incorporate sites. In the meantime, Council may seek additional information about a premises in an Information Request in response to any assessable development.

Under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are \$750,000 for a corporation and \$75,000 for an individual.

You [that is, a person as described above] will comply with the cultural heritage duty of care if you are acting in accordance with gazetted cultural heritage duty of care guidelines. An assessment of your proposed activity against the duty of care guidelines will help determine whether or to what extent Aboriginal cultural heritage may be harmed by your activity. It will also help determine if you need to undertake a search of the cultural heritage database and register.

If following an assessment of the duty of care guidelines you believe cultural heritage may be harmed by your proposed activity, you should contact the Cultural Heritage Coordination Unit for further advice on (07) 323 83838 or e-mail cultural.heritage@nrm.qld.gov.au.

4.4 FILLING AND EXCAVATION CODE

Purpose

The purpose of the Code is to ensure that works to not result in environmental harm.

Applicability

This code applies to assessable development of premises.

Table 4.4: Filling and Excavation Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Filling and Excavation			
P1	Filling or excavation of a site does not result in contamination of the land	A1.1	No contaminated materials is: (a) used as fill; and (b) excavated or disturbed.
P2	Filling or excavation does not result in an adverse impact on water quality within the surrounding environment.	A2.1	Erosion and sediment control measures are employed during works to prevent run-off in accordance with the <i>Soil Erosion and Sediment Control Guidelines for Queensland</i> .
P3	Filling or excavation does not result in ponding on adjoining properties	A3.1	Ponding on adjoining properties does not occur as a result of filling or excavation.
P4	Filling or excavation does not result in adverse impacts on the amenity of the surrounding environment.	A4.1	Works only occur during the hours of 8am and 6pm.
		A4.2	Dust emissions do not extend beyond the boundary of the site

4.5 RECONFIGURING A LOT CODE

Purpose

The purpose of the Code is to:

- (a) ensure lots are suitable for future uses;
- (b) ensure reconfiguring of land is undertaken in a logical manner which does not compromise the future development of adjoining land; and
- (c) ensure a suitable level of services are provided.

Applicability

This code applies to assessable development that is reconfiguring a lot.

Table 4.5.A: Reconfiguring a Lot Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Lot size and configuration			
P1	Lot sizes are compatible with the locality.	A1.1	Minimum lot sizes are in accordance with Table 4.5.1
P2	Lot configuration is appropriate for the proposed use of the site.	A2.1	Lots are generally regular in shape.
Infrastructure services			
P4	Reconfiguration must not result in adverse effects on the drainage of the subject land or adjacent lands.	A4.1	Reconfiguration does not result in ponding of water or interfere with the natural flow of water across the subject land or adjacent lands.
P5	Each lot is suitably serviced having regard to the proposed use of the site and the location of the site.	A5.1	(i) Development is connected to the reticulated water supply network where available; OR
			(ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A5.2	(i) Development is connected to the reticulated sewage network where available; OR
			(ii) Development not having reasonable access to the reticulated sewerage network are services by on-site waste water treatment system in accordance with WSAA Sewerage Code of Australia; AND
			Developments are provided with connection to the reticulated electricity supply network where available; AND
			Developments have appropriate road access in accordance with Schedule 2.
P6.	The intensity and scale of the use of premises must not:	A6.1	No acceptable solutions prescribed.
	(i) increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effects of the systems in the locality;		
	(ii) increase any health risks during a system failure; and		
	(iii) deteriorate the water quality of existing and/or proposed water supplies.		

<p>Agricultural lands</p> <p>P7.1 Reconfiguration of land in the Rural Zone must not compromise the viability of existing and future rural uses.</p> <p>P7.2 Good Quality Agricultural Land⁴¹ is retained for agricultural or intensive agriculture (where appropriate) by:</p> <p>(a) Avoiding subdivision of good quality agricultural land for other purposes unless it can be demonstrated that:</p> <p>(i) the land is not actually good quality agricultural land; or</p> <p>(ii) there is an overriding need in terms of public benefit for the proposal and the proposal cannot be located on alternative sites that are not identified as good quality agricultural land, including if:</p> <ul style="list-style-type: none"> • the proposed location has features that make it desirable for the proposal; and • the features are not available in areas not identified as good quality agricultural land. 	<p>A7.1 No acceptable solutions prescribed.</p>
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Table 4.5.1 Minimum Dimensions for Reconfiguration of a Lot

Zone	Minimum dimensions	
	Lot size	Lot frontage
Residential	800m ² for a dwelling house or multiple dwelling (dual occupancy) otherwise 1000 m ² .	20 m
Rural Residential	4000m ² for a dwelling house, otherwise 2ha.	90 m
Township	1,000 m ² .	
Commercial	600 m ² .	20 m
Community Purposes	600 m ² .	20m
Industry	1,000 m ² .	20 m
Open Space & Recreation	600 m ²	20 m
	200 hectares	300m
Rural		
Urban Expansion Area	Lot sizes that do not jeopardise the medium to long term use of the site for urban purposes.	20m

⁴¹ At the time of preparing this Planning Scheme, Good Quality Agricultural Land Mapping did not exist. Council may, as part of any Information Request, ask for an Agricultural Viability Report to demonstrate compliance with this Performance Criteria

4.6 AVIATION FACILITIES CODE

Purpose

The purpose of the Code is to ensure:

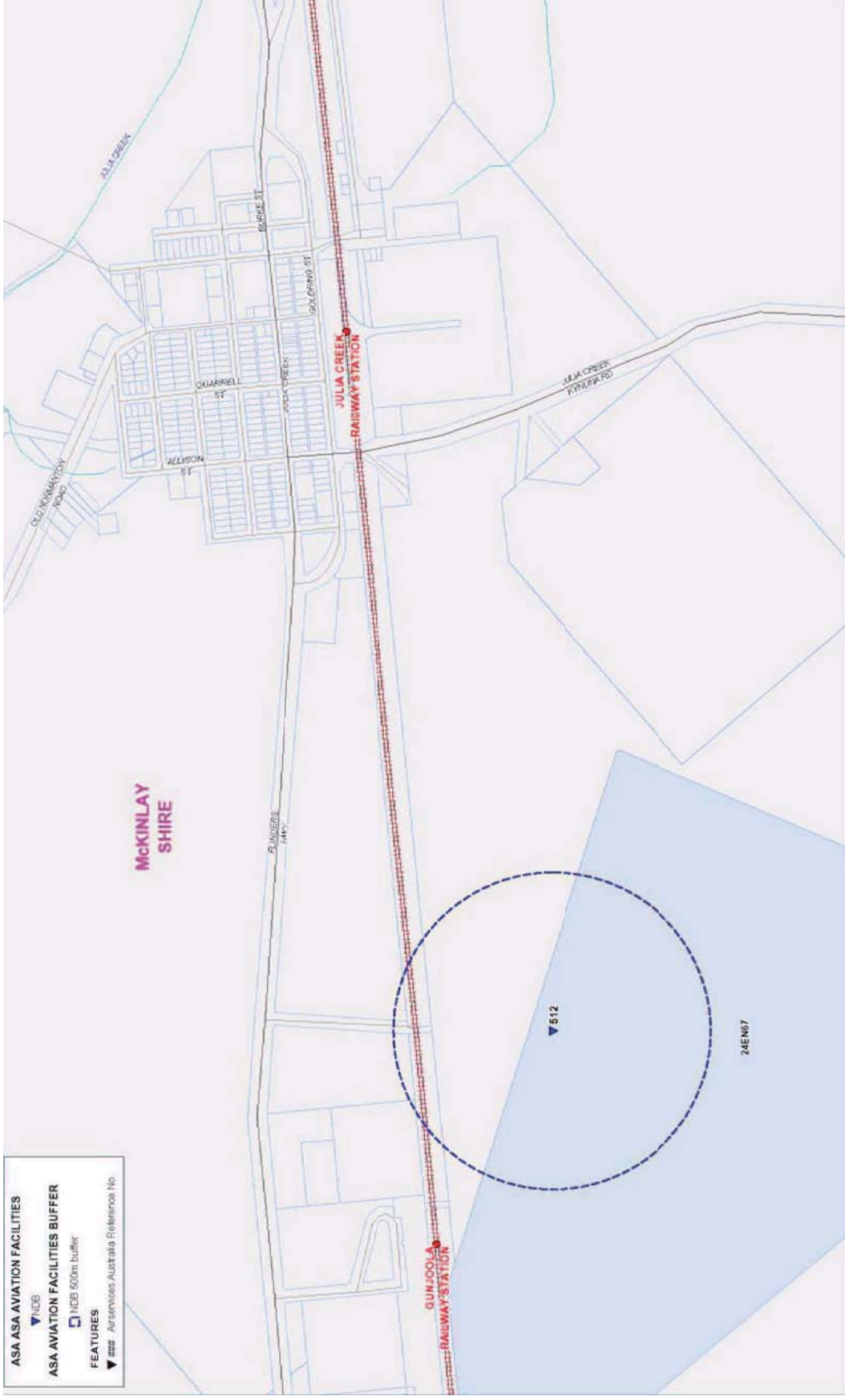
- (a) the protection and function of aviation facilities.

Applicability

This code applies to Assessable development on premises within buffer areas identified in Map 4.6.

Table 4.6: Aviation Facilities Code Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable solutions
<p>P1. Development is located and designed to protect the function of aviation facilities on and around the Julia Creek Airport from physical obstructions, electrical or electromagnetic interference and deflection of signals.</p>	<p>A1.1 No Acceptable Solution prescribed</p>
<p>P2. Development does not impair the function of the Julia Creek NDB by creating physical obstructions or deflection of signals.</p>	<p>A2.1 Works or uses are not located within the sensitive area of the Julia Creek NDB site (as depicted on overlay Map 4.6 – Aviation Facilities) that involves any:</p> <ol style="list-style-type: none"> 1. buildings, structures or other works within 60 metres of the site; or 2. metallic buildings or structures 60 & 150 metres of the site; or 3. buildings or structures with a size greater than 2.5 metres in any dimension between 60 & 150 metres of the site; or 4. other works between 60 & 150 metres of the site which exceed 3 metres in height; or 5. buildings, structures or other works between 150 & 500 metres of the site which exceed 7.9 metres in height.



ASA AVIATION FACILITIES
 ▼ NDB
ASA AVIATION FACILITIES BUFFER
 □ NDB 500m buffer
FEATURES
 ■■ Arterials Australia Reference No.

LGA	Location	AsA_Ref_No	Facility	Locality	Latitude	Longitude
McKinlay	Julia Creek	512	NDB	Julia Creek Airport	20 39 54.14	141 43 27.14

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McKinlay Shire Council PLANNING SCHEME Map 4.5 - Aviation Facilities

5 SPECIFIC DEVELOPMENT CODES

5.1 INTENSIVE ANIMAL HUSBANDRY CODE

Purpose

The purpose of the Code is to ensure:

- a) intensive animal husbandry does not impact adversely on the environment or adjoining amenity,
- b) sites are appropriate in size and location for the proposed use;
- c) the proposed use does not compromise the expected amenity of a locality; and
- d) establishment and operation of the use does not compromise the environment.

Applicability

This code applies to the development of Intensive Animal Husbandry.

Table 5.1A: Intensive Animal Husbandry Code Performance Criteria and Acceptable Solutions

Performance Criteria		Acceptable Solutions	
Site suitability			
P1	Sites are appropriate in size, configuration and location. Sites are sufficient in size for the proposed use having regard to topographical features.	A1.1	No acceptable solutions prescribed.
Amenity			
P2	The siting of all structures does not compromise the existing amenity of the locality.	A2.1	Buildings and other structures are setback from property boundaries in accordance with Table 5.1B
P3	The siting of waste disposal areas does not compromise the existing amenity of the area	A3.1	No acceptable solutions prescribed.
Waste Disposal			
P4	Waste disposal does not adversely effect the environment.	A4.1	No acceptable solutions prescribed.
Car parking and access			
P5	The safe and efficient use of the transport network is not compromised.	A5.1	No acceptable solutions prescribed.

Table 5.1B Setback distances for Intensive Animal Husbandry

Setback	Abattoir (m)	Poultry farm or processing plant(m)	Dairy (m)
Road frontage	200	60	60
Natural waterway	100	60	60
Side or rear boundary	15	15	15
Any dwelling on surrounding land	500	400	300
Land in residential Zone	1,000	800	600

5.2 TELECOMMUNICATIONS FACILITY CODE

Purpose

The purpose of the Code is to ensure the safe and effective establishment of telecommunications facilities in a manner that minimises the potential for adverse impacts on the community and the natural and built environment.

Applicability

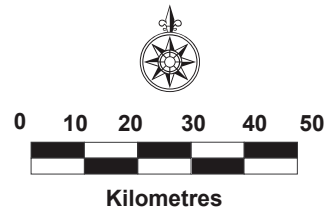
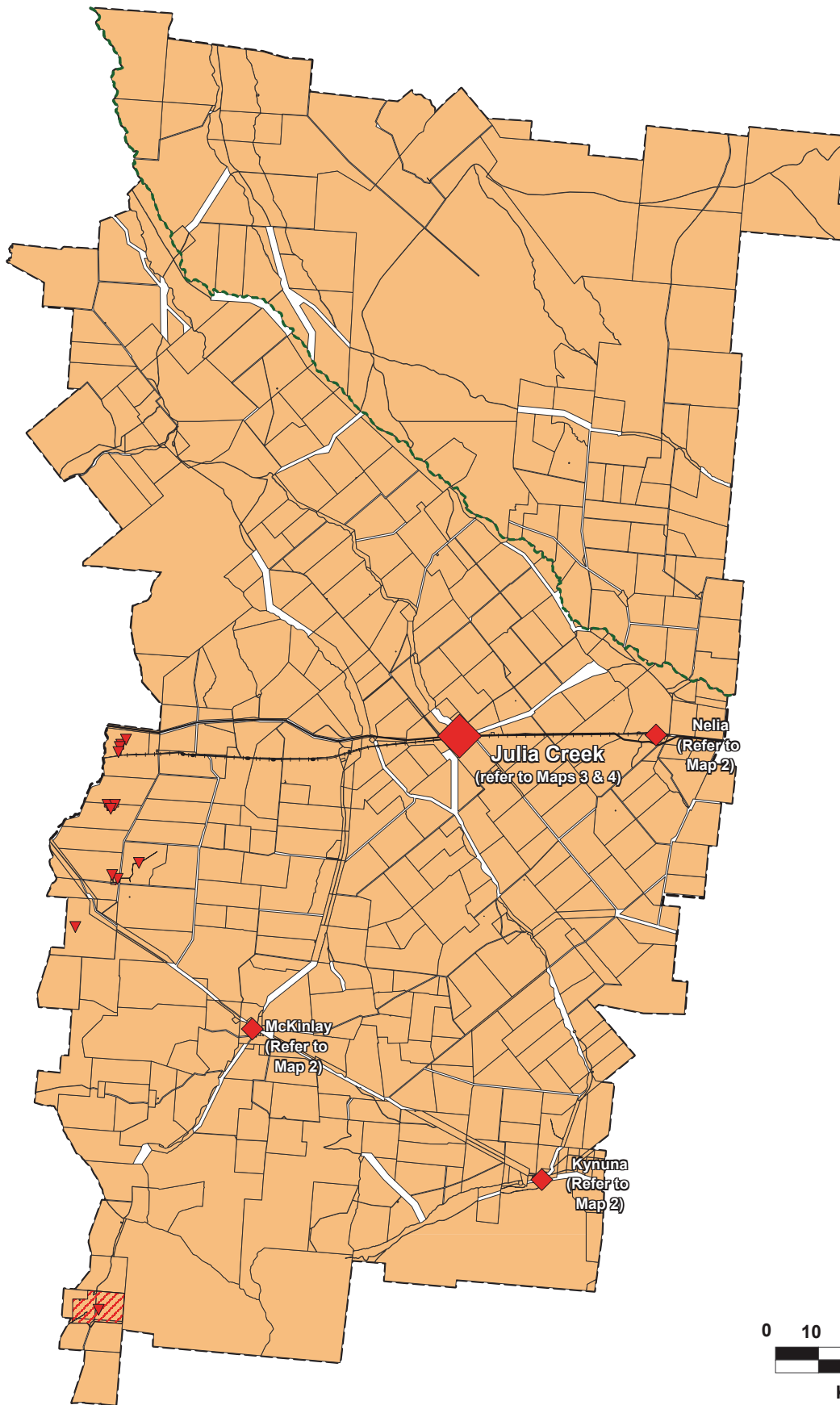
This code applies to the development of a Telecommunication Facility.

Table 5.2A: Telecommunications Facility Code Performance Criteria and Acceptable Solutions

Performance Criteria	Acceptable Solutions
<p>Visual Amenity</p> <p>P1 Development is visually integrated with its landscape or townscape setting so as not to be visually dominant or unduly visually obtrusive.</p>	<p>A1.1 The facilities are underground; OR</p> <p>A1.2 The facilities are:</p> <p>(a) below the level of the predominant tree canopy or skyline or surrounding premises, AND;(b) screened by landscaping, or other means to maximise coverage and / or compatibility with the surrounding natural environment or built form.</p> <p>Designed so the use of colours and materials blend into the visual landscape; AND / OR</p> <p>Integrated within an existing building or structure by:</p> <p>(i) Not involving any freestanding element;</p> <p>(ii) Concealment as an integral part of building or structure;</p> <p>(iii) not increasing the bulk and height of the building or structure of which it forms part of; AND / OR</p>
<p>Health and Safety</p> <p>P2 The telecommunications facilities are established, operated and maintained in a manner that minimises the risk to public health and safety.</p>	<p>A2.1 Electro Magnetic Emission levels from equipment and infrastructure comply at all times, with the <i>Radio Communications (Electromagnetic Radiation – Human Exposure) Standard 1999</i> as amended and any other relevant industry standards⁴².</p>
<p>Noise</p> <p>P3 Noise from the facilities does not represent a nuisance to adjoining premises or other nearby noise sensitive areas.</p>	<p>A3.1 The following standards are met:</p> <p>(a) noise levels at a sensitive receptor do not exceed:</p> <p>(i) background noise level plus 5 dB(A) between the hours of 7am and 10pm;</p> <p>(ii) background noise level plus 3 dB(A) between the hours of 10pm and 7am; OR</p> <p>(b) noise levels at a business place which do not exceed:</p> <p>(i) background noise level plus 10 dB(A) between the hours of 7am and 10pm;</p> <p>(ii) background noise level plus 8 dB(A) between the hours of 10pm and 7am;</p> <p>Where the noise levels are measured as the adjusted maximum sound pressure level l.</p>









⁴² As demonstrated through a written statement or certification provided by the carrier.

6 PLANNING SCHEME MAPS

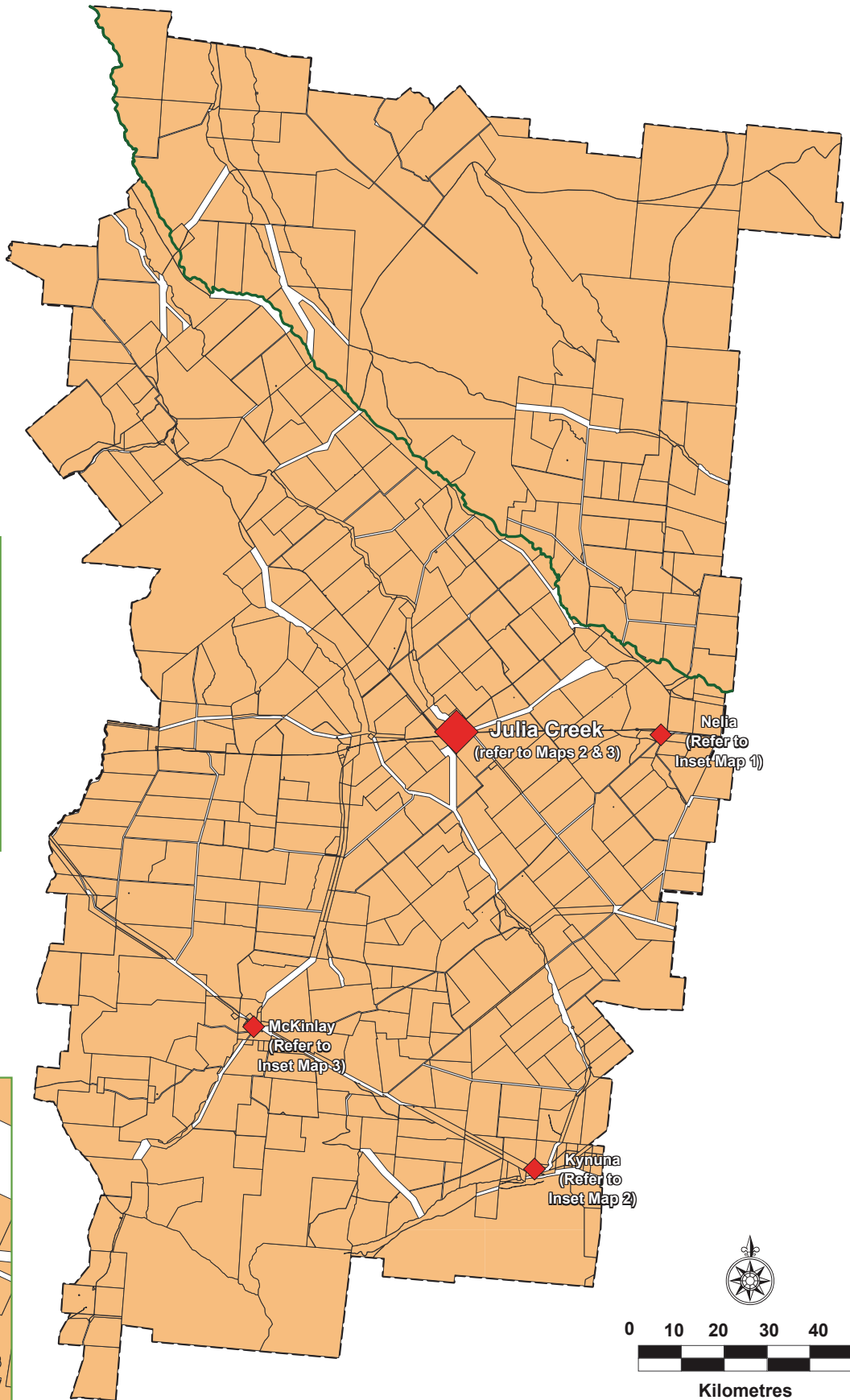
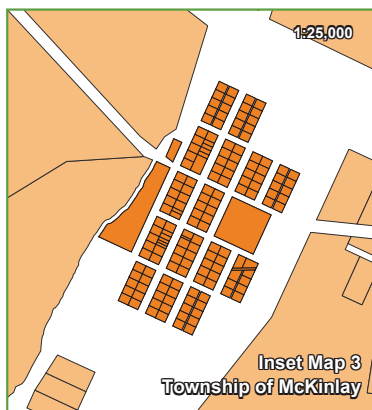
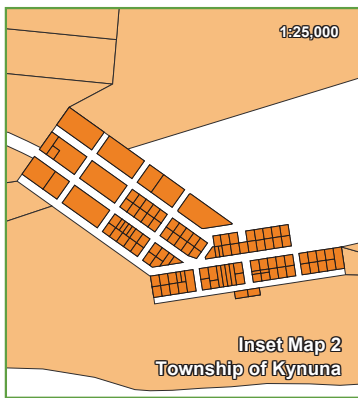
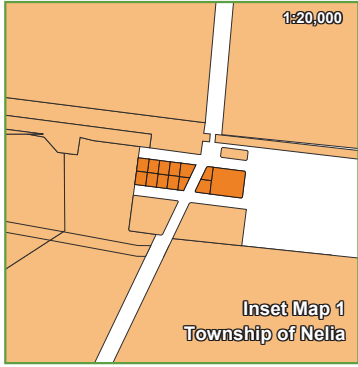


McKinlay Shire Council PLANNING SCHEME

Map 1 - Structure

LEGEND			
	RURAL		MINERAL DEVELOPMENT LICENCE
	RIPARIAN CORRIDOR		MINING LEASE
	OPEN SPACE & RECREATION		MINING CLAIM
	HIGHWAY		
	RAILWAY		









Mining information from DNRM current as of Sept 2003

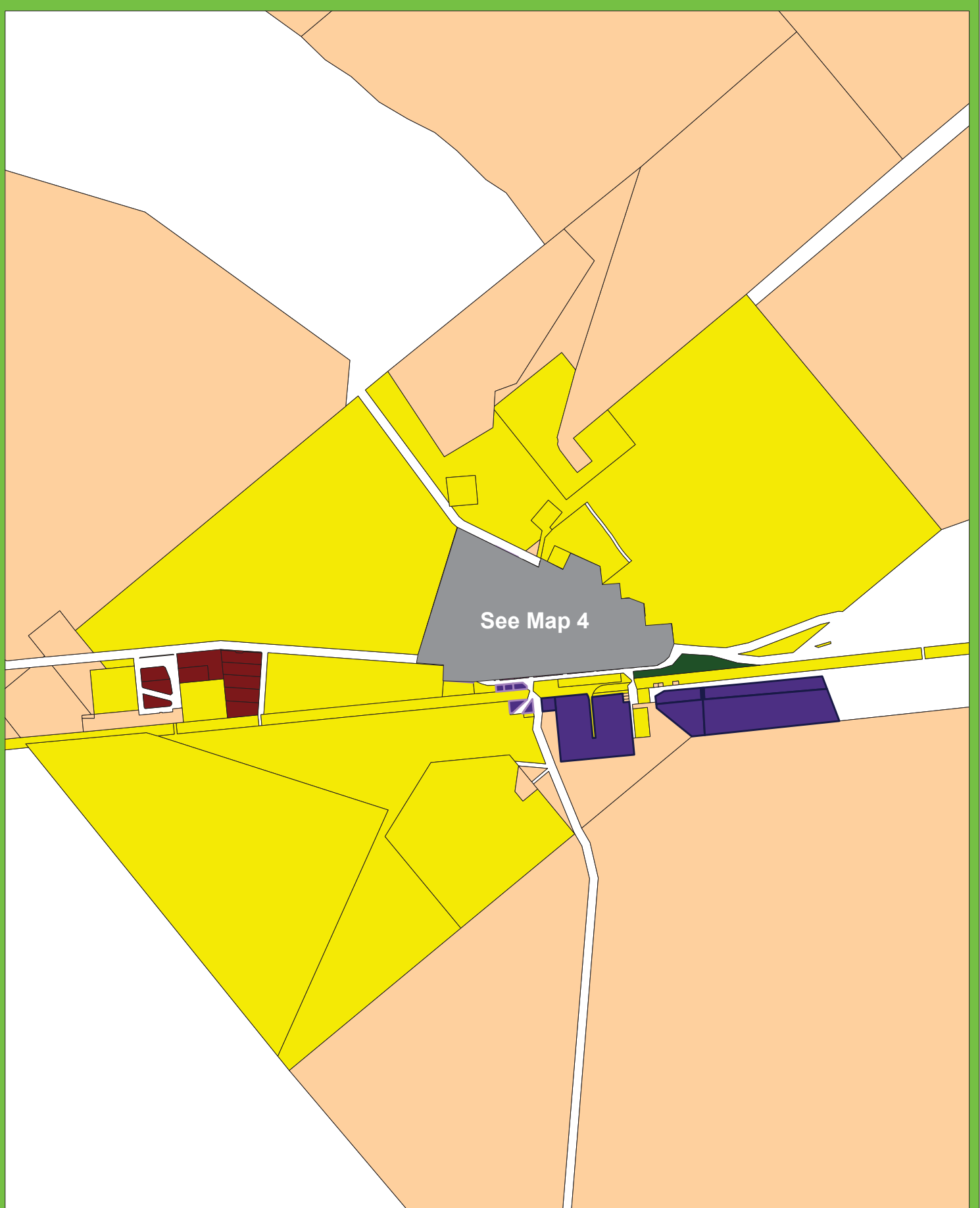


McKinlay Shire Council PLANNING SCHEME

Map 2 - Zone - Overall

LEGEND

	RESIDENTIAL		RURAL RESIDENTIAL
	COMMERCIAL		OPEN SPACE & RECREATION
	INDUSTRIAL		COMMUNITY PURPOSES
	RURAL		TOWNSHIP














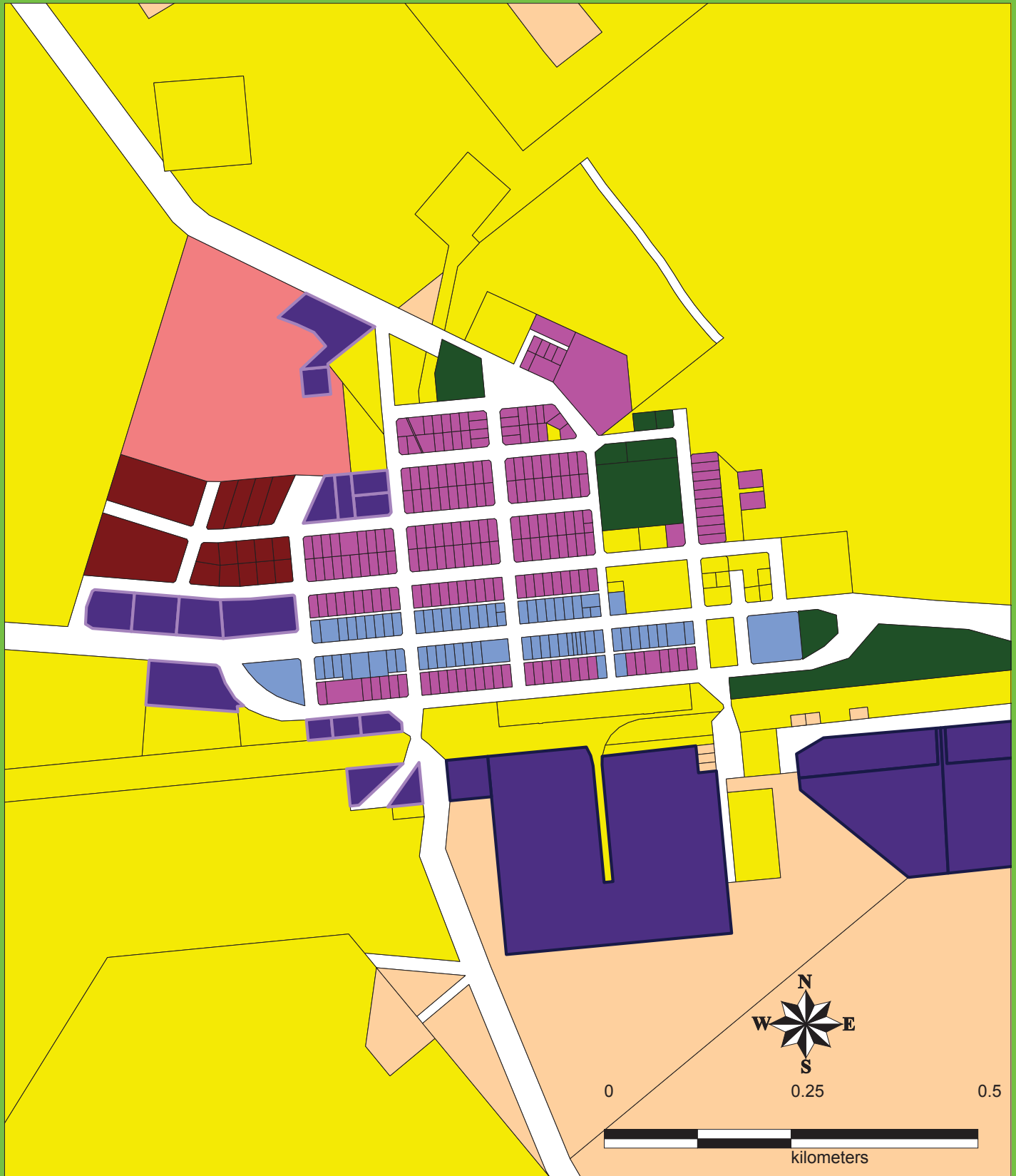
See Map 4



McKinlay Shire Council
 PLANNING SCHEME
 Map 3-Zone-Julia Creek












LEGEND

	RESIDENTIAL		RURAL
	COMMERCIAL		RURAL RESIDENTIAL
	INDUSTRY		OPEN SPACE & RECREATION
	General Industry Sub-Area		COMMUNITY PURPOSES
	Light & Service Industry Sub-Area		TOWNSHIP
			URBAN EXPANSION AREA



McKinlay Shire Council
 PLANNING SCHEME
 Map 4-Zone-Julia Creek Detail

LEGEND

- | | | | |
|---|-----------------------------------|---|-------------------------|
|  | RESIDENTIAL |  | RURAL |
|  | COMMERCIAL |  | RURAL RESIDENTIAL |
|  | INDUSTRY |  | OPEN SPACE & RECREATION |
|  | General Industry Sub-Area |  | COMMUNITY PURPOSES |
|  | Light & Service Industry Sub-Area |  | TOWNSHIP |
| | |  | URBAN EXPANSION AREA |

7 SCHEDULES

SCHEDULE 1 DEFINITIONS

Terms defined in the Integrated Planning Act have the same meaning as in the Integrated Planning Act.

Where any term used in this Planning Scheme is not herein defined but is defined in the Integrated Planning Act or a Local Law, or any other existing legislation, the term shall, for the purposes of this planning scheme, and unless the context otherwise indicates or requires, have the meaning assigned to it by the Integrated Planning Act, Local Law or any other existing legislation.

A. Administrative Definitions

Column 1 Administrative Term	Column 2 Definition
Act	Means the <i>Integrated Planning Act 1997</i> (IPA)
Agricultural Viability Report	Means a Plan prepared by a suitably qualified person that: <ul style="list-style-type: none"> - identifies the agricultural values on the site, confirming soil capabilities, services and situation for the intended use; - the availability of a sustainable water supply for the use; - development practices to sustain the use; - demonstration of compliance with separation distances outlined in Planning Guidelines – Separating Agricultural Land and Residential Uses (DNR&M/DLGP1997)
Assessment Category	Means the type of assessment identified for by the Planning Scheme as applicable to development in accordance with the <i>Integrated Planning Act</i> , chapter 3. <ul style="list-style-type: none"> (a) Exempt; (b) self-assessable; (c) assessable requiring code assessment – referred to in the Planning Scheme as code assessable; (d) assessable requiring impact assessment – referred to in the Planning Scheme as impact assessable.
Building Work	This term has the meaning given to it under the Act.
Commercial Development	Means activities that are intended to accommodate retail or commercial business activities including fast food store, market, medical centre, restaurant, service premises, shop , shopping centre and showroom
Community Development	Means activities that are intended to provide for a wide range of public uses and community infrastructure such as hospital, government services, major transport facilities and public recreational facilities
Council	Means the McKinlay Shire Council.
Development	Has the same meaning as the <i>Integrated Planning Act</i> .
Employee	Means a person working for another person or a business on a paid or voluntary basis.
Environmental Harm	Any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.
IDAS	Means the Integrated Development Assessment System, and has the same meaning as defined in the Integrated Planning Act.
Industrial Development	Means activities that have an industrial character or uses which service the needs of the surrounding community including general industry, light & service industry, noxious or hazardous industry, and transport depot.
Gross Floor Area	The total plan area of all floor levels in a building measured to the outside of the external walls. The term excludes: <ul style="list-style-type: none"> (a) private balconies, whether roofed or not; (b) any areas used for carparking that is ancillary to the use of premises; and (c) any areas used to house air-conditioning plants and equipment and the like.
IPA	Means the <i>Integrated Planning Act 1997</i> .
Material Change of Use	Has the same meaning as defined in the Integrated Planning Act.
Operational Work	Has the same meaning as defined in the Integrated Planning Act.
Original Ground Level	Means the natural ground level existing prior to any earthworks, site levelling and the like.
Overland Flow Path	Means the concentrated path taken by stormwater during rainfall events, whether the flow path is contained within an easement or not.
Local Area	Means an area, place or site that has special attributes and may: <ul style="list-style-type: none"> (a) be sensitive to effects of development; or (b) may constrain development due to an environmental hazard or the value of a resource.
Person	Has the same meaning as defined in the Integrated Planning Act.
Planning Scheme	Has the same meaning as defined in the Integrated Planning Act.
Premises	Means; <ul style="list-style-type: none"> (a) a building or other structure; or (b) land (whether or not a building or other structure is situated on the land).
Reconfiguring a Lot	Has the same meaning as defined in the Integrated Planning Act.

Road	Has the same meaning given to it in the <i>Transport Infrastructure Act 1994</i>
Rural Development	Means Abattoir, Agriculture, Animal Husbandry, Aquaculture, Dairy, Feedlot, Host Farm, Intensive Agriculture, Intensive Animal Husbandry, Piggery, Produce Store, Rural Accommodation Units, Stable, Stockyard,
Sensitive Receptor	Means a Child Care Centre, Dwelling House, Educational Establishment, Hospital, Multiple Dwelling, Place of Public Workshop.
Shire	Means the Shire of McKinlay.
Site Area	Means that part of a lot where development is proposed to occur or where a use is conducted or works are located.
Watercourse	A river creek or stream in which water flows permanently or intermittently: (a) in a natural channel, whether artificially improved or not; or (b) in an artificial channel that has changed the course of the watercourse. The term includes the bed and banks and any other element of a river, creek or stream confining or containing water.
Wetland	Areas of permanent or periodic/intermittent inundation, with water that is static or flowing fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed 6m. To be a wetland the area must have one or more of the following attributes: <ul style="list-style-type: none"> • at least periodically the land supports plants or animals that are adapted to and dependent on living in wet conditions for at least part of their life cycle, or • the substratum is predominantly undrained soils that are saturated, flooded or ponded long enough to develop anaerobic conditions in the upper layers, or • the substratum is not soil and is saturated with water, or covered by water at some time.

Development Definitions

Column 1 Use	Column 2 Definition	Column 3 Includes
Abattoir	Premises used to slaughter animals, including birds. It may include the processing animal products.	
Accommodation Building	Premises used for short or long term residential accommodation with shared amenities or facilities.	Backpacker's Accommodation (that is not self contained) Boarding House Guest House Hostel Lodging House
Advertising Device	Any structure, panel, device, hoarding, symbol, picture or object or any combination used for displaying an advertisement advertising activities, goods or services.	
Aged Persons' Accommodation	Premises used for the accommodation of aged or retired persons. The term includes integrated residential development of self contained Dwelling Units or Dwelling Units with shared amenities or facilities.	Retirement Village
Agriculture	Premises used: (a) to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf and vegetables; or (b) for on site handling, packing, processing or produce grown on the premises.	Horticulture Hydroponics Freshwater Aquaculture Viticulture
Animal Husbandry	Premises for the keeping, breeding or boarding of animals for commercial gain, in open paddocks or fields where those animals rely primarily on native or improved pasture or feed. The term does not include Intensive Animal Husbandry, Aquaculture and Stable as defined.	
Aquaculture (ponded)	Premises used to keep or breed aquatic animals, or cultivate or propagate aquatic plants for sale in structures or areas holding water formed by hollowing, excavating or embanking natural earthen surfaces.	
Aquaculture (tanked)	Premises used to keep or breed aquatic animals, or cultivate or propagate aquatic plants for sale in structures or areas not formed by hollowing, excavating or embanking natural earthen surfaces.	
Arts & Crafts Centre	Premises with a GLA that does not exceed 100m ² used.	
Bed and Breakfast Accommodation	A Dwelling House of up to three rooms of which are used by a resident to provide short term accommodation for persons away from their normal place of residence. The term does not include a Dwelling House that has self contained units.	
Brothel	This term has the meaning given to it under the Prostitution Act 1999.	
Building Work	This term has the meaning given to it under the Act.	
Carpark	Premises used for the parking of motor vehicles where the parking is not ancillary to some other approved use on the premises.	
Car Wash / Cleaning Station	Premises used for business of washing or cleaning vehicles where that use is not ancillary to some other approved use on the premises.	
Caravan Park	Premises used to allow accommodation in caravans, relocatable homes, cabins, tents and the like.	
Caretakers' Residence	A Dwelling Unit or Dwelling House on premises occupied by the supervisor of a building, plant or operation approved on the premises.	Manager's Residence
Cemetery	Premises used for the disposal of human remains by burial.	
Child Care Centre	Premises used to care for five or more children who are not permanently resident on the premises.	
Club House	Premises used by persons associated or by a body incorporated, for social, political, sporting, athletic or youth activities or other similar purpose where no part of such premises is specified as licensed premises.	

Community Care Centre	Premises used for the following purposes: (a) accommodation of persons with physical or mental disabilities; (b) social welfare accommodation; (c) respite centre; (d) where the premises are under the control of a resident supervisor	Halfway House Refuge
Community Infrastructure	Premises used for the purposes listed in Schedule 5 of the Act, excluding Educational Establishment, Hospital and Public Utility as separately defined.	
Crematorium	Premises used to cremate human remains.	
Dairy	Premises used for the keeping of goats, cattle or sheep at a density that exceeds 10 head per hectare.	
Display Home / Sales Office	The use of a building constructed as a Dwelling Unit or a Dwelling House for the purposes of display of residential premises to encourage people to buy or construct a similar Dwelling Unit or Dwelling House. It includes the use of the building to display premises offered as a prize.	
Dual Occupancy	Premises containing two separate Dwelling Units each for the exclusive residential use of one household.	
Dwelling House	A detached Dwelling Unit used for the exclusive residential use of one household.	
Educational Establishment	Premises used for education.	Business College Pre-School Primary School Secondary School Technical Institution Tertiary Institution University
Employee's Accommodation	Premises used for short or long term residential accommodation with shared amenities or facilities for a person working for another person or a business on a paid or voluntary basis.	
Extractive Industry	The extraction or removal of sand, gravel, rock, stone and similar substances that materially affects the premises or its use. It includes the treatment of any substance extracted or removed from the premises.	
Family Day Care Centre	A Dwelling House used for the minding and care of children in accordance with the requirements of the Child Care (Family Day Care) Regulation 1991.	
Fast Food Store	Premises used for the preparation and sale of food and drink for immediate consumption on, or off, the premises.	Drive Through Take Away Facility Outdoor Dining Take Away Food Premises
Feedlot	Premises used to keep and fatten animals, including birds, which are restrained by pens or enclosures and intensively fed.	
Function Room	Premises used, by arrangement, to cater for private functions and in which food and drinks may be served. It may include entertainment.	Conference Centre Reception Centre
Funeral Parlour	Premises used to arrange and conduct funerals, memorial services and the like. It includes the storage and preparation of human remains for burial or cremation.	
Garden Centre	Premises used for the display and retail sale of plants, whether or not the plants are grown on the premises, to be used for gardening or landscaping.	
General Industry	Premises used for Industry not being Light and Service Industry or Noxious or Hazardous Industry.	
Home Based Business	Premises used by persons resident upon a lot, for the conduct of a business, commercial or professional enterprise within the Dwelling House in the lot where the enterprise does not exceed 30m ² of the floor area of the Dwelling House.	Family Day Care Centre
Hospital	Premises used to provide health services (including preventative care, diagnosis, medical surgical treatment, rehabilitative care, or counselling) to persons admitted as in-patients. It may include the care and treatment of out-patients.	
Host Farm	A farm used to provide accommodation for persons, away from their normal place of residence, to experience farm living.	Farm Stay

Hotel	Premises used for the consumption of liquor on and off the premises. It may include short term accommodation, dining facilities, entertainment, dancing, amusement machines and gambling.	Outdoor Dining Tavern
Indoor Entertainment	Premises used for commercial entertainment or leisure that is conducted wholly or mainly indoors.	Amusement Machine Cinema Club Exhibition Night Club Theatre
Indoor Recreation	Premises used for indoor recreation, leisure or sports. The term does not include a clubhouse used in association with Community Purposes, Outdoor Recreation or Park.	Gyms Sports Centres Unlicensed Clubs
Intensive Agriculture	Premises used for the intensive production of crops, such as but not limited to cotton and horticulture, at rates of production beyond the natural capacity of the land where the land relies on the regular and systematic application of fertilisers and other chemicals. The term includes the establishment of any infrastructure necessary for the conduct of the use. The term does not include small scale agriculture conducted on premises or a site less than 2 hectares in area.	
Intensive Animal Husbandry	Premises used to keep or breed animals, including birds, by intensive feeding. It excludes supplementary or emergency feeding of animals during periods of drought.	Dairy Feedlot Piggery
Landscape Supplies	Premises used for the storage or sale of sand, soil and other landscaping materials. The term include the wholesale or retail sale of: (a) plants; (b) goods associated with the cultivation of plants; or (c) garden ornamentation, furniture or structures.	
Light and Service Industry	Premises used for Industry which is unlikely to: (a) cause nuisance or annoyance to persons or cause adverse environmental impacts to adjoining premises; (b) impose a load on a public utility greater than that which is required for the normal development of the locality in which the premises are located; and (c) create adverse traffic impacts on the road network in the locality of the premises.	Bookbinding Printing Repairing Furniture Shop Fitting Upholstery
Lockup Storage Units	Premises used for the storage of goods where such storage is not ancillary to an approved use of the premises.	
Low Impact Telecommunications Facilities	Premises used for the purpose of a facility designated under the Telecommunications Act 1997 as low impact.	
Market	Premises used for the sale of goods, including food stuffs, produce, and arts and crafts, from stalls.	
Medical Centre	Premises used to provide health services (including preventative care, diagnosis, medical surgical treatment, rehabilitative care or counselling) to out patients only.	
Mining Activity	This term has the meaning given to it under the Environmental Protection Act 1994.	
Motel	Premises used for accommodation in serviced rooms for persons away from their normal place of residence and where provision is made for the parking of guests' motor vehicles convenient to the rooms.	
Multiple Dwelling	Premises containing three or more separate Dwelling Units each for the exclusive residential use of one household. It includes both short term and long term residential use.	Backpackers' Accommodation (that is self contained) Flats Holiday Units Home Units Town Houses
Noxious or Hazardous Industry	Premises used for Industry which causes: (a) Adverse environmental impacts on adjoining premises; (b) Impose a load in public utility greater than that which is required for the normal development of	Abattoir Animal By-Products Manufacturing Chemical Manufacturing Explosive Manufacturing

	the locality in which the premises are located; and (c) Adverse traffic impacts on the road network in the locality of the premises.	Fertiliser Works Flammable Liquid Manufacturing or Storage Oxygen Works Paint Manufacturing Radioactive Materials, Works or Disposals
Operational Work	This term has the meaning given to it under the Act.	Advertising Device Excavating Extraction of Materials Filling Forest Practices Vegetation Clearing Water Operations
Outdoor Entertainment	Premises used for commercial entertainment or leisure that is conducted wholly or mainly outdoors.	Dive in Theatre Racing Track Racing Venue
Outdoor Recreation	Premises used for outdoor recreation, leisure or sports which is conducted wholly or mainly outdoors and open to members of the public, clubs, associations or other similar organisations.	Driving Range Golf Course Outdoor Tennis Court Sports Ground Swimming pool
Outside School Hours Care	Premises used for the minding and care of children aged between 5 and 13 between the hours of 6:00am to 8:30am and from 3:00pm to 6:00pm on school days, and is not associated with an Education Establishment.	
Park	Land held and used by the public for any of the purposes of recreation, aesthetic amenity, conservation or environmental protection.	
Piggery	Premises used for the keeping of 21 or more pigs at a density greater than 5 pigs per hectare.	
Place of Public Worship	Premises used for religious activities such as a church, mosque, synagogue and temple. It includes the use of the premises for: (a) religious instruction; (b) social or recreational activities of the religious organisation; and (c) residential use by persons employed by the religious organisation.	
Private Air Strip	Privately owned premises used for the landing and departure of aircraft. It includes facilities for the housing and maintenance of aircraft.	
Produce Store	Premises used for the sale of unprocessed rural produce and the sale of goods associated with Animal Husbandry and Agriculture.	
Railway Activities	Premises and activities undertaken for the purposes of planning, constructing, maintaining, or operating rolling stock, rail infrastructure and rail facilities including rail maintenance depots, rail workshops, and rail freight centres which are, or are to be, directly connected to an operationally integrated with rail transport infrastructure.	
Public Utility	Premises used for: - supply of water, electricity or gas; - provision of sewerage (excluding sewage treatment works or municipal water treatment plant); - underground Miscellaneous Transport Infrastructure.	
Relative's Apartment	Premises used for a small second Dwelling Unit associated with an existing or approved Dwelling House where the second Dwelling Unit: (a) is located on the same lot as the existing or approved Dwelling house; (b) does not exceed 70m ² gross floor area; (c) has no more than 2 bedrooms; and (d) does not cause the total Site Cover for the premises to exceed 50%.	
Restaurant	Premises used for the preparation and service of food and drink to be consumed on the premises. It includes the use of the premises for: (a) entertainment; or (b) supply of liquor for consumption on the premises.	Café Coffee Shop Outdoor Dining
Road	Has the same meaning as in the Integrated Planning Act 1997.	
Roadside Stall	Premises used for sale by retail of rural produce from	

	the land on which the stall is located where the floor area used does not exceed 30m ² .	
Rural Accommodation Units	Premises in the Rural Planning Area used for the residential accommodation of persons employed to assist in a commercial rural occupation on the premises.	
Sales or Hire Yard	Premises used for the display, hire, leasing of, (a) plant and equipment; (b) motor vehicles; (c) boats; (d) agricultural machinery; (e) trailers; or (f) any other transportable structure or thing.	
Service Premises	Premises used for business administration, banking or the carrying on of clerical, secretarial or professional services.	Banks Professional Offices
Service Station	Premises used for the retail sale of motor vehicle fuel from the bowsers. It may include the: (a) retail sale or hire of automotive products; (b) retail sale of food, drinks or convenience goods; (c) servicing or washing of motor vehicles; or (d) mechanical repairs of motor vehicles.	
Shop	Premises used for the retail sale, or display for sale, of goods to the public that is conducted by one occupier.	
Shopping Centre	Premises used wholly or predominantly for the sale of goods or services to the public in the form of an integrated development of more than one occupier. It may include the use of one or more of the following development: (a) Fast Food Store; (b) Medical Centre; (c) Restaurant; (d) Service Premises; (e) Shop; or (f) Showroom.	
Showroom	Premises used for the retail sale, hire or display for sale of bulky goods with a gross floor area of 200m ² or more.	
Stable	Premises used for the keeping, breeding, stabling or caring of horses other than at a level anticipated by the Intensive Animal Husbandry definition.	
State Controlled Road	Has the same meaning as in the Transport Infrastructure Act 1994.	
Stockyard	Premises used for the holding of livestock or the offering of livestock for sale.	
Storage Yard	Premises used for the storage of goods wholly or predominantly outdoors not associated with another approved use of the premises. It may include the wholesale of the goods stored on the premises.	Timber Yard
Telecommunications Facilities	This term has the meaning given to "Facility" under the Telecommunications Act 1997.	
Tourist Facility	Premises used for facilities and activities that accommodate and entertain tourists. The premises must be: (a) on an extensive land area; (b) include two or more buildings; (c) designed in an integrated way; and (d) be managed as one entity. It may include premises which are used as a Function Room or have permanent Residential Development.	Theme park Tourist Resort
Transit Centre	Premises used as a passenger terminal for land, sea or air transport.	Bus Station Ferry Terminal Heliport Railway Station
Transport Depot	Premises used for the storage, maintenance, service or garaging of more than one truck, bus, taxi or other commercial vehicle. It may include the use of premises as an operational base for fleet vehicles.	
Truck Depot	Premises used for the storage, maintenance and service of one truck in association with a dwelling house.	
Vehicle Repair Premises	This term has the meaning given to it under the Environmental Protection Act 1994.	Panel Beater Vehicle Spray Painters
Veterinary Clinic	Premises used for the treatment of domestic animals.	
Veterinary Hospital	Premises used for the treatment and hospitalisation of boarding of animals whilst receiving treatment.	
Warehouse	Premises used for the storage of goods, merchandise	

	or materials in a building or buildings. It may include the distribution and the wholesale selling of the goods, merchandise or materials.	
Wrecking / Salvage Yard	<p>Premises used to the collection, storage or dismantling or;</p> <p>(a) motor vehicles;</p> <p>(b) machinery;</p> <p>(c) building materials; or</p> <p>(d) any other goods or materials not noxious or hazardous.</p> <p>It may include the selling of parts or goods stored on the premises.</p>	Junk Yard

SCHEDULE 2 CONSTRUCTION STANDARDS FOR INFRASTRUCTURE WORKS

The construction standards for infrastructure works, including works for reconfiguring of a lot, in the local government area are the following:

- (a) **for roads and drainage:**
 - (i) Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings;

- (b) **for water supply:**
 - (i) Water Reticulation Code Of Australia (WSA03-1999); or
 - (ii) If the matter is not dealt with by WSA03-1999, the IPWEA Standard Drawings;

- (c) **for sewerage:**
 - (i) On-site sewerage code of the Plumbing & Drainage Act 2003; or
 - (ii) If the matter is not dealt with by the Code, the IPWEA Standard Drawings.

SCHEDULE 3**CARPARKING REQUIREMENTS****Car parking requirements**

Use	Parking requirements
Dwelling house	1 car park per dwelling
Multiple dwelling	1 car park per dwelling plus one car park per 3 dwellings for visitor car parking.
Commercial development	1 car park per 30 m ² of gross floor area, or part thereof.
Industrial development	1 car space per 2 employees, plus 1 car park per 30 m ² GFA of office or part thereof.
Community development	1 car park per 10 m ² of gross floor area or part thereof.

Servicing requirements

Use	Parking requirements
Commercial development	On-site manoeuvring for a small rigid van.
Industrial development	On-site manoeuvring for a semi-rigid van.

Disability requirements

Use	Parking requirements
Commercial development	Compliance with As1428 – Design for Access and Mobility
Industrial development	Compliance with As1428 – Design for Access and Mobility
Community Development	Compliance with As1428 – Design for Access and Mobility

SCHEDULE 4 SPECIES SUITABLE FOR LANDSCAPING

Natives		
Shrubs	Beaken species Bottlebrush – Callistemon species Eugenia Reinwardtiana Grevillia species Tuckeroo – Cupaniopsis Anacardioides Bat Wind Coral Treet – Erytherina Crista Gall Fiery Gum – Eucalyptus Phoenicea Eucalyptus Ptychocarpa Euodiella Muellerei Weeping Tea Tree – Leptospermum Longifloria	Golden Gem – Melaleuca species Blue Tongue – Meastoma Mock Orang – Murraya Paniculata Coondo – Mimusops Elengi Brown Pittosporum – Pittosporum Venulosum Peanut Treet – Sterculia Quadrifida Terminolia
Big Trees	Black Bean – Castanospermum Aestrale River Oak – Casuarina Cunninghamiana	Weeping Fig – Ficus Benajimina
Palms	Hydriastele Wendiandiana Cabbage Palm – Livistonia	Foxtail – Wodyetia Bifurcata Bamboo – Macarthurii Ptychosperma

Exotics		
Shrubs	Yesterday, Today, Tomorrow – Brunfelsia Pauciflora Powder Puff – Calliandra Croton – Codiaeum Veriegetum species Cordiline species Sheena's Gold – Duranta	Heliconia species Hibiscus species Ixora – Ixora species Bangkok Rose – Mussanenda Phillipica
Trees	Pride of India – Lagertroemia Gold Flame Tree – Peltophorum	Rose Apple – Syzgium species Pink Trumpet Silver Tree – Tabebuia species
Big Trees	Big: Tabebuia Bigger: Weeping Fig	Biggest: African Mahogany
Palms	Golden Cane – Chrysalidocarpus Lutescens Triangle – Neodypsis	Pritchardia species Rhaps Excelsa