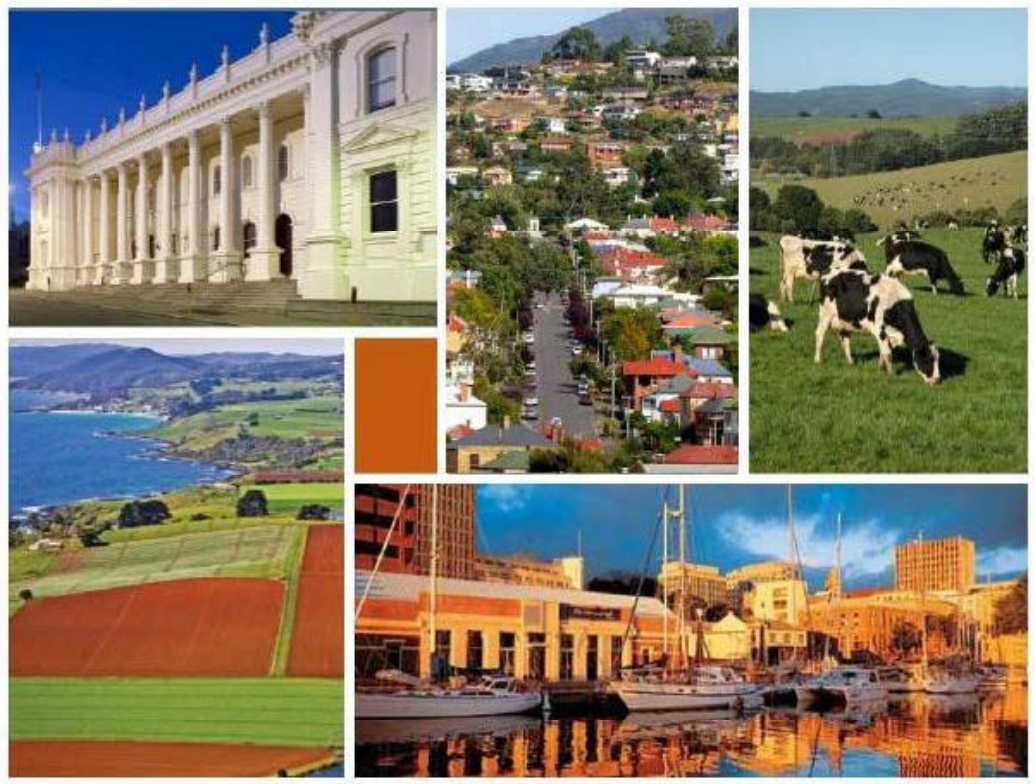
Tasmanian Planning Scheme



State Planning Provisions

State Planning Provisions - Version Control

Version No:	Effective Date:	Amendment No:	Description
1	2 March 2017		Original version of the SPPs made on 22 February 2017
2	19 April 2018	01-2017	Minor amendments not requiring public exhibition under section 30H(3) of the Act

Foreword

The Tasmanian Planning Scheme (TPS) sets out the requirements for use or development of land in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

The TPS comprises two parts:

the State Planning Provisions (SPPs) which includes the identification and purpose, the administrative requirements and processes, including exemptions from the planning scheme and general provisions that apply to all use and development irrespective of the zone, the zones with standard use and development provisions, and the codes with standard provisions; and

the Local Provisions Schedules (LPSs) that apply to each municipal area and include zone and overlay maps, local area objectives, code lists, particular purpose zones, specific area plans, and any site-specific qualifications.

The SPPs and the relevant LPS together form all of the planning provisions that apply to a municipal area (the local application of the TPS). These will be administered by planning authorities.

The SPPs also set out the requirements for the Local Provisions Schedules.

The provisions in the TPS should be read together with the Act.

The foreword, table of contents, headings and footnotes are not legally part of this planning scheme. They have been included to assist users' understanding of the planning scheme and its relationship with the Act. They are a guide only and do not cover all relevant law relating to the operation of planning schemes or the planning application and assessment process.

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Identification and Purpose of this Planning Scheme

1.0 Identification of this Planning Scheme

1.1 Planning Scheme Title

1.1.1 This planning scheme is called the Tasmanian Planning Scheme (TPS).

1.2 Composition of this Planning Scheme

1.2.1 This planning scheme consists of two parts: the State Planning Provisions (SPPs) and a Local Provisions Schedule (LPS) for each municipal area in Tasmania.

1.2.2 The SPPs include administration clauses, general provisions, use and development standards for zones and codes and LPS requirements.

1.2.3 The LPSs include the zone maps, overlay maps, local area objectives, particular purpose zones, specific area plans, site-specific qualifications and code lists for each municipal area in Tasmania.

1.2.4 The foreword, table of contents, headings and footnotes are not legally part of this planning scheme.

2.0 Planning Scheme Purpose

2.1 Purpose

2.1.1 The purpose of this planning scheme is to further the objectives of the Resource Management and Planning System and the planning process set out in Parts 1 and 2 of Schedule 1 of the Act and be consistent with State Policies in force under the *State Policies and Projects Act 1993* by:

(a) regulating or prohibiting the use or development of land; and

(b) making provisions for the use, development, protection and conservation of land.

Administration

3.0 Interpretation

3.1 Planning Terms and Definitions

3.1.1 Terms[1] in this planning scheme have their ordinary meaning unless they are defined in:

(a) the Act; or

(b) unless the contrary intention appears, are specifically defined in Table 3.1 or in a zone, code or specific area plan.

3.1.2 In this planning scheme, a reference to a Use Table is a reference to the Use Table in a zone or specific area plan.

3.1.3 The titles of use classes are listed and use classes are described in Table 6.2. Wherever used in this planning scheme, the use class titles are capitalised. Where a capitalised use class title is used, it is to be taken to refer to the use class listed and as described in Table 6.2, unless otherwise qualified or indicated.

Table 3.1 Planning Terms and Definitions

Term	Definition
Act	means the *Land Use Planning and Approvals Act 1993*.
access strip	means the narrow part of an internal lot to provide access to a road.
activity centre	means a place that provides a focus for retail, commercial, services, employment, and social interaction in cities and towns.
activity centre hierarchy	means the activity centre network or hierarchy referred to in a relevant regional land use strategy.
adjacent	means near to, and includes adjoining.
adjoining	means next to, or having a common boundary with.
adult entertainment venue	means the use of land for the purpose of providing forms of sexually explicit entertainment for adults only, and may include provision of food and drink.

[1] The Tasmanian Planning Scheme separately lists Use Classes in Table 6.2.

Term	Definition
adult sex product shop	means use of land to sell or hire sexually explicit material, including but not limited to: (a) publications classified as restricted under the *Classification (Publications, Films and Computer Games) Enforcement Act 1995*; and (b) materials and devices, other than contraceptives and medical treatments, used in conjunction with sexual behaviour.
agricultural land	means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.
agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding domestic animals and pets. It includes the handling, packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture and plantation forestry.
AHD	means the Australian Height Datum (Tasmania) being the vertical geodetic datum as described in Chapter 8 of the *Geocentric Datum of Australia Technical Manual version 2.4*.
amenity	means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.
amusement parlour	means use of land for a building that contains one or more of the following: (a) 3 or more coin, card, or token operated amusement machines; (b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by 3 or more people simultaneously; (c) 2 or more coin, card, or token operated billiard, snooker, or pool tables; or (d) the conduct of laser games or similar. It does not include gambling machines or premises included in the Hotel Industry Use Class.
animal pound	means use of land for an enclosure for confining stray or homeless animals or animals impounded by a council.
animal saleyard	means use of land to buy and sell farm animals, and hold such animals for purchase or sale.
annual exceedance probability	means the probability of an event with a certain magnitude being exceeded in any one year.

Term	Definition
applicable standard	means as defined in subclause 5.6.2 of this planning scheme.
application	means an application for a permit made under this planning scheme.
aquaculture	means use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.
art and craft centre	means use of land to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings and sculpture.
arterial road	means a road that predominantly carries through traffic from one region to another, forming principal avenues of travel for traffic movements.
assisted housing	means housing provided by an organisation for higher needs tenants or residents, including those with physical or intellectual disabilities, and may include associated support services.
basement	means a storey either below finished ground level or that projects not more than 1m above finished ground level.
boarding house	means use of land for a dwelling in which lodgers rent one or more rooms, generally for extended periods, and some parts of the dwelling are shared by all lodgers.
boat and caravan storage	means use of land to store boats, caravans, vehicle-towed boat trailers or the like.
building	means as defined in the Act.
building area	means any area shown on a plan to indicate where all buildings will be located on a lot.
building envelope	means the three-dimensional space within which buildings are to occur.
building height	means the vertical distance from existing ground level at any point to the uppermost part of a building directly above that point, excluding protrusions such as aerials, antennae, solar panels, chimneys and vents.
building line	means a line drawn parallel to a frontage along the front facade of a building or through the point of a building closest to the frontage, excluding protrusions.
camping and caravan park	means use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.

Term	Definition
clearance and conversion	means as defined in the *Forest Practices Act 1985*.
cidery	means use of land for the manufacture of cider products and if land is so used, includes the display and sale of cider products, and the preparation and sale of food and drink for consumption on the premises.
cinema	means use of land to display films, videos or other moving images to persons for reward.
coastal protection works	means structures or works aimed at protecting land, property and human life from adverse impacts caused by erosion or inundation in the coastal zone.
coastal zone	means as described in section 5 of the *State Coastal Policy Validation Act 2003.*
collector road	means a non-arterial road that collects and distributes traffic in an area as well as serving abutting property.
communal residence	means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building such as a boarding house, residential college and residential care facility.
consulting room	means use of land for services provided by a health or other therapies practitioner, other than services provided by a medical centre.
controlled environment agriculture	means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth medium such as greenhouses, polythene covered structures, and hydroponic facilities.
council	means as defined in the Act.
crop production	means use of land to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, and vegetables.
day respite centre	means use of land for day time respite care for the sick, aged or persons with disabilities.
declared weed	means as defined in the *Weed Management Act 1999*.
demolition	means the destruction or removal of any building or works in whole or in part other than by accident.
development	means as defined in the Act.

Term	Definition
development area	means the area of land occupied by development including its yard, outbuildings, vehicle parking, driveways, storage areas, landscaping and wastewater disposal areas.
dwelling	means a building, or part of a building, used as a self-contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
effective date	means the date on which the Local Provisions Schedule came into effect in the municipal area.
employment training centre	means use of land to provide education and training to jobseekers and unemployed persons.
environmental harm	means the same as is described in the *Environmental Management and Pollution Control Act 1994*.
environmental nuisance	means as defined in the *Environmental Management and Pollution Control Act 1994*.
existing ground level	when used in respect of a development, means the level of a site at any point existing at the effective date.
finished ground level	when used in respect of a development, means the level of a site at any point after the development has been completed.
forest operations	means as defined in the *Forest Management Act 2013*.
forest practices	means as defined in the *Forest Practices Act 1985*.
forest practices plan	means a forest practices plan certified under the *Forest Practices Act 1985.*
frontage	means a boundary of a lot which abuts a road.
full water supply service	means a potable water supply, from a reticulated network, that meets the minimum flow requirement.
function centre	means use of land, by arrangement, to cater for functions, and in which food and drink may be served. It may include entertainment and dancing.
funeral parlour	means use of land to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.
gross floor area	means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.

Term	Definition
habitable building	means a building of Class 1 – 9 of the *Building Code of Australia* with the exception of Class 7a buildings.
habitable room	means any room of a habitable building other than a room used, or intended to be used, for a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room, service or utility room, or other space of a specialised nature occupied neither frequently nor for extended periods.
hazardous chemical of a manifest quantity	means a hazardous chemical, as defined in the *Work Health and Safety Regulations 2012*, if the amount of hazardous chemical stored exceeds the manifest quantity as specified under the *Work Health and Safety Regulations 2012*.[2]
home-based business	means use of part of a dwelling by a resident for non-residential purposes if: (a) the person conducting the business normally uses the dwelling as their principal place of residence; (b) it does not involve employment of more than 2 workers on-site who do not reside at the dwelling; (c) any load on a utility is no more than for a domestic use; (d) there is no activity that causes electrical interference to use on other land; (e) there is no storage of hazardous material on site; (f) the display of goods for sale are not visible from any road or public open space adjoining the site; (g) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m^2 in area; (h) there is, on the site, no refuelling, servicing, detailing or repair of vehicles not owned by a resident; (i) no more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and (j) all vehicles used by the business are parked on the site.
home-based child care	means use of a dwelling to mind or care for children for a day or part of a day, by one or more persons residing in the dwelling.
hostel	means a supervised place of accommodation, usually supplying board and lodging for students or the like.
hours of operation	means the hours that a use is open to the public or conducting activities related to the use, not including routine activities normally associated with opening and closing or office and administrative tasks.

[2] It will be necessary to refer to the relevant Safety Datasheet.

Term	Definition
intensive animal husbandry	means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a feedlot, poultry farm or piggery.
internal lot	means a lot: (a) lying predominantly behind another lot; and (b) having access to a road by an access strip, private road or right of way.
irrigation district	means an area of land appointed as an irrigation district under Part 9 of the *Water Management Act 1999.*
junction	means an intersection between two or more roads at a common level, including the intersections of on and off ramps, and grade-separated roads.
land	means as defined in the Act.
land filling	means any change to the existing ground level of land by placement of any fill material, excluding refuse disposal, whether sourced from the land or elsewhere.
landscaping treatment	means an area of a site containing plants, placed to enhance the streetscape and be complementary to the scale of development on the site, including car parking, storage and buildings.
level 2 activity	means as defined in the *Environmental Management and Pollution Control Act 1994.*
level crossing	means as defined in section 35 of the *Rail Infrastructure Act 2007*.
limited water supply service	means a water supply service other than a full water supply service.
liquid fuel depot	means use of land for the storage, wholesale and distribution of liquid fuel.
local shop	means the use of land for the sale of grocery or convenience items if the gross floor area is not more than 200m².
lot	means a piece or parcel of land where there is only one title other than a lot within the meaning of the *Strata Titles Act 1998*.
major sporting facility	means a sporting facility providing for national standard sporting competition with associated spectator facilities.
managing authority	means a managing authority under section 12G of *Crown Lands Act 1976 or* section 29 of the *National Parks and Reserves Management Act 2002.*

Term	Definition
marina	means use of land to moor boats, or store boats above or adjacent to the water. It includes boat recovery facilities, facilities to repair, fuel, and maintain boats and boat accessories, and may include boat sales.
marine farming shore facility	means use of land to provide on shore support infrastructure and facilities for off-shore aquaculture but does not include the processing of fish or other marine organisms.
market	means use of land to sell goods, including but not limited to foodstuffs, from stalls.
medical centre	means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.
mezzanine	means an intermediate floor within a room.
minimum flow requirement	means the minimum flow rate as defined in a price and service plan that is in effect and made in accordance with the *Water and Sewerage Industry Act 2008.*
mining lease	means as defined in the *Mineral Resources Development Act 1995*.
minor utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water and sewer pipes, retention basin, telecommunication lines, gas pipelines or electricity substations and power lines up to but not exceeding 110kV.
motel	means use of land to provide accommodation in serviced rooms for persons away from their normal place of residence, if provision is made for parking of guests' vehicles near to their rooms.
motor repairs	means use of land for the business of repairing or servicing motor vehicles, motors and includes the fitting of motor accessories.
motor vehicle, boat or caravan sales	means use of land to sell or hire motor vehicles, boats, or caravans. It includes the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories for motor vehicles, boats or caravans.
multiple dwellings	means 2 or more dwellings on a site.
museum	means use of land to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other similar works or artefacts.
native vegetation	means plants that are indigenous to Tasmania including trees, shrubs, herbs and grasses that have not been planted for domestic or commercial purposes.
neighbourhood centre	means the use of land for a facility providing community and social services for the surrounding area.

Term	Definition
office	means use of land for administration, clerical, technical, professional, business or other similar activities.
outbuilding	means a non-habitable detached building of Class 10a of the *Building Code of Australia* and includes a garage, carport or shed.
outdoor recreation facility	means use of land for outdoor leisure, recreation, or sport.
overnight camping area	means the use of land which is open to public use for holiday and recreational purposes, involving primarily the setting up and use of tents for overnight accommodation.
panel beating	means use of land for the business of repairing or replacing damaged motor vehicle bodies and panels, and carrying out any associated mechanical work or spray painting.
permit	means as defined in the Act.
planning authority	means the council responsible for administering this planning scheme in its municipal area.
plantation forestry	means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.
potable water supply	means a water supply that meets the requirements of the *Public Health Act 1997*, including any delegated legislation or guidelines.
primary frontage	means: (a) if there is only a single frontage, the frontage; or (b) if there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.
primary produce sales	means use of land to sell unprocessed primary produce grown on the land or adjacent land.
prime agricultural land	means agricultural land classified as class 1, 2 or 3 land using the class definitions and methodology from the *Land Capability Handbook, Guidelines for Classification of Agricultural Land in Tasmania, 2nd edition, 1999*.

Term	Definition
private garden	means land adjacent to a dwelling that has been modified with landscaping or vegetation, including ornamental or edible plants, or the like.
private open space	means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling, excluding areas proposed or approved for vehicle access or vehicle parking.
proclaimed wharf area	means as defined in the Act.
protrusion	means a protrusion from a building such as awnings, steps, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services.
public art gallery	means use of land to display works of art including ceramics, furniture, glass, paintings, sculptures and textiles, which land is maintained at the public expense, under public control and open to the public generally.
public holiday	means a statutory holiday as defined in the *Statutory Holidays Act 2000*.
public land	means land owned or managed by the Crown, a State authority or a council.
public open space	means land for public recreation or public gardens or for similar purposes.
public stormwater system	means as defined in the *Urban Drainage Act 2013*.
rail authority	means the agency, authority or business enterprise which has responsibility for rail infrastructure in Tasmania.
railway	means as defined in the *Rail Infrastructure Act 2007*.
refuse disposal	means use of land to dispose of refuse.
regional land use strategy	means as defined in the Act.
regulated entity	means as defined in the *Water and Sewerage Industry Act 2008*.
remand centre	means use of land for an institution to which accused persons are sent for detention while awaiting appearance before a court.
reserve management plan	means a management plan prepared under the *National Parks and Reserves Management Act 2002*, the *Wellington Park Act 1993* or the *Living Marine Resources Act 1995*, or any management plan approved under the *Crown Lands Act 1976*.

Term	Definition
residential care facility	means use of land for accommodation and personal or nursing care. It includes recreational, health or laundry facilities and services for residents of the facility.
residential support service	means a centre, where services are provided by government or other community organisations, in the provision of residential accommodation.
respite centre	means use of land for respite care for the sick, aged or persons with disabilities.
retirement village	means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.
road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.
road authority	means for State highways or subsidiary roads, within the meaning of the *Roads and Jetties Act 1935*, and bridges declared under section 23 of the *Local Government (Highways) Act 1982*, the Minister administering those Acts and in relation to all other roads, the council having the control of such roads pursuant to the *Local Government (Highways) Act 1982*.
scrap yard	means use of land where disused vehicles, materials and machinery or parts are collected and either sold or prepared for being used again, and includes the use or onselling of scrap materials.
sealed plan	means as defined in the *Local Government (Building and Miscellaneous Provisions) Act 1993.*
secondary residence	means an additional residence which is self-contained and: (a) has a gross floor area not more than 60m^2; (b) is appurtenant to a single dwelling; (c) shares with the single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters; and (d) may include laundry facilities.
self storage	means use of land to store goods in individual enclosed compartments.
sensitive use	means a residential use or a use involving the presence of people for extended periods except in the course of their employment such as a caravan park, childcare centre, dwelling, hospital or school.

Term	Definition
service station	means use of land to sell motor vehicle fuel from bowsers, and vehicle lubricants and if such use is made of the land, includes: (a) selling or installing motor vehicle accessories or parts; (b) selling of food, drinks and other convenience items; (c) hiring of trailers; and (d) servicing or washing motor vehicles.
setback	means the distance from any lot boundary to a building on the lot.
shipping container storage	means use of land to store shipping containers and if such use is made of the land, includes the cleaning, repair, servicing, painting or fumigation of the shipping containers.
sign	means a device, structure, depiction, or the like, that is intended to give information, advertise or attract attention to a place, product, service or event.
single dwelling	means a dwelling on a lot on which no other dwelling, other than a secondary residence, is situated.
site	means the lot or lots on which a use or development is located or proposed to be located.
site area per dwelling	means the area of a site, excluding any access strip, divided by the number of dwellings on that site.
site coverage	means the proportion of a site, excluding any access strip, covered by roofed buildings.
skyline	means a line along the top of a hill or mountain that forms an outline against the sky.
solar energy installation	means a solar panel, evacuated tube solar collectors, or the like.
solid fuel depot	means use of land to sell solid fuel, such as briquettes, coal, and firewood.
standard	means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.
State authority	means as defined in the Act.

Term	Definition
State-reserved land	means: (a) land owned by the Crown or a State authority and reserved for any purpose under the *Nature Conservation Act 2002*, or the *Crown Lands Act 1976*; or (b) fee simple land reserved for any purpose under the *Nature Conservation Act 2002* where the Director of Parks and Wildlife is the managing authority.
State waters	means as defined in section 5 of the *Living Marine Resources Management Act 1995*.
storey	means that part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the ceiling.
streetscape	means the visual quality of a street depicted by road width, street planting, characteristics and features, public utilities constructed within the road reserve, the setback of buildings and structures from the property boundaries, the quality, scale, bulk and design of buildings and structures fronting the road reserve. For the purposes of determining streetscape for a particular site, the above matters are relevant when viewed from either side of the same street within 100m of each side boundary of the site.
subdivide	means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by: (a) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building; (b) a lease of airspace around or above a building; (c) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years; (d) the creation of a lot on a strata scheme or a staged development scheme under the *Strata Titles Act 1998*; or (e) an order adhering existing parcels of land.
subdivision	means the act of subdividing or the lot subject to an act of subdividing.
suitably qualified person	means a person who can adequately demonstrate relevant tertiary qualifications (or equivalent) and experience in a recognised field of knowledge, expertise or practice with direct relevance to the matter under consideration.
take away food premises	means use of land to prepare and sell food and drink primarily for immediate consumption off the premises.
threatened native vegetation community	means as defined under the *Nature Conservation Act 2002*.

Term	Definition
tolerable risk	means the lowest level of likely risk from the relevant hazard: (a) to secure the benefits of a use or development in a relevant hazard area; and (b) which can be managed through: (i) routine regulatory measures; or (ii) by specific hazard management measures for the intended life of each use or development.
turf growing	means use of land for growing grass which is cut into sods or rolls containing the roots and some soil for direct transplanting.
use	means as defined in the Act.
vehicle crossing	means a driveway for vehicular traffic to enter or leave a road carriageway from land adjoining a road.
vehicular access	means land over which a vehicle enters or leaves a road from land adjoining a road.
veterinary centre	means land used to: (a) diagnose animal diseases or disorders; (b) surgically or medically treat animals; or (c) prevent animal diseases or disorders, and includes keeping animals on the premises for those purposes.
visitor centre	means land used for the principal purpose of providing information to tourists and may include incidental retail sales and supplementary services to tourism.
wall height	means the vertical distance from existing ground level immediately below the wall to the uppermost part of the wall excluding any roof element.
waste transfer station	means use of land to receive and temporarily store waste before it is removed elsewhere.
watercourse	means a defined channel with a natural or modified bed and banks that carries surface water flows.
wetland	means a depression in the land, or an area of poor drainage, that holds water derived from ground water and surface water runoff and supports plants adapted to partial or full inundation and includes an artificial wetland.
winery	means use of land for the manufacture of vineyard products and if land is so used, includes the display and sale of vineyard products, and the preparation and sale of food and drink for consumption on the premises.
works	means as defined in the Act.

4.0 Exemptions

4.0.1 Use or development listed in Tables 4.1 – 4.6 is exempt from requiring a permit provided it meets the corresponding requirements.

4.0.2 Use or development which, under the provisions of the Act, including sections 12(1) - (4), a planning scheme is not to prevent, does not require a permit.

4.0.3 Excluding the exemption for emergency works at 4.3.1, in the coastal zone, no development listed in Tables 4.2 - 4.6 is exempt from this planning scheme if it is to be undertaken on actively mobile landforms as referred to in clause 1.4 of the Tasmanian *State Coastal Policy 1996*. Any development on actively mobile landforms in the coastal zone must comply with the requirements of the Coastal Erosion Hazard Code.

Table 4.1 Exempt uses

	Use	**Requirements**
4.1.1	bee keeping	The use of land for bee keeping.
4.1.2	occasional use	If for infrequent or irregular sporting, social or cultural events.
4.1.3	home-based child care	If: (a) the person conducting the home-based child care normally uses the dwelling as their principal place of residence; (b) it does not involve employment of persons other than a resident; and (c) there are no more than 6 non-resident children for child care per day.
4.1.4	home occupation	If: (a) not more than 40m^2 of gross floor area of the dwelling is used for non-residential purposes; (b) the person conducting the home occupation normally uses the dwelling as their principal place of residence; (c) it does not involve employment of persons other than a resident; (d) any load on a utility is no more than for a domestic use; (e) there is no activity that causes electrical interference to other land; (f) it does not involve display of goods for sale that are visible from any road or public open space adjoining the site; (g) it involves no more than 1 advertising sign (that must be non-illuminated) and not more than 0.2m^2 in area; (h) it does not involve refuelling, servicing, detailing or repair of vehicles not owned by the resident on the site; (i) no more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and

	Use	Requirements
		(j) any vehicle used solely for non-residential purposes must be parked on the site.
4.1.5	markets	If on public land.
4.1.6	Visitor Accommodation in a dwelling (including a secondary residence)	If: (a) the dwelling is used by the owner or occupier as their main place of residence, and only let while the owner or occupier is on vacation; or (b) the dwelling is used by the owner or occupier as their main place of residence, and visitors are accommodated in not more than 4 bedrooms.

Table 4.2 Exempt infrastructure use or development

	Use or development	Requirements
4.2.1	dam construction works	Works that are directly associated with construction of a dam approved under the *Water Management Act 1999*, including the construction of vehicular access, vegetation removal and bulk soil excavations, are exempt if contained on the same site as the dam.
4.2.2	stormwater infrastructure	Provision, removal, maintenance and repair of pipes, open drains and pump stations for the reticulation or removal of stormwater by, or on behalf of, the Crown, a council or a State authority unless the Landslip Hazard Code applies and requires a permit for the use or development.
4.2.3	irrigation pipes	If for the laying or installation of irrigation pipes in the Rural Zone or Agriculture Zone that are directly associated with an agricultural use, provided no pipes are located within a wetland, unless the Landslip Hazard Code applies and requires a permit for the use or development.
4.2.4	road works	Maintenance and repair of roads and upgrading by or on behalf of the road authority which may extend up to 3m outside the road reserve including: (a) widening or narrowing of existing carriageways; (b) making, placing or upgrading kerbs, gutters, footpaths, shoulders, roadsides, traffic control devices, line markings, street lighting, safety barriers, signs, fencing and landscaping, unless the Local Historic Heritage Code applies and requires a permit for the use or development; or (c) repair of bridges, or replacement of bridges of similar size in the same or adjacent location.
4.2.5	vehicle crossings, junctions and level crossings	If: (a) development of a vehicle crossing, junction or level crossing: (i) by the road or rail authority; or (ii) in accordance with the written consent of the relevant

	Use	Requirements
		road or rail authority; or (b) use of a vehicle crossing, junction or level crossing by a road or railway authority.
	Use or development	**Requirements**
4.2.6	minor communications infrastructure	If: (a) development of low impact facilities as defined in Parts 2 and 3 of the *Telecommunications (Low-Impact Facilities) Determination 1997*; (b) works involved in the inspection of land to identify suitability for telecommunications infrastructure; (c) development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority; (d) works involved in the maintenance of telecommunication infrastructure; (e) works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the *Telecommunications Act 1997*; (f) feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles; (g) the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks; or (h) works involved in the installation, for purposes in connection with the installation of the National Broadband Network, of a: (i) galvanised steel service pole, no more than 6.6m in height above existing ground level, and 0.2m in diameter; or (ii) timber service pole, no more than 10.2m in height above existing ground level, and 0.42m in diameter, unless the Safeguarding of Airports Code applies and requires a permit for the use or development.
4.2.7	minor infrastructure	Provision, maintenance and modification of footpaths, cycle paths, playground equipment, seating, shelters, bus stops and bus shelters, street lighting, telephone booths, public toilets, post boxes, cycle racks, fire hydrants, drinking fountains, rubbish bins, public art, and the like by, or on behalf of, the Crown, a council or a State authority.
4.2.8	navigation aids	Provision, maintenance and modification of any sort of marker which aids in navigation of nautical or aviation craft such as lighthouses, buoys, fog signals, landing lights, beacons, and the like, unless the Safeguarding of Airports Code applies and requires a permit for the use or development.
4.2.9	electric car rechargers	Provision and maintenance if in a car park.

Table 4.3 Exempt building and works

	Use or development	Requirements
4.3.1	emergency works	Urgent works to protect property, public safety or the environment in an emergency situation, that are required or authorised by or on behalf of the Crown, a council or a State authority.
4.3.2	internal building and works	All internal building and works.[1]
4.3.3	maintenance and repair	If for maintenance and repair of buildings.[2]
4.3.4	minor alterations	If for minor alterations of buildings, such as re-cladding, re-roofing and replacing windows and doors without enlargement or extension, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.3.5	temporary buildings or works	If: (a) to facilitate development for which a permit has been granted or for which no permit is required or for an occasional use that is exempt under this clause; (b) not occupied for Residential use; and (c) removed within 14 days of completion of development or occasional use.
4.3.6	unroofed decks	If: (a) not attached to or abutting a habitable building; and (b) the floor level is less than 1m above existing ground level, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.3.7	outbuildings	Outbuildings if: (a) there are not more than 2 on a lot with: (i) a gross floor area not more than 10m^2; (ii) no side is more than 3.2m; and (iii) building height is not more than 2.4m; (b) there are not more than 1 on a lot with: (i) a gross floor area not more than 18m^2; (ii) a roof span not more than 3m; (iii) building height is not more than 2.4m; (iv) a distance of not less than 0.9m from a building; (v) a setback of not less than 0.9m; (vi) no change in existing ground level as a result of cut or fill of more than 0.5m; and (c) not between a frontage and the building line or on a lot with

[1] Internal building and works to places entered on the Tasmanian Heritage Register may still require heritage approval under the *Historic Cultural Heritage Act 1995*.

[2] Section 12(1)(b) of the Act also applies.

		no buildings, not less than the relevant setback from a frontage, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.3.8	outbuildings in Rural Living Zone, Rural Zone or Agriculture Zone	Outbuildings located in the Rural Living Zone, Rural Zone or Agriculture Zone if: (a) an outbuilding exempt under clause 4.3.7*;* or (b) the outbuilding is associated with an existing dwelling and the: (i) total gross floor area of all outbuildings on the lot is not more 108m^2; (ii) setback is no less than the relevant Acceptable Solution requirement, or located no closer to a property boundary than an existing dwelling or any outbuilding on the site whichever is the lesser; and (iii) building height is not more than 6m and wall height is not more than 4m, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.3.9	agricultural buildings and works in the Rural Zone or Agriculture Zone	Located in the Rural Zone or Agriculture Zone, if: (a) buildings or works, excluding a dwelling, are directly associated with, and a subservient part of, an agricultural use; (b) on prime agricultural land only if not for plantation forestry and: (i) it is directly associated with an agricultural use dependent on the soils as a growth medium; or (ii) it is conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium; (c) individual buildings are not more than 200m^2 in gross floor area; (d) building height does not exceed 12m; and (e) buildings have a setback of not less than 5m from all property boundaries, unless the Local Historic Heritage Code, or the Scenic Protection Code, applies and requires a permit for the use or development.
4.3.10	demolition of exempt buildings	Demolition of buildings for which the construction would be exempt under Tables 4.2 – 4.6, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.3.11	garden structures	Garden structures, such as a pergola, garden arch, trellis or frame, if: (a) the total area is no greater than 20m^2; (b) the height is no more than 3m above ground level; and (c) it is uncovered or covered by an open-weave permeable material that allows water through, unless the Local Historic Heritage Code applies and requires a permit for the use or development.

Table 4.4 Vegetation exemptions

	Use or development	Requirements
4.4.1	vegetation removal for safety or in accordance with other Acts	If for: (a) clearance and conversion of a threatened native vegetation community, or the disturbance of a vegetation community, in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development; (b) harvesting of timber or the clearing of trees, or the clearance and conversion of a threatened native vegetation community, on any land to enable the construction and maintenance of electricity infrastructure in accordance with the *Forest Practices Regulations 2007*; (c) fire hazard management in accordance with a bushfire hazard management plan approved as part of a use or development; (d) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*; (e) fire hazard management works necessary to protect existing assets and ensure public safety in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania, the Parks and Wildlife Service, or council; (f) clearance within 2m of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities, for maintenance, repair and protection; (g) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building; or (h) within 1.5m of a lot boundary for the purpose of erecting or maintaining a boundary fence, or within 3m of a lot boundary in the Rural Zone and Agriculture Zone.
4.4.2	landscaping and vegetation management	Landscaping and vegetation management within a private garden, public garden or park, or within State-reserved land or a council reserve, if: (a) the vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant; or (b) the vegetation is not specifically listed and described as part of a Local Heritage Place or a significant tree in the relevant Local Provisions Schedule, unless the management is incidental to the general maintenance.

	Use or development	Requirements
4.4.3	vegetation rehabilitation works	The planting, clearing or modification of vegetation for: (a) soil conservation or rehabilitation works including Landcare activities and the like, provided that ground cover is maintained and erosion is managed; (b) the removal or destruction of declared weeds or environmental weeds listed under a strategy or management plan approved by a council; (c) water quality protection or stream bank stabilisation works approved by the relevant State authority or a council; (d) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan or the like, provided the agreement or plan has been endorsed or approved by the relevant State authority or a council; or (e) the implementation of a mining and rehabilitation plan approved under the terms of a permit, an Environment Protection Notice, or rehabilitation works approved under the *Mineral Resources Development Act 1995*.

Table 4.5 Renewable energy exemptions

	Use or development	Requirements
4.5.1	ground mounted solar energy installations	If covering an area of not more than 18m^2, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.5.2	roof mounted solar energy installations	Unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.5.3	wind turbines	If: (a) one wind turbine per lot; (b) no part of the structure is closer to a frontage than any other existing building, excluding a fence, on the lot; (c) no part of the structure is within 15m of a side or rear boundary; (d) the height of the structure excluding blades above existing ground level is no higher than: (i) 20m in the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone, Port and Marine Zone or Utilities Zone; or (ii) 12m in any other zone; and (e) if adjoining a sensitive use, no part of the structure is closer to a boundary of a sensitive use on another lot than: (i) 60m if the wind turbine has an energy generation potential of 10kW or less; or (ii) 250m if the wind turbine has an energy generation potential of more than 10kW, unless the Electricity Transmission Infrastructure Protection Code, Local Historic Heritage Code, Attenuation Code, Landslip Hazard Code, or Safeguarding of Airports Code applies and requires a permit for the use or development.

Table 4.6 Miscellaneous exemptions

	Use or development	Requirements
4.6.1	signs	Unless: (a) the Signs Code; or (b) the Local Historic Heritage Code, applies and requires a permit for the use or development.
4.6.2	use or development in a road reserve or on public land	If: (a) for outdoor dining facilities, signboards, roadside vendors and stalls on a road that is managed by a relevant council; or (b) a community garden on public land used for growing vegetables, fruit or ornamentals.
4.6.3	fences within 4.5m of a frontage	Fences (including free-standing walls) within 4.5m of a frontage, if located in: (a) the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone, Commercial Zone or any particular purpose zone, and if not more than a height of: (i) 1.2m above existing ground level if the fence is solid; or (ii) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights); (b) the Utilities Zone and adjoining a property in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone and if not more than a height of: (i) 1.2m above existing ground level if the fence is solid; or (ii) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights); or (c) any other zone, or if located in the Utilities Zone and not adjoining a property in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone and if not more than a height of: (i) 1.8m if adjoining public land; or (ii) 2.1m if not adjoining public land, unless the Local Historic Heritage Code applies and requires a permit for the use or development.

	Use or development	Requirements
4.6.4	fences not within 4.5m of a frontage	Fences not within 4.5m of a frontage, if it is: (a) adjoining public land and is not more than a height of 1.8m above existing ground level; or (b) not adjoining public land and is not more than a height of 2.1m above existing ground level, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.6.5	fences for security purposes	Fences for security purposes, if it is located: (a) within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone or Utilities Zone or at an airport and is not more than a height of 2.8m above existing ground level; or (b) within the Light Industrial Zone or Utilities Zone and a common boundary fence with a property in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone and: (i) is not more than a height of 2.1m; and (ii) does not contain barbed wire, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.6.6	fences in the Rural Zone or Agriculture Zone	Fences within the Rural Zone or Agriculture Zone, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.6.7	temporary fencing	If for public safety, construction works or occasional sporting, social or cultural events.
4.6.8	retaining walls	Retaining walls, excluding any land filling, if: (a) it has a setback of not less than 1.5m from any boundary; and (b) it retains a difference in ground level of less than 1m, unless the Local Historic Heritage Code or the Landslip Hazard Code applies, and requires a permit for the use or development.
4.6.9	land filling	Land filling to a depth of not more than 1m above existing ground level from that existing at the effective date, unless the: (a) Natural Assets Code; (b) Coastal Erosion Hazard Code; (c) Coastal Inundation Hazard Code; (d) Flood-Prone Areas Hazard Code; or (e) Landslip Hazard Code, applies and requires a permit for the use or development.

	Use or development	Requirements
4.6.10	antennas, masts, flagpoles, and satellite dishes	All antennas, masts, flagpoles and satellite dishes, unless the: (a) Electricity Transmission Infrastructure Protection Code; (b) Telecommunications Code; (c) Local Historic Heritage Code; or (d) Safeguarding of Airports Code, applies and requires a permit for the use or development.
4.6.11	heat pumps and air-conditioners	If: (a) attached, or located, to the side or rear of building; (b) not within 10m of a boundary of a property containing a sensitive use if for a non-residential use located in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone; or (c) not within 10m of the boundary of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone if located in a Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone, Commercial Zone, Light Industrial, Major Tourism Zone, Utilities Zone, Community Purpose Zone, Recreation Zone or Open Space Zone, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.6.12	hot water cylinders	If attached, or located, to the side or rear of a building, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.6.13	rain-water tanks	If: (a) attached, or located, to the side or rear of a building; (b) not more than 45kL in capacity; (c) not on a stand with a height of more than 1.2m above existing ground level; and (d) has a setback not less than the Acceptable Solution for the relevant zone, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.6.14	rain-water tanks in Rural Living Zone, Rural Zone, Agriculture Zone or Landscape Conservation Zone	If: (a) attached, or located, to the side or rear of a building; and (b) has a setback not less than the Acceptable Solution for the relevant zone, unless the Local Historic Heritage Code applies and requires a permit for the use or development.

	Use or development	Requirements
4.6.15	fuel tanks in the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone or Port and Marine Zone	If: (a) it is located in the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone or Port and Marine Zone; and (b) it has a setback not less than the Acceptable Solution for the relevant zone, unless: (i) the Local Historic Heritage Code applies and requires a permit for the use or development; or (ii) for the storage of a hazardous chemical of a manifest quantity and the Coastal Erosion Hazard Code, Coastal Inundation Hazard Code, Flood-Prone Areas Hazard Code, Bushfire-Prone Areas Code or Landslip Hazard Code, applies and requires a permit for the use or development.
4.6.16	fuel tanks in other zones	If: (a) in a zone excluding the Light Industrial Zone, General Industrial Zone, Rural Zone, Agriculture Zone or Port and Marine Zone; (b) attached, or located, to the side or rear of a building; (c) not more than 1kL in capacity; (d) not on a stand with a height of more than 1.2m above existing ground level; and (e) has a setback not less than the Acceptable Solution for the relevant zone, unless the Local Historic Heritage Code applies and requires a permit for the use or development.
4.6.17	anemometers	All anemometers.
4.6.18	strata division	Division by strata titles of lawfully constructed or approved buildings for a use that has been granted a permit under this planning scheme or previously lawfully approved.

5.0 Planning Scheme Operation

5.1 General Provisions

5.1.1 Clause 7.0 of this planning scheme sets out provisions, for certain types of use or development that are not specific to any zone, specific area plan, or area to which a code applies.

5.1.2 Where there is an inconsistency between a provision in a zone, specific area plan or code and a general provision in clause 7.0 of this planning scheme, the general provision in clause 7.0 prevails.

5.2 Operation of Zones

5.2.1 The primary controls for the use or development of land are set out in the zones.

5.2.2 The zones include use and development standards specific to each zone.

5.2.3 Maps included in the Local Provisions Schedules show how land is zoned.

5.2.4 The requirements for zones, including particular purpose zones, in the Local Provisions Schedules are set out in clause LP1.0 and Appendix A.

5.2.5 Each Local Provisions Schedule is permitted to include a particular purpose zone that is particular to an area of land.

5.2.6 After the effective date, a particular purpose zone is not permitted to override the administration provisions in clauses 3.0 - 6.0, the general provisions in clause 7.0 or the provisions in a code.

5.3 Operation of Specific Area Plans

5.3.1 Each Local Provisions Schedule is permitted to include a specific area plan that is in addition to, modifies, or is in substitution for, a provision in a zone Use Table or a use or development standard in a zone or code.

5.3.2 The requirements and structure for specific area plans in the Local Provisions Schedules are set out in clause LP1.0 and Appendix A.

5.3.3 After the effective date, a specific area plan is not permitted to override the administration provisions in clauses 3.0 – 6.0 or general provisions in clause 7.0.

5.4 Operation of Site-specific Qualifications

5.4.1 Each LPS is permitted to include a site-specific qualification that is in addition to, modifies, or is in substitution for, a zone Use Table or a use or development standard in a zone or a code.

5.4.2 The requirements and structure for a site-specific qualification in the LPS are set out in clause LP1.0 and Appendix A.

5.4.3 After the effective date, a site-specific qualification is permitted to override a general provision in clause 7.0, or any provision in a zone, code, or specific area plan.

5.4.4 A site-specific qualification is not permitted to override the administration provisions in clauses 3.0 – 6.0.

5.5 Operation of Codes

5.5.1 The codes identify areas of land or planning issues which require compliance with additional provisions.

5.5.2 Codes set out provisions for:

(a) particular types of use or development that may apply to land in one or more zones; and

(b) matters that affect land that are not appropriately described by zone boundaries.

5.5.3 Where there is an inconsistency between a provision in a code and a provision in a zone, the code provision prevails.

5.5.4 An inconsistency between a provision of a code and a provision of a zone does not exist if a code requires compliance with standards additional to those that apply within a zone.

5.5.5 The requirements and structure for code overlay maps and lists in the Local Provisions Schedules are set out in clause LP1.0 and Appendix A.

5.6 Compliance with Applicable Standards

5.6.1 A use or development must comply with each applicable standard in the State Planning Provisions and the Local Provisions Schedules.

5.6.2 A standard is an applicable standard if:

(a) the proposed use or development will be on a site within:

(i) a zone;

(ii) an area to which a specific area plan relates; or

(iii) an area to which a site-specific qualification applies; or

(b) the proposed use or development is a use or development to which a relevant code applies; and

(c) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.

5.6.3 Compliance for the purposes of sub-clause 5.6.1 of this planning scheme consists of complying with the Acceptable Solution or satisfying the Performance Criterion for that standard.

5.6.4 The planning authority may consider the relevant objective in an applicable standard to determine whether a use or development satisfies the Performance Criterion for that standard.

6.0 Assessment of an Application for Use or Development

6.1 Application Requirements

6.1.1 An application must be made for any use or development for which a permit is required under this planning scheme.

6.1.2 An application must include:

(a) a signed application form;

(b) any written permission and declaration of notification required under s.52 of the Act and, if any document is signed by the delegate, a copy of the delegation;

(c) details of the location of the proposed use or development;

(d) a copy of the current certificate of title for all land to which the permit sought is to relate, including the title plan; and

(e) a full description of the proposed use or development.

6.1.3 In addition to the information that is required by clause 6.1.2, a planning authority may, in order to enable it to consider an application, require such further or additional information as the planning authority considers necessary to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or a specific area plan, applicable to the use or development including:

(a) any schedule of easements if listed in the folio of the title and appear on the plan, where applicable;

(b) a site analysis and site plan at a scale acceptable to the planning authority showing, where applicable:

(i) the existing and proposed use(s) on the site;

(ii) the boundaries and dimensions of the site;

(iii) topography including contours showing AHD levels and major site features;

(iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;

(v) soil type;

(vi) vegetation types and distribution including any known threatened species, and trees and vegetation to be removed;

(vii) the location and capacity and connection point of any existing services and proposed services;

(viii) the location of easements on the site or connected to the site;

(ix) existing pedestrian and vehicle access to the site;

(x) the location of existing and proposed buildings on the site;

(xi) the location of existing adjoining properties, adjacent buildings and their uses;

(xii) any natural hazards that may affect use or development on the site;

(xiii) proposed roads, driveways, parking areas and footpaths within the site;

(xiv) any proposed open space, common space, or facilities on the site; and

(xv) proposed subdivision lot boundaries;

(c) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 as required by the planning authority showing, where applicable:

(i) the internal layout of each building on the site;

(ii) the private open space for each dwelling;

(iii) external storage spaces;

(iv) parking space location and layout;

(v) major elevations of every building to be erected;

(vi) the relationship of the elevations to existing ground level, showing any proposed cut or fill;

(vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites; and

(viii) materials and colours to be used on roofs and external walls.

6.2 Categorising Use or Development

6.2.1 Each proposed use or development must be categorised into one of the Use Classes in Table 6.2.

6.2.2 A use or development that is directly associated with and a subservient part of another use on the same site must be categorised into the same Use Class as that other use.

6.2.3 If a use or development fits a description of more than one Use Class, the Use Class most specifically describing the use applies.

6.2.4 If a use or development does not readily fit any Use Class, it must be categorised into the most similar Use Class.

6.2.5 If more than one use or development is proposed, each use that is not directly associated with and subservient to another use on the same site must be individually categorised into a Use Class.

6.2.6 Notwithstanding sub-clause 6.2.1 of this planning scheme, development which is for subdivision, a sign, land filling, retaining walls or coastal protection works does not need to be categorised into one of the Use Classes.

Table 6.2 Use Classes

Use Class	Description
Bulky Goods Sales	use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscaping materials suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.
Business and Professional Services	use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, residential support services, travel agency and veterinary centre.
Community Meeting and Entertainment	use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, place of worship, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre, community centre and neighbourhood centre.
Crematoria and Cemeteries	use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.
Custodial Facility	use of land, other than psychiatric facilities, for detaining or reforming persons committed by the courts or for the purpose of court proceedings or police investigations. Examples include a prison, remand centre and any other type of detention facility.
Domestic Animal Breeding, Boarding or Training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.
Educational and Occasional Care	use of land for educational or short-term care purposes. Examples include a childcare centre, day respite centre, employment training centre, kindergarten, primary school, secondary school and tertiary institution.
Emergency Services	use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.
Equipment and Machinery Sales and Hire	use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive Industry	use of land for extracting or removing material from the ground, other than Resource Development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.

Use Class	Description
Food Services	use of land for selling food or drink, which may be prepared on the premises, for consumption on or off the premises. Examples include a cafe, restaurant and take away food premises.
General Retail and Hire	use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, bottle shop, cellar door sales, commercial art gallery, department store, hairdresser, market, primary produce sales, local shop, shop, shop front dry cleaner and supermarket.
Hospital Services	use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.
Hotel Industry	use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, nightclub, adult entertainment venue and tavern.
Manufacturing and Processing	use of land for manufacturing, assembling or processing products other than Resource Processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.
Motor Racing Facility	use of land (other than public roads) to race, rally, scramble or test vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports.
Natural and Cultural Values Management	use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes and may include track work and maintenance, park management outbuildings and offices, park entry signs, visitor information signs, information and interpretation booths.
Passive Recreation	use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.
Pleasure Boat Facility	use of land to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. Examples include a marina, boat ramp and jetty.

Use Class	Description
Port and Shipping	use of land for: (a) berthing, navigation aid, servicing and maintenance of marine vessels which may include loading, unloading and storage of cargo or other goods, and transition of passengers and crew; or (b) maintenance dredging. Examples include berthing and shipping facilities, shipping container storage, hardstand loading and unloading areas, passenger terminals, roll-on roll-off facilities and associated platforms, stevedore and receipt offices, and a wharf.
Recycling and Waste Disposal	use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.
Research and Development	use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.
Residential	use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.
Resource Development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry, forest operations, turf growing and marine farming shore facility.
Resource Processing	use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery, brewery, cidery, distillery, and sawmilling.
Service Industry	use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.
Sports and Recreation	use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, children's play centre, swimming pool, race course, sports ground, and major sporting facility.

Use Class	Description
Storage	use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, self storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and woodyard.
Tourist Operation	use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitor centre or interpretation centre, wildlife park and zoo.
Transport Depot and Distribution	use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and Shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.
Utilities	use of land for utilities and infrastructure including: (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or electricity; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retention basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.
Vehicle Fuel Sales and Service	use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles. An example is a service station.
Vehicle Parking	use of land for the parking of motor vehicles. Examples include single and multi-storey car parks.
Visitor Accommodation	use of land for providing short or medium-term accommodation for persons away from their normal place of residence on a commercial basis. Examples include a backpackers hostel, camping and caravan park, holiday cabin, motel, overnight camping area, residential hotel and serviced apartment complex.

6.3 Qualification of Use

6.3.1 A Use Class may be subject to qualification in a Use Table which provides for conditions or limitations on the Use Class.

6.4 Requirement for a Permit

6.4.1 Except as provided in sub-clauses 6.5 and 6.6 of this planning scheme, use or development of land must not be commenced or carried out:

(a) without a permit granted and in effect in accordance with the Act and the provisions of this planning scheme; or

(b) in a manner contrary to the conditions and restrictions of a permit.

6.4.2 A change from an individual use to another individual use, whether within the same Use Class or not, requires a permit unless the planning scheme specifies otherwise.

6.5 Exempt Use or Development

6.5.1 A permit is not required to commence or carry out a use or development if it is exempt from requiring a permit under clause 4.0 of this planning scheme.

6.6 No Permit Required Use or Development

6.6.1 A permit is not required to commence or carry out a use or development if:

(a) the use is within a Use Class specified in the applicable Use Table as being a use for which no permit is required;

(b) the use or development complies with each applicable standard and does not rely on any Performance Criteria to comply with each applicable standard;

(c) the use or development is not Discretionary under any other provision of this planning scheme;

(d) the use or development is not Prohibited under any other provision of this planning scheme; and

(e) a permit for such use and development is not required by a code.

6.6.2 A permit is not required to commence or carry out a use or development if it is No Permit Required under any other provision of this planning scheme.

6.7 Permitted Use or Development

6.7.1 A use or development must be granted a permit if:

(a) the use is within a Use Class specified in the applicable Use Table as being a use which is Permitted;

(b) the use or development complies with each applicable standard and does not rely on any Performance Criteria to comply with each applicable standard;

(c) the use or development is not Discretionary under any other provision of this planning scheme; and

(d) the use or development is not Prohibited under any other provision of this planning scheme.

6.7.2 A development that is not required to be categorised under sub-clause 6.2.6 of this planning scheme and must be granted a permit if:

(a) there are applicable standards that apply to the development;

(b) the development complies with each applicable standard and does not rely on any Performance Criteria to comply with each applicable standard; and

(c) the development is not Discretionary or Prohibited under any other provision of this planning scheme.

6.8 Discretionary Use or Development

6.8.1 The planning authority has a discretion to refuse or permit a use or development if:

(a) the use is within a Use Class specified in the applicable Use Table as being a use which is Discretionary;

(b) the use or development relies on a Performance Criterion to demonstrate compliance with an applicable standard; or

(c) it is Discretionary under any other provision of this planning scheme.

6.8.2 The planning authority has a discretion under clause 7.10 to refuse or permit a development that is not required to be categorised under sub-clause 6.2.6 of this planning scheme if:

(a) there are no applicable standards that apply to the development; or

(b) the use or development relies on any Performance Criteria to demonstrate compliance with an applicable standard; and

(c) the development is not Prohibited under any other provision of this planning scheme.

6.9 Prohibited Use or Development

6.9.1 A use or development is Prohibited and must not be granted a permit if:

(a) the use is not specified as being No Permit Required, Permitted or Discretionary within a Use Class in the applicable Use Table;

(b) the use or development does not comply with an Acceptable Solution for an applicable standard and there is no corresponding Performance Criterion; or

(c) it is Prohibited under any other provision of this planning scheme.

6.10 Determining Applications

6.10.1 In determining an application for any permit for use or development the planning authority must, in addition to the matters required by section 51(2) of the Act, take into consideration:

(a) all applicable standards and requirements in this planning scheme; and

(b) any representations received pursuant to and in conformity with section 57(5) of the Act,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

6.10.2 In determining an application for a permit for a Discretionary use the planning authority must, in addition to the matters referred to in sub-clause 6.10.1 of this planning scheme, have regard to:

(a) the purpose of the applicable zone;

(b) any relevant local area objective for the applicable zone;

(c) the purpose of any applicable code;

(d) the purpose of any applicable specific area plan;

(e) any relevant local area objective for any applicable specific area plan; and

(f) the requirements of any site-specific qualification,

but in the case of the exercise of discretion, only insofar as each such matter is relevant to the particular discretion being exercised.

6.11 Conditions and Restrictions on a Permit

6.11.1 When deciding whether to include conditions in a permit, the planning authority may consider the matters contained in sub-clauses 6.10.1 and 6.10.2 of this planning scheme.

6.11.2 Conditions and restrictions imposed by the planning authority on a permit may include:

(a) requirements that specific acts be done to the satisfaction of the planning authority;

(b) staging of a use or development, including timetables for commencing and completing stages;

(c) the order in which parts of the use or development can be commenced;

(d) limitations on the life of the permit;

(e) requirements to modify the development in accordance with predetermined triggers, criteria or events;

(f) construction or traffic management; and

(g) erosion, and stormwater volume and quality controls.

6.11.3 Conditions or restrictions imposed by the planning authority on a permit for use or development in relation to the management of contaminated land subject to the *Macquarie Point Development Corporation Act 2012*:

(a) must not be inconsistent with, or impose any additional requirements to, a certificate from an accredited environmental auditor given under section 39F of the *Macquarie Point Development Corporation Act 2012;* and

(b) may include a requirement for a certificate of an accredited environmental auditor to be granted.

General Provisions

7.0 General Provisions

7.1 Changes to an Existing Non-conforming Use

7.1.1 Notwithstanding clause 6.9.1 of this planning scheme, the planning authority may at its discretion, approve an application:

(a) to bring an existing use of land that does not conform to the planning scheme into conformity, or greater conformity, with the planning scheme;

(b) to extend or transfer an existing non-conforming use and any associated development, from one part of a site to another part of that site; or

(c) for a minor development to an existing non-conforming use.

7.1.2 An application must only be approved under sub-clause 7.1.1 of this planning scheme where there is:

(a) no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area; and

(b) no substantial intensification of the use.

7.1.3 In exercising its discretion under sub-clauses 7.1.1 and 7.1.2 of this planning scheme, the planning authority must have regard to the purpose and provisions of the zone, any relevant local area objectives and any applicable codes.

7.2 Development for Existing Discretionary Uses

7.2.1 Notwithstanding clause 6.8.1 of this planning scheme, proposals for development (excluding subdivision), associated with a Use Class specified in an applicable Use Table, as a Discretionary use, must be considered as if that Use Class had Permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the existing use.

7.3 Adjustment of a Boundary

7.3.1 An application for a boundary adjustment is Permitted and a permit must be granted if:

(a) no additional lots are created;

(b) there is only minor change to the relative size, shape and orientation of the existing lots;

(c) no setback from an existing building will be reduced below the relevant Acceptable Solution setback requirement;

(d) no frontage is reduced below the relevant Acceptable Solution minimum frontage requirement;

(e) no lot is reduced below the relevant Acceptable Solution minimum lot size unless already below the minimum lot size; and

(f) no lot boundary that aligns with a zone boundary will be changed.

7.4 Change of Use of a Place listed on the Tasmanian Heritage Register or a Local Heritage Place

7.4.1 An application for a use of a place listed on the Tasmanian Heritage Register or as a Local Heritage Place subject to the Local Historic Heritage Code that would otherwise be Prohibited is Discretionary.

7.4.2 The planning authority may approve such an application if it would facilitate the restoration, conservation and future maintenance of:

(a) the local historic heritage significance of the local heritage place; or

(b) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register.

7.4.3 In determining an application the planning authority must have regard to:

(a) any statement of historic cultural heritage significance for the place, as described in the Tasmanian Heritage Register;

(b) any statement of local historic heritage significance and historic heritage values, as described in the Local Historic Heritage Code;

(c) any heritage impact statement prepared by a suitably qualified person setting out the effect of the proposed use and any associated development on:

(i) the local historic heritage significance of the local heritage place or local heritage precinct; and

(ii) the historic cultural heritage significance of the place as described in the Tasmanian Heritage Register;

(d) any conservation plan prepared by a suitably qualified person in accordance with *The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance 7th edition, 2013*;

(e) the degree to which the restoration, conservation and future maintenance of the heritage significance of the place is dependent upon the establishment of the proposed use;

(f) the likely impact of the proposed use on the amenity, or operation, of surrounding uses;

(g) any Heritage Agreement that may be in place, in accordance with the provisions contained in the *Historic Cultural Heritage Act 1995*;

(h) the purpose and provisions of the applicable zone; and

(i) the purpose and provisions of any applicable code.

7.5 Change of Use

7.5.1 A permit is not required for a change of use from an existing lawful use to another use in the same Use Class if:

(a) the use is not otherwise Prohibited or Discretionary under any provision of the planning scheme;

(b) the use complies with all applicable standards and does not rely on any Performance Criteria to do so; and

(c) there is no:

(i) increase in the gross floor area of the use;

(ii) increase in the requirement for parking spaces under the Parking and Sustainable Transport Code;

(iii) change in the arrangements for site access, parking, or for the loading and servicing of vehicles on the site;

(iv) change in arrangements for the use of external areas of the site for display, operational activity or storage;

(v) increase in emissions or change in the nature of emissions;

(vi) increase in the required capacity of utility services; and

(vii) increase in the existing hours of operation if outside the hours of 8.00am to 6.00pm Monday to Sunday inclusive.

7.6 Access and Provision of Infrastructure Across Land in Another Zone

7.6.1 If an application for use or development includes access or provision of infrastructure across land that is in a different zone to that in which the main part of the use or development is located, and the access or infrastructure is prohibited by the provisions of the different zone, the planning authority may at its discretion approve an application for access or provision of infrastructure over the land in the other zone, having regard to:

(a) whether there is no practical and reasonable alternative for providing the access or infrastructure to the site;

(b) the purpose and provisions of the zone and any applicable code for the land over which the access or provision of infrastructure is to occur; and

(c) the potential for land use conflict with the use or development permissible under the planning scheme for any adjoining properties and for the land over which the access or provision of infrastructure is to occur.

7.7 Buildings Projecting onto Land in a Different Zone

7.7.1 If an application for use or development includes a building that projects over land in a different zone, the status of the use for the projecting portion of the building is to be determined in accordance with the provisions of the zone in which the main part of the building is located.

7.8 Port and Shipping in Proclaimed Wharf Areas

7.8.1 Notwithstanding any other provision in this planning scheme, an application for a use or development for Port and Shipping within a proclaimed wharf area must be considered as No Permit Required.

7.9 Demolition

7.9.1 Unless approved as part of another development or Prohibited by another provision in this planning scheme, or the Local Historic Heritage Code applies, an application for demolition is Permitted and a permit must be granted subject to any conditions and restrictions specified in clause 6.11.2 of this planning scheme.

7.10 Development Not Required to be Categorised into a Use Class

7.10.1 An application for development that is not required to be categorised into one of the Use Classes under sub-clause 6.2.6 of this planning scheme and to which 6.8.2 applies, excluding adjustment of a boundary under sub-clause 7.3.1, may be approved at the discretion of the planning authority.

7.10.2 An application must only be approved under sub-clause 7.10.1 if there is no unreasonable detrimental impact on adjoining uses or the amenity of the surrounding area.

7.10.3 In exercising its discretion under sub-clauses 7.10.1 and 7.10.2 of this planning scheme, the planning authority must have regard to:

(a) the purpose of the applicable zone;

(b) the purpose of any applicable code;

(c) any relevant local area objectives; and

(d) the purpose of any applicable specific area plan.

7.11 Use or Development Seaward of the Municipal District

7.11.1 Use or development of a type referred to in section 7(a) to (d) of the Act that is unzoned in the zoning maps in the relevant Local Provisions Schedules must be considered in accordance with:

(a) the provisions of the zone that is closest to the site; or

(b) in the case of a use or development that extends from land that is zoned, the provisions of the zone from which the use or development extends.

7.12 Sheds on Vacant Sites

7.12.1 An application for a shed on a vacant site in the Low Density Residential Zone, Rural Living Zone and Landscape Conservation Zone is Permitted and a permit must be granted if:

(a) there is not more than 1 shed on the lot;

(b) the frontage, side and rear setbacks are not less than the Acceptable Solution setbacks for the relevant zone;

(c) it is located on the site so that a future dwelling can be built between the shed and the frontage setback;

(d) the building height is not greater than 6m and the height of any wall is not greater than 4m;

(e) the gross floor area is not greater than 54 m^2; and

(f) it complies with the Acceptable Solution of each applicable standard of any code that applies to the land.

8.0 General Residential Zone

8.1 Zone Purpose

The purpose of the General Residential Zone is:

8.1.1 To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided.

8.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

8.1.3 To provide for non-residential use that:

(a) primarily serves the local community; and

(b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

8.1.4 To provide for Visitor Accommodation that is compatible with residential character.

8.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	

Use Class	Qualification
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

8.3 Use Standards

8.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of 8.00am to 6.00pm.	**P1** Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use listed as Discretionary: (a) must not operate within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled to ensure direct light does not extend into the adjoining property.	**P2** External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7:00am to 7:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; (f) potential conflicts with other traffic; and (g) existing levels of amenity.
A4 No Acceptable Solution.	**P4** A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.

8.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is of a scale that is compatible with the character and use of the area; (b) does not cause an unreasonable loss of privacy; and (c) does not impact the safety and efficiency of local roads or rights of way.

Acceptable Solutions	**Performance Criteria**
A1 Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of not more than 300m^2.	**P1** Visitor Accommodation must: (a) not cause an unreasonable loss of privacy to adjoining properties; (b) be of a scale that respects the character and use of the area; (c) not adversely impact the safety and efficiency of the local road network; and (d) not unreasonably disadvantage owners and users of rights of way.

8.4 Development Standards for Dwellings

8.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.

Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must have a site area per dwelling of not less than 325m^2.	**P1** Multiple dwellings must only have a site area per dwelling that is less than 325m^2, if the development will not exceed the capacity of infrastructure services and: (a) is compatible with the density of existing development on established properties in the area; or (b) provides for a significant social or community benefit and is: (i) wholly or partly within 400m walking distance of a public transport stop; or (ii) wholly or partly within 400m walking distance of an Inner Residential Zone,

	Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone, Central Business Zone or Commercial Zone.

8.4.2 Setbacks and building envelope for all dwellings

Objective:	The siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; (c) provides separation between dwellings on adjoining properties to allow reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space; and (d) provides reasonable access to sunlight for existing solar energy installations.

Acceptable Solutions	**Performance Criteria**
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or, if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3m, or, if the setback from the frontage is less than 3m, not less than the setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	**P1** A dwelling must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than:	**P2** A garage or carport for a dwelling must have a setback from a primary frontage that is compatible

(a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback of less than 1.5m from a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one third the length of the side boundary (whichever is the lesser).	**P3** The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area; and (c) not cause an unreasonable reduction in sunlight to an existing solar energy installation on: (i) an adjoining property; or (ii) another dwelling on the same site.

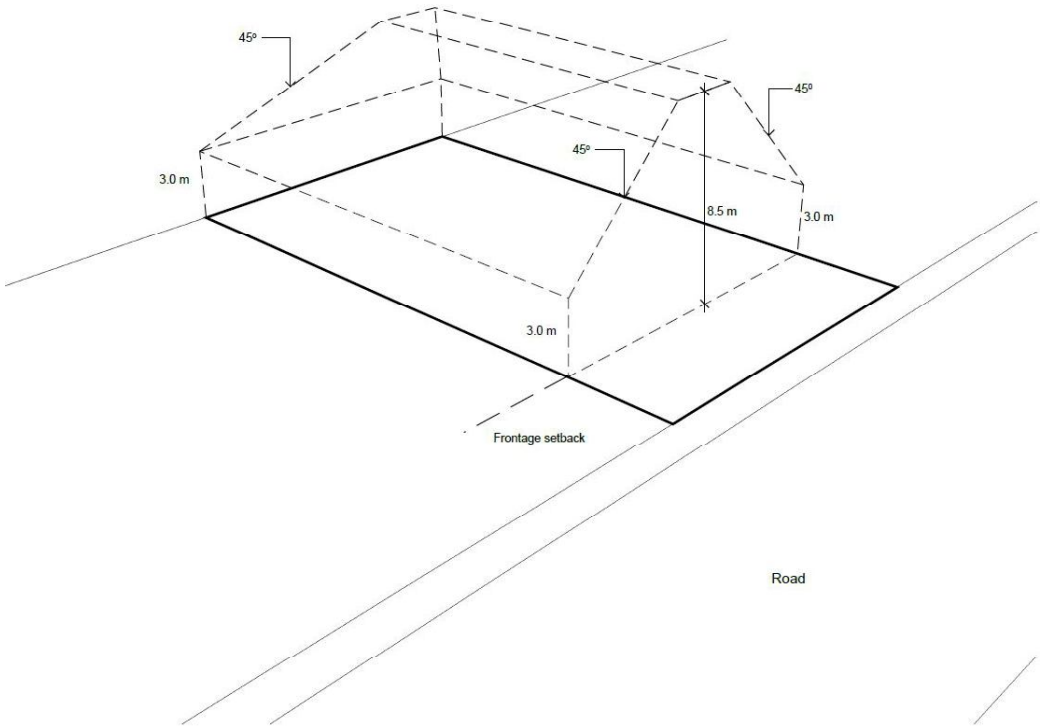


Figure 8.1 Building envelope as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

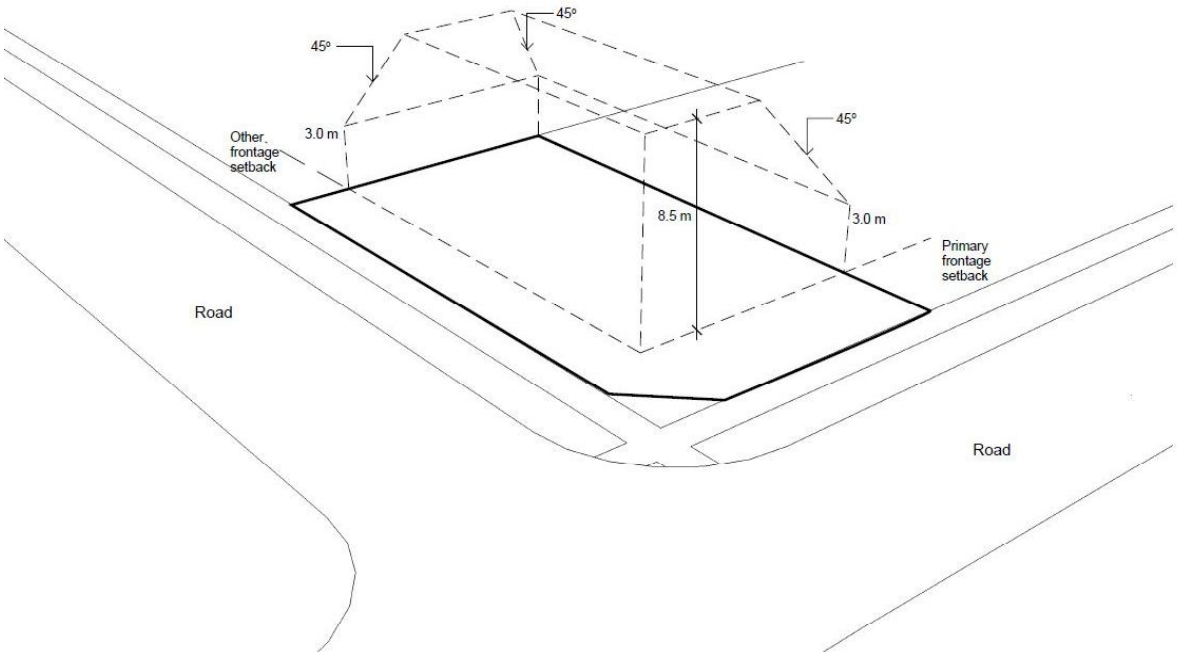


Figure 8.2 Building envelope for corner lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

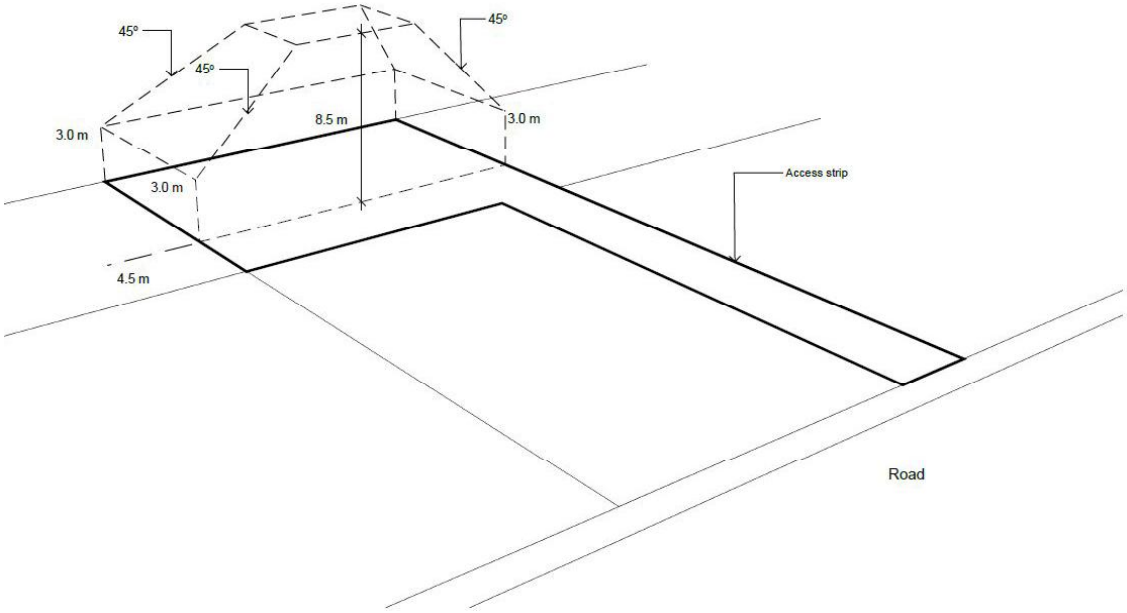


Figure 8.3 Building envelope for internal lots as required by clause 8.4.2 A3(a) and clause 8.5.1 A2(a)

8.4.3 Site coverage and private open space for all dwellings

Objective:	That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.

Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have: (a) a site coverage of not more than 50% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 60m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer).	**P1** Dwellings must have: (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions that are appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying

	and storage; and (c) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of not less than: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.	**P2** A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

8.4.4 Sunlight to private open space of multiple dwellings

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to private open space for dwellings on the same site.

Acceptable Solutions	**Performance Criteria**
A1 A multiple dwelling, that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 8.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 8.4): (i) at a distance of 3m from the northern edge of the private open space; and	**P1** A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 8.4.3 of this planning scheme.

(ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal; (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight between 9.00am and 3.00pm on 21st June; and (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.	

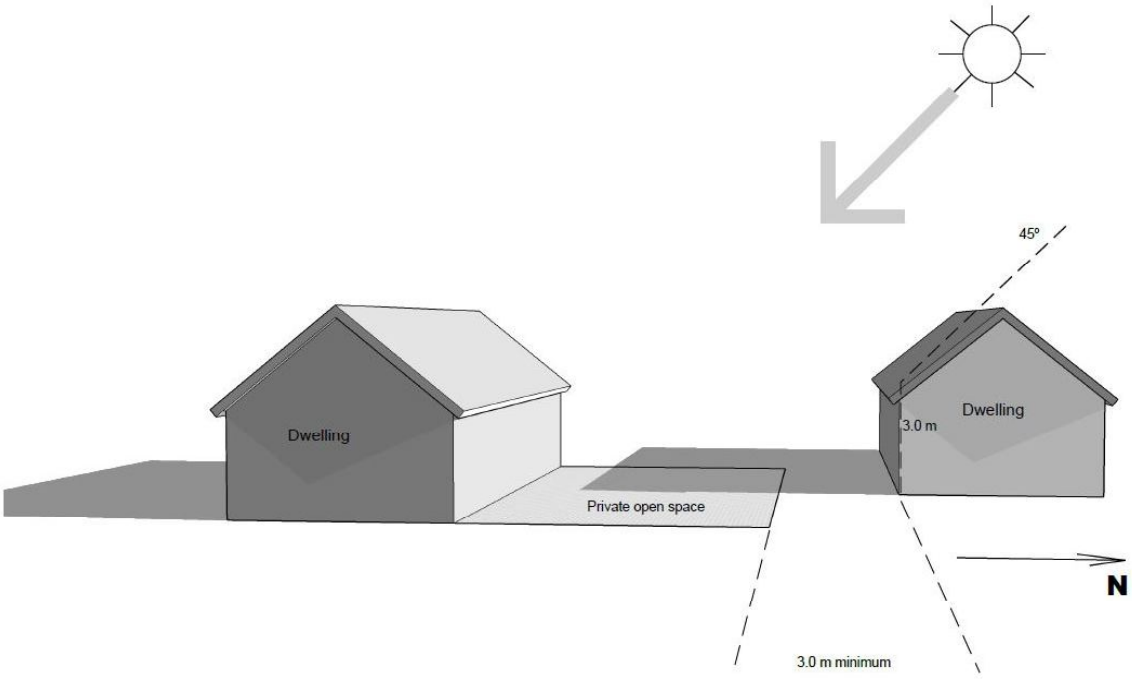


Figure 8.4 Separation from the private open space of another dwelling on the same site as required by clause 8.4.4 A1(a)

8.4.5 Width of openings for garages and carports for all dwellings

Objective:	To reduce the potential for garage or carport openings to dominate the primary frontage.
Acceptable Solutions	**Performance Criteria**
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P1** A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

8.4.6 Privacy for all dwellings

Objective:	To provide a reasonable opportunity for privacy for dwellings.
Acceptable Solutions	**Performance Criteria**
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space of the other dwelling on the same site.	**P1** A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.

A2	**P2**
A window or glazed door to a habitable room of a dwelling, that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) the window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) the window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of not less than 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	A window or glazed door to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) a window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	**P3** A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

8.4.7 Frontage fences for all dwellings

Objective:	The height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with that on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[1]	**P1** A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

[1] An exemption applies for fences in this zone – see Table 4.6

8.4.8 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.
Acceptable Solutions	**Performance Criteria**
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is not less than 1.5m^2 per dwelling and is within one of the following locations: (a) an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height not less than 1.2m above the finished surface level of the storage area.	**P1** A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

8.5 Development Standards for Non-dwellings

8.5.1 Non-dwelling development

Objective:	That all non-dwelling development: (a) is compatible with the character, siting, apparent scale, bulk, massing and proportion of residential development; and (b) does not cause an unreasonable loss of amenity on adjoining residential properties.
Acceptable Solutions	**Performance Criteria**
A1 A building that is not a dwelling, excluding for Food Services, local shop, garage or carport, and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 4.5m, or if the setback from the primary frontage is less than 4.5m, not less than the setback, from the primary frontage, of any	**P1** A building that is not a dwelling, excluding for Food Services and local shop, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 3.0m, or if the setback from the primary frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	
A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 8.1, 8.2 and 8.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 8.5m above existing ground level; and (b) only have a setback less than 1.5m from a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).	**P2** The siting and scale of a building that is not a dwelling must: (a) not cause an unreasonable loss of amenity, having regard to: (i) reduction in sunlight to a habitable room, excluding a bedroom, of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.
A3 A building that is not a dwelling, must have: (a) a site coverage of not more than 50%	**P3** A building that is not a dwelling, must have: (a) site coverage consistent with that existing on

(excluding eaves up to 0.6m); and (b) a site area of which not less than 35% is free from impervious surfaces.	established properties in the area; and (b) reasonable space for the planting of gardens and landscaping.
A4 No Acceptable Solution.[2]	**P4** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
A5 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas.	**P5** Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use not less than 10m.[3]	**P6** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the

[2] An exemption applies for fences in this zone – see Table 4.6.

[3] An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.

	sensitive use; and (d) any mitigation measures proposed.

8.5.2 Non-residential garages and carports

Objective:	To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.
Acceptable Solutions	**Performance Criteria**
A1 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 5.5m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P1** A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of garages or carports in the street, having regard to any topographical constraints.
A2 A garage or carport not forming part of a dwelling, within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P2** A garage or carport not forming part of a dwelling, must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

8.6 Development Standards for Subdivision

8.6.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards; and (d) is orientated to provide solar access for future dwellings.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 450m^2 and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 8.4.2 A1, A2 and A3, and 8.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 12m.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any;

	(b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.
A4 Any lot in a subdivision with a new road, must have the long axis of the lot between 30 degrees west of true north and 30 degrees east of true north.	**P4** Subdivision must provide for solar orientation of lots adequate to provide solar access for future dwellings, having regard to: (a) the size, shape and orientation of the lots; (b) the topography of the site; (c) the extent of overshadowing from adjoining properties; (d) any development on the site; (e) the location of roads and access to lots; and (f) the existing pattern of subdivision in the area.

8.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	**Performance Criteria**
A1 The subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety and convenience for vehicles, pedestrians and cyclists, having regard to: (a) any road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian and cycling paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide bicycle infrastructure on new arterial and collector roads in accordance with the *Guide to Road Design Part 6A: Paths for Walking and Cycling 2016*; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.

8.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

9.0 Inner Residential Zone

9.1 Zone Purpose

The purpose of the Inner Residential Zone is:

9.1.1 To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities.

9.1.2 To provide for the efficient utilisation of available social, transport and other service infrastructure.

9.1.3 To provide for non-residential use that:

(a) primarily serves the local community; and

(b) does not cause an unreasonable loss of amenity, through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts.

9.1.4 To provide for Visitor Accommodation that is compatible with residential character.

9.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Residential	If not listed as No Permit Required.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic, or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre, public hall, community centre or neighbourhood centre.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.

Use Class	Qualification
General Retail and Hire	
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

9.3 Use Standards

9.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 6.00pm Saturday and Sunday.	**P1** Hours of operation of a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use listed as Discretionary: (a) must not operate within the hours of 8.00pm to 6.00am, excluding any security lighting; and (b) security lighting must be baffled so that direct light does not extend into the adjoining property.	**P2** External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7:00am to 8:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the dispatch of goods and materials; and (c) existing levels of amenity.
A4 No Acceptable Solution.	**P4** A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.

9.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is of a scale that is compatible with the character and use of the area; (b) does not cause an unreasonable loss of privacy; and (c) does not impact the safety and efficiency of local roads or rights of way.
Acceptable Solutions	**Performance Criteria**
A1 Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of not more than 300m^2.	**P1** Visitor Accommodation must: (a) not cause an unreasonable loss of privacy to adjoining properties; (b) be of a scale that respects the character and use of the area; (c) not adversely impact the safety and efficiency of the local road network; and (d) not unreasonably disadvantage owners and users of rights of way.

9.4 Development Standards for Dwellings

9.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.

Acceptable Solutions	Performance Criteria
A1 Multiple dwellings must have a site area per dwelling of not less than 200m^2.	**P1** Multiple dwellings must only have a site area per dwelling less than 200m^2 if: (a) the development contributes to a range of dwelling types and sizes appropriate to the surrounding area; or (b) the development provides for a specific accommodation need with significant social or community benefit.

9.4.2 Setbacks and building envelope for all dwellings

Objective:	That the siting and scale of dwellings: (a) provides reasonably consistent separation between dwellings and their frontage within a street; (b) provides consistency in the apparent scale, bulk, massing and proportion of dwellings; and (c) provides separation between dwellings on adjoining properties to allow a reasonable opportunity for daylight and sunlight to enter habitable rooms and private open space.

Acceptable Solutions	Performance Criteria
A1 Unless within a building area on a sealed plan, a dwelling, excluding garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m, or, if the setback from the primary frontage is less than 3m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or, if the setback from the frontage is less than 2m, not less than the	**P1** A dwelling must have a setback from a frontage that is compatible with the streetscape having regard to any topographical constraints.

setback, from a frontage that is not a primary frontage, of any existing dwelling on the site; (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining sites on the same street; or (d) if located above a non-residential use at ground floor level, not less than the setback from the frontage of the ground floor level.	
A2 A garage or carport for a dwelling must have a setback from a primary frontage of not less than: (a) 4m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the dwelling gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P2** A garage or carport for a dwelling must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A3 A dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 9.1, 9.2 and 9.3) determined by: (i) a distance equal to the frontage setback or, for an internal lot, a distance of 3m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side and rear boundaries to a building height of not more than 9.5m above existing ground level; and	**P3** The siting and scale of a dwelling must: (a) not cause an unreasonable loss of amenity to adjoining properties, having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the dwelling when viewed from an adjoining property; and (b) provide separation between dwellings on adjoining properties that is consistent with that existing on established properties in the area.

(b) only have a setback within 1.5m of a side or rear boundary if the dwelling: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third the length of the side boundary (whichever is the lesser).	

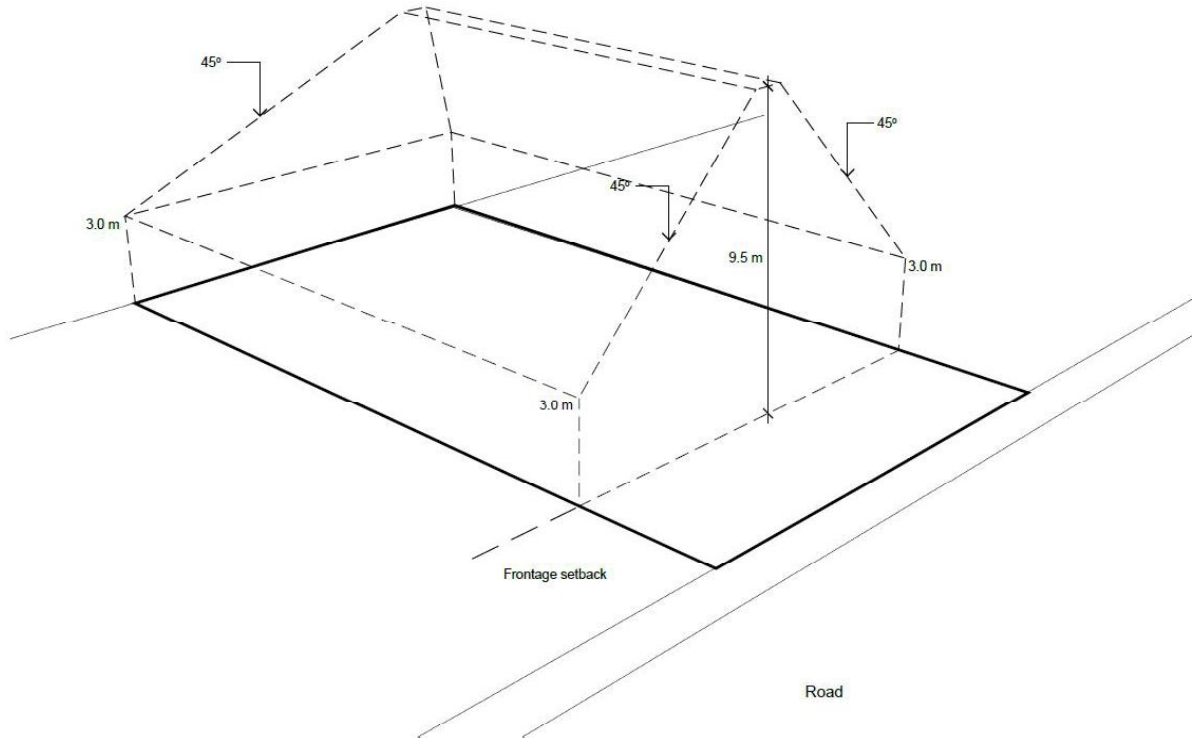


Figure 9.1 Building envelope as required by clause 9.4.2 A3(a) and clause 9.5.1 A2(a)

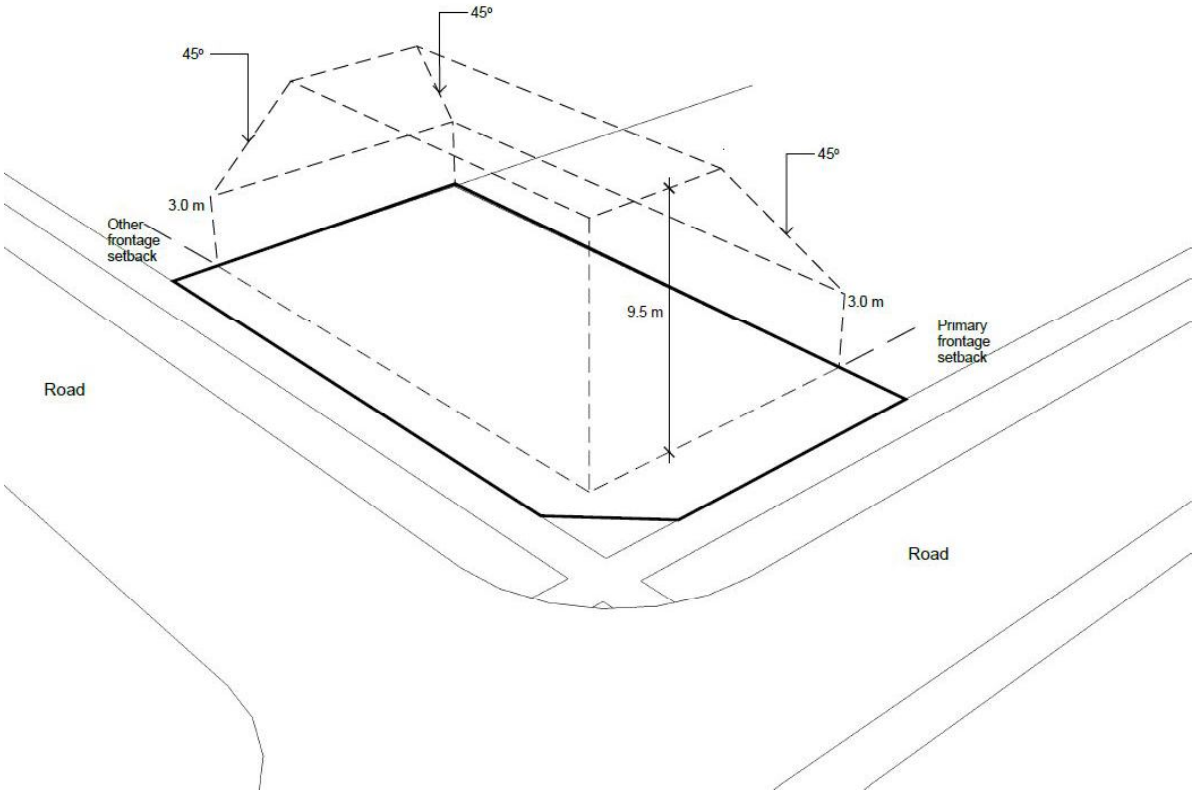


Figure 9.2 Building envelope for corner lots as required by clause 9.4.2 A3(a) and clause 9.5.1 A2(a)

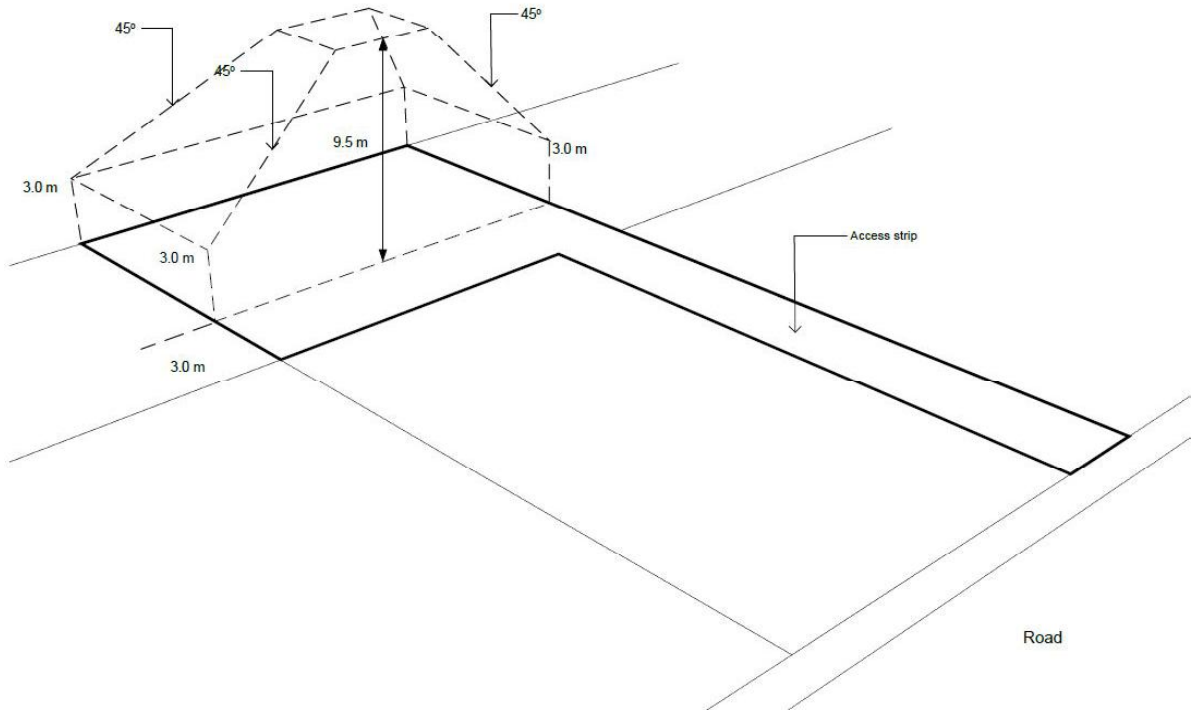


Figure 9.3 Building envelope for internal lots as required by clause 9.4.2 A3(a) and clause 9.5.1 A2(a)

9.4.3 Site coverage and private open space for all dwellings

Objective:	That dwellings are compatible with the amenity and character of the area and provide: (a) for outdoor recreation and the operational needs of the residents; (b) opportunities for the planting of gardens and landscaping; and (c) private open space that is conveniently located and has access to sunlight.

Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have: (a) a site coverage of not more than 65% (excluding eaves up to 0.6m wide); and (b) for multiple dwellings, a total area of private open space of not less than 40m^2 associated with each dwelling, unless the dwelling has a finished floor level that is entirely more than 1.8m above the ground level (excluding a garage, carport or entry foyer).	**P1** Dwellings must have: (a) site coverage consistent with that existing on established properties in the area; (b) private open space that is of a size and with dimensions appropriate for the size of the dwelling and is able to accommodate: (i) outdoor recreational space consistent with the projected requirements of the occupants and, for multiple dwellings, take into account any common open space provided for this purpose within the development; and (ii) operational needs, such as clothes drying and storage; and (c) reasonable space for the planting of gardens and landscaping.
A2 A dwelling must have private open space that: (a) is in one location and is not less than: (i) 24m^2; or (ii) 12m^2, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer); (b) has a minimum horizontal dimension of: (i) 4m; or (ii) 2m, if the dwelling is a multiple dwelling with a finished floor level that is entirely more than 1.8m above the finished ground level (excluding a garage, carport or entry foyer);	**P2** A dwelling must have private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining, entertaining and children's play and is: (a) conveniently located in relation to a living area of the dwelling; and (b) orientated to take advantage of sunlight.

(c) is located between the dwelling and the frontage only if the frontage is orientated between 30 degrees west of true north and 30 degrees east of true north; and (d) has a gradient not steeper than 1 in 10.	

9.4.4 Sunlight to private open space of multiple dwellings

Objective:	That the separation between multiple dwellings provides reasonable opportunity for sunlight to enter private open space for dwellings on the same site.

Acceptable Solutions	**Performance Criteria**
A1 A multiple dwelling that is to the north of the private open space of another dwelling on the same site, required to satisfy A2 or P2 of clause 9.4.3, must satisfy (a) or (b), unless excluded by (c): (a) the multiple dwelling is contained within a line projecting (see Figure 9.4): (i) at a distance of 3m from the northern edge of the private open space; and (ii) vertically to a height of 3m above existing ground level and then at an angle of 45 degrees from the horizontal. (b) the multiple dwelling does not cause 50% of the private open space to receive less than 3 hours of sunlight within the hours of 9.00am to 3.00pm on 21st June. (c) this Acceptable Solution excludes that part of a multiple dwelling consisting of: (i) an outbuilding with a building height not more than 2.4m; or (ii) protrusions that extend not more than 0.9m horizontally from the multiple dwelling.	**P1** A multiple dwelling must be designed and sited to not cause an unreasonable loss of amenity by overshadowing the private open space, of another dwelling on the same site, which is required to satisfy A2 or P2 of clause 9.4.3 of this planning scheme.

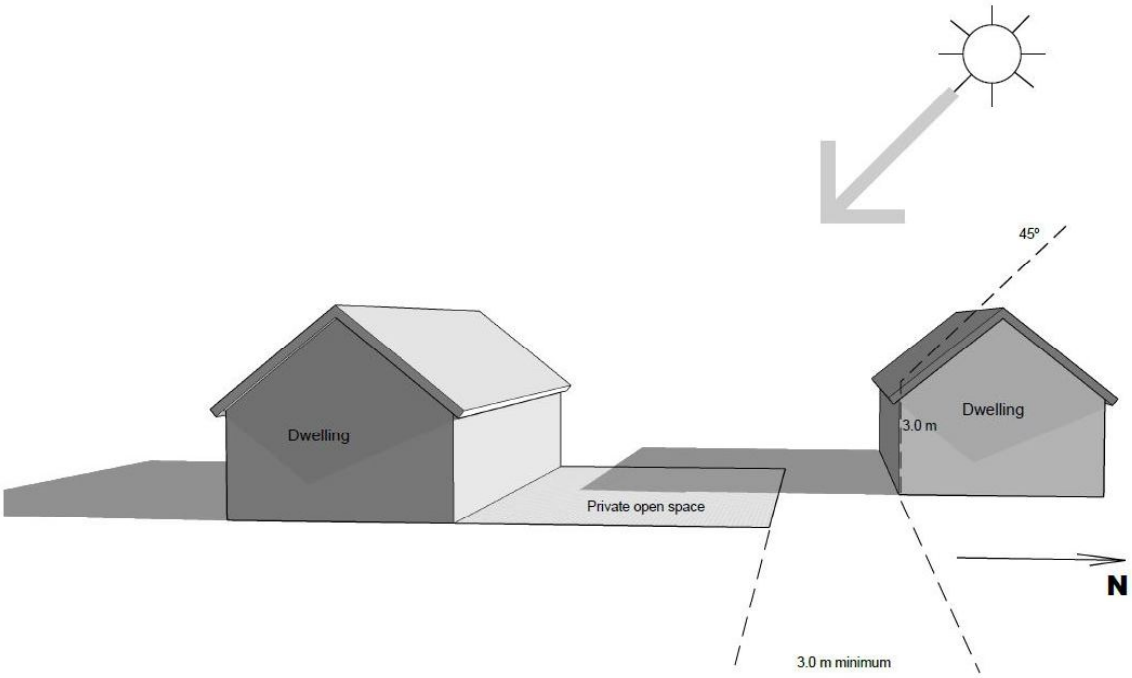


Figure 9.4 Separation from the private open space of another dwelling on the same site as required by clause 9.4.4 A1(a)

9.4.5 Width of openings for garages and carports for all dwellings

Objective:	To reduce the potential for garage or carport openings to dominate the primary frontage.

Acceptable Solutions	**Performance Criteria**
A1 A garage or carport for a dwelling within 12m of a primary frontage, whether the garage or carport is free-standing or part of the dwelling, must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P1** A garage or carport for a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

9.4.6 Privacy for all dwellings

Objective:	To provide a reasonable opportunity for privacy for dwellings.

Acceptable Solutions	**Performance Criteria**
A1 A balcony, deck, roof terrace, parking space, or carport for a dwelling (whether freestanding or part of the dwelling), that has a finished surface or floor level more than 1m above existing ground level must have a permanently fixed screen to a height of not less than 1.7m above the finished surface or floor level, with a uniform transparency of not more than 25%, along the sides facing a: (a) side boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 3m from the side boundary; (b) rear boundary, unless the balcony, deck, roof terrace, parking space, or carport has a setback of not less than 4m from the rear boundary; and (c) dwelling on the same site, unless the balcony, deck, roof terrace, parking space, or carport is not less than 6m: (i) from a window or glazed door, to a habitable room of the other dwelling on the same site; or (ii) from a balcony, deck, roof terrace or the private open space, of the other dwelling on the same site.	**P1** A balcony, deck, roof terrace, parking space or carport for a dwelling (whether freestanding or part of the dwelling) that has a finished surface or floor level more than 1m above existing ground level, must be screened, or otherwise designed, to minimise overlooking of: (a) a dwelling on an adjoining property or its private open space; or (b) another dwelling on the same site or its private open space.

A2 A window or glazed door, to a habitable room of a dwelling that has a floor level more than 1m above existing ground level, must satisfy (a), unless it satisfies (b): (a) The window or glazed door: (i) is to have a setback of not less than 3m from a side boundary; (ii) is to have a setback of not less than 4m from a rear boundary; (iii) if the dwelling is a multiple dwelling, is to be not less than 6m from a window or glazed door, to a habitable room, of another dwelling on the same site; and (iv) if the dwelling is a multiple dwelling, is to be not less than 6m from the private open space of another dwelling on the same site. (b) The window or glazed door: (i) is to be offset, in the horizontal plane, not less than 1.5m from the edge of a window or glazed door, to a habitable room of another dwelling; (ii) is to have a sill height of not less than 1.7m above the floor level or have fixed obscure glazing extending to a height of at least 1.7m above the floor level; or (iii) is to have a permanently fixed external screen for the full length of the window or glazed door, to a height of not less than 1.7m above floor level, with a uniform transparency of not more than 25%.	**P2** A window or glazed door, to a habitable room of dwelling, that has a floor level more than 1m above existing ground level, must be screened, or otherwise located or designed, to minimise direct views to: (a) window or glazed door, to a habitable room of another dwelling; and (b) the private open space of another dwelling.

A3 A shared driveway or parking space (excluding a parking space allocated to that dwelling) must be separated from a window, or glazed door, to a habitable room of a multiple dwelling by a horizontal distance of not less than: (a) 2.5m; or (b) 1m if: (i) it is separated by a screen of not less than 1.7m in height; or (ii) the window, or glazed door, to a habitable room has a sill height of not less than 1.7m above the shared driveway or parking space, or has fixed obscure glazing extending to a height of not less than 1.7m above the floor level.	**P3** A shared driveway or parking space (excluding a parking space allocated to that dwelling), must be screened, or otherwise located or designed, to minimise unreasonable impact of vehicle noise or vehicle light intrusion to a habitable room of a multiple dwelling.

9.4.7 Frontage fences for all dwellings

Objective:	That the height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) are reasonably consistent with that on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[1]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage for a dwelling must: (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.

[1] An exemption applies for fences in this zone – see Table 4.6.

9.4.8 Waste storage for multiple dwellings

Objective:	To provide for the storage of waste and recycling bins for multiple dwellings.

Acceptable Solutions	**Performance Criteria**
A1 A multiple dwelling must have a storage area, for waste and recycling bins, that is an area of not less than 1.5m^2 per dwelling and is within one of the following locations: (a) in an area for the exclusive use of each dwelling, excluding the area in front of the dwelling; or (b) in a common storage area with an impervious surface that: (i) has a setback of not less than 4.5m from a frontage; (ii) is not less than 5.5m from any dwelling; and (iii) is screened from the frontage and any dwelling by a wall to a height of not less than 1.2m above the finished surface level of the storage area.	**P1** A multiple dwelling must have storage for waste and recycling bins that is: (a) capable of storing the number of bins required for the site; (b) screened from the frontage and dwellings; and (c) if the storage area is a common storage area, separated from dwellings on the site to minimise impacts caused by odours and noise.

9.5 Development Standards for Non-dwellings

9.5.1 Non-dwelling development

Objective:	That all non-dwelling development: (a) is compatible with the character, siting, apparent form, scale, bulk, massing and proportion of residential development; and (b) does not cause an unreasonable loss of amenity on adjoining residential properties.

Acceptable Solutions	**Performance Criteria**
A1 A building that is not a dwelling, excluding for General Retail and Hire, Food Services, garages, carports and protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage that is: (a) if the frontage is a primary frontage, not less than 3m, or if the setback from the primary	**P1** A building that is not a dwelling, excluding for General Retail and Hire, or Food Services, must have a setback from a frontage that is compatible with the streetscape, having regard to any topographical constraints.

frontage is less than 3.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; (b) if the frontage is not a primary frontage, not less than 2m, or if the setback from the primary frontage is less than 2.0m, not less than the setback, from the primary frontage, of any existing dwelling on the site; or (c) if for a vacant site and there are existing dwellings on adjoining properties on the same street, not more than the greater, or less than the lesser, setback for the equivalent frontage of the dwellings on the adjoining properties on the same street.	
A2 A building that is not a dwelling, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally beyond the building envelope, must: (a) be contained within a building envelope (refer to Figures 9.1, 9.2 and 9.3) determined by: (i) a distance equal to the frontage setback of 3m, or, for an internal lot, a distance of 4.5m from the rear boundary of a property with an adjoining frontage; and (ii) projecting a line at an angle of 45 degrees from the horizontal at a height of 3m above existing ground level at the side or rear boundaries to a building height of not more than 9.5m above existing ground level; and (b) only have a setback within 1.5m of a side or rear boundary if the building: (i) does not extend beyond an existing building built on or within 0.2m of the boundary of the adjoining property; or (ii) does not exceed a total length of 9m or one-third of the length of the side or rear boundary (whichever is lesser).	**P2** The siting and scale of a building must: (a) not cause an unreasonable loss of amenity having regard to: (i) reduction in sunlight to a habitable room (other than a bedroom) of a dwelling on an adjoining property; (ii) overshadowing the private open space of a dwelling on an adjoining property; (iii) overshadowing of an adjoining vacant property; or (iv) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from an adjoining property; and (b) provide separation between buildings on adjoining properties that is consistent with that existing on established properties in the area.

A3 A building that is not a dwelling, must have: (a) a site coverage of not more than 65% (excluding eaves up to 0.6m); and (b) a site area of which not less than 15% is free from impervious surfaces.	**P3** A building that is not a dwelling must have: (a) site coverage consistent with that on established properties in the area; and (b) a reasonable space for the planting of gardens and landscaping.
A4 No Acceptable Solution.[2]	**P4** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be compatible with the height and transparency of fences in the street, having regard to: (i) the topography of the site; and (ii) traffic volumes on the adjoining road.
A5 Outdoor storage areas, for a building that is not a dwelling including waste storage must not: (a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas.	**P5** Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise their impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
A6 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback not less than 10m from a property containing a sensitive use.[3]	**P6** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to: (a) the characteristics and frequency of any emissions generated;

[2] An exemption applies for fences in this zone – see Table 4.6.

[3] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

	(b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.

9.5.2 Non-residential garages and carports

Objective:	To maintain frontage setbacks compatible with the streetscape and reduce the potential for garage and carport openings to dominate the primary frontage.

Acceptable Solutions	**Performance Criteria**
A1 A garage or carport not forming part of a dwelling, must have a setback from a primary frontage of not less than: (a) 4m, or alternatively 1m behind the building line; (b) the same as the building line, if a portion of the building gross floor area is located above the garage or carport; or (c) 1m, if the existing ground level slopes up or down at a gradient steeper than 1 in 5 for a distance of 10m from the frontage.	**P1** A garage or carport not forming part of a dwelling, must have a setback from a primary frontage that is compatible with the setbacks of existing garages or carports in the street, having regard to any topographical constraints.
A2 A garage or carport not forming part of a dwelling within 12m of a primary frontage (whether the garage or carport is free-standing) must have a total width of openings facing the primary frontage of not more than 6m or half the width of the frontage (whichever is the lesser).	**P2** A garage or carport not forming part of a dwelling must be designed to minimise the width of its openings that are visible from the street, so as to reduce the potential for the openings of a garage or carport to dominate the primary frontage.

9.6 Development Standards for Subdivision

9.6.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for development appropriate to the zone purpose, located to avoid natural hazards.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 200m^2 and: (i) be able to contain a minimum area of 10m x 12m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 9.4.2 A1, A2 and A3, and 9.5.1 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 3.6m.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.

9.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides for: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	**Performance Criteria**
A1 The subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: (a) any relevant road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with *Guide to Road Design Part 6A: Paths for Walking and Cycling 2016*; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.

9.6.3 Services

Objective:	That the subdivision of land provides services for future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** No Performance Criterion.

10.0 Low Density Residential Zone

10.1 Zone Purpose

The purpose of the Low Density Residential Zone is:

10.1.1 To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development.

10.1.2 To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts.

10.1.3 To provide for Visitor Accommodation that is compatible with residential character.

10.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Utilities	If for minor utilities.
Permitted	
Visitor Accommodation	
Residential	If for a home-based business.
Discretionary	
Business and Professional Services	If for a consulting room, medical centre, veterinary centre, child health clinic or for the provision of residential support services.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Educational and Occasional Care	If not for a tertiary institution.
Emergency Services	
Food Services	If not for a take away food premises with a drive through facility.
General Retail and Hire	If for a local shop.
Residential	If not listed as No Permit Required or Permitted.

Use Class	Qualification
Sports and Recreation	If for a fitness centre, gymnasium, public swimming pool or sports ground.
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

10.3 Use Standards

10.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions	Performance Criteria
A1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within: (a) 8.00am to 6.00pm Monday to Friday; (b) 9.00am to 12.00 noon Saturday; and (c) nil on Sunday and public holidays.	**P1** Hours of operation for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise or other emissions.
A2 External lighting for a use listed as Discretionary, excluding Residential use: (a) must be within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled so that direct light does not extend into the adjoining property.	**P2** External lighting for a use listed as Discretionary, excluding Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must be within the hours of: (a) 7:00am to 5:00pm Monday to Friday; (b) 9:00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services or Residential use, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any existing or proposed noise mitigation measures between the vehicle movement areas and sensitive use; (f) potential conflicts with other traffic; and (g) existing levels of amenity.
A4 No Acceptable Solution.	**P4** A use listed as Discretionary must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the intensity and scale of the use; (b) the emissions generated by the use; (c) the type and intensity of traffic generated by the use; (d) the impact on the character of the area; and (e) the need for the use in that location.

10.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is of a scale that is compatible with the character and use of the area; (b) does not cause an unreasonable loss of privacy; and (c) does not impact the safety and efficiency of local roads or rights of way.

Acceptable Solutions	**Performance Criteria**
A1 Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of not more than 300m^2.	**P1** Visitor Accommodation must: (a) not cause an unreasonable loss of privacy to adjoining properties; (b) be of a scale that respects the character and use of the area; (c) not adversely impact the safety and efficiency of the local road network; and (d) not unreasonably disadvantage owners and users of rights of way.

10.4 Development Standards for Dwellings

10.4.1 Residential density for multiple dwellings

Objective:	That the density of multiple dwellings: (a) is appropriate for the low density nature of the zone; and (b) is consistent with the availability of infrastructure services and any constraints to development.

Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must have a site area per dwelling of not less than: (a) 1500m^2 if it has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system; or (b) 2500m^2 otherwise.	**P1.1** For a site that has a connection or is capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 1500m^2 if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) does not exceed the capacity of the current or intended infrastructure services in the area; and (c) the site area per dwelling is not less than

	1200m^2, having regard to any constraints to development. **P1.2** For a site that is not capable of being connected to a full water supply service, a reticulated sewerage system and the public stormwater system, multiple dwellings must only have a site area per dwelling that is less than 2500m^2 if the number of dwellings: (a) is not out of character with the pattern of development existing on established properties in the area; (b) can be provided with adequate on-site wastewater disposal and water supply; and (c) the site area per dwelling is not less than 2000m^2; and (d) a regulated entity has provided written advice stating that the site is unable to be connected to a full water supply service or a reticulated sewerage system, having regard to any constraints to development.

10.4.2 Building height

Objective:	That the height of dwellings is compatible with the streetscape and do not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have a building height not more than 8.5m.	**P1** The height of dwellings must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties having regard to: (a) the topography of the site; (b) the height of buildings on the site and adjacent properties; (c) the bulk and form of existing and proposed buildings; (d) sunlight to habitable rooms and private open space of dwellings; and (e) any overshadowing of adjoining properties.

10.4.3 Setback

Objective:	That the siting of dwellings is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Dwellings, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	**P1** The siting of a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.
A2 Dwellings, excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	**P2** The siting of a dwelling must not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.

10.4.4 Site coverage

Objective:	That site coverage: (a) is consistent with the character of existing development in the area; (b) provides sufficient area for private open space and landscaping; and (c) assists with the management of stormwater runoff.

Acceptable Solutions	**Performance Criteria**
A1 Dwellings must have a site coverage of not more than 30%.	**P1** The site coverage of dwellings must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the provision for landscaping and private open space; (f) the need to remove vegetation; and (g) the site coverage of adjacent properties.

10.4.5 Frontage fences for all dwellings

Objective:	That the height and transparency of frontage fences: (a) provides adequate privacy and security for residents; (b) allows the potential for mutual passive surveillance between the road and the dwelling; and (c) is reasonably consistent with fences in the street.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[1]	**P1** A fence (including a free-standing wall) for a dwelling within 4.5m of a frontage must: (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be consistent with the height and transparency of fences in the street, having regard to:

[1] An exemption applies for fences in this zone – see Table 4.6.

	(i) the topography of the site; and (ii) traffic volumes on the adjoining road.

10.5 Development Standards for Non-dwellings

10.5.1 Non-dwelling development

Objective:	That all non-dwelling development: (a) is compatible with the streetscape; (b) is compatible with the form and scale of existing residential development; and (c) does not cause an unreasonable loss of amenity to adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 A building that is not a dwelling must have a building height not more than 8.5m.	**P1** The height of a building that is not a dwelling must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the height of buildings on the site and adjacent properties; (c) the bulk and form of existing and proposed buildings; (d) sunlight to habitable rooms of dwellings and private open space; and (e) any overshadowing of adjoining properties.
A2 A building that is not a dwelling, excluding protrusions that extend not more than 0.9m into the frontage setback, must have a setback from a frontage not less than 8m.	**P2** The siting of a building that is not a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of surrounding buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public open space adjacent to the site; and (e) the safety of road users.

A3 A building that is not a dwelling excluding outbuildings with a building height of not more than 2.4m and protrusions that extend not more than 0.9m horizontally from the building, must have a setback from side and rear boundaries of not less than 5m.	**P3** The siting of a building that is not a dwelling, must not cause unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.
A4 A building that is not a dwelling must have a site coverage of not more than 30%.	**P4** The site coverage of a building that is not a dwelling must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the provision for landscaping and private open space; (f) the need to remove vegetation; and (g) the site coverage of adjacent properties.
A5 No Acceptable Solution. [2]	**P5** A fence (including a free-standing wall) for a building that is not a dwelling within 4.5m of a frontage must: (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be consistent with the height and transparency of fences in the street, having regard to:

[2] An exemption applies for fences in this zone – see Table 4.6.

	(i) the topography of the site; and (ii) traffic volumes on the adjoining road.
A6 Outdoor storage areas, for a building that is not a dwelling, including waste storage, must not: (a) be visible from any road or public open space adjoining the site; or (b) encroach upon parking areas, driveways or landscaped areas.	**P6** Outdoor storage areas, for a building that is not a dwelling, must be located or screened to minimise its impact on views into the site from any roads or public open space adjoining the site, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.
A7 Air extraction, pumping, refrigeration systems or compressors, for a building that is not a dwelling, must have a setback from the boundary of a property containing a sensitive use of not less than 10m.[3]	**P7** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors, for a building that is not a dwelling, within 10m of a the boundary of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.

[3] An exemption applies for heat pumps and air conditioners in this zone – see Table 4.6.

10.6 Development Standards for Subdivision

10.6.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1500m^2 and: (i) be able to contain a minimum area of 10m x 15m with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 10.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 10.4.3 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) adequate provision of private open space; (e) the pattern of development existing on established properties in the area; and (f) any constraints to development, and must have an area not less than 1200m^2.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 20m.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage; (e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; (d) the anticipated nature of vehicles likely to access the site; and (e) the ability for emergency services to access the site.

10.6.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides: (a) the provision of safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) the adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	**Performance Criteria**
A1 The subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: (a) any relevant road network plan adopted by council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths, to common boundaries with adjoining land, to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) minimising the travel distance between key destinations such as shops and services and public transport routes; (f) access to public transport; (g) the efficient and safe movement of pedestrians, cyclists and public transport; (h) the need to provide for bicycle infrastructure on new arterial and collector roads in accordance with the *Guide to Road Design Part 6A: Paths for Walking and Cycling 2016*; (i) the topography of the site; and (j) the future subdivision potential of any balance lots on adjoining or adjacent land.

10.6.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

11.0 Rural Living Zone

11.1 Zone Purpose

The purpose of the Rural Living Zone is:

11.1.1 To provide for residential use or development in a rural setting where:

(a) services are limited; or

(b) existing natural and landscape values are to be retained.

11.1.2 To provide for compatible agricultural use and development that does not adversely impact on residential amenity.

11.1.3 To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts.

11.1.4 To provide for Visitor Accommodation that is compatible with residential character.

11.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling.
Resource Development	If for grazing.
Utilities	If for minor utilities.
Permitted	
Residential	If for a home-based business.
Visitor Accommodation	
Discretionary	
Business and Professional Services	If for a veterinary centre.
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	

Use Class	Qualification
Education and Occasional Care	If for: (a) a childcare centre or primary school; or (b) an existing respite centre.
Emergency Services	
Food Services	If for a gross floor area of no more than 200m^2.
General Retail and Hire	If for: (a) primary produce sales; (b) sales related to Resource Development; or (c) a local shop.
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Resource Development	If: (a) not for intensive animal husbandry or plantation forestry; or (b) not listed as No Permit Required.
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Sports and Recreation	If for an outdoor recreation facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Prohibited	
All other uses	

11.3 Use Standards

11.3.1 Discretionary uses

Objective:	That Discretionary uses do not cause an unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions	Performance Criteria
A1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Resource Development, must be within the hours of: (a) 8.00am to 6.00pm Monday to Friday; (b) 9.00am to 12.00 noon Saturday; and (c) nil on Sunday and public holidays.	**P1** Hours of operation for a use listed as Discretionary, excluding Emergency Services or Resource Development, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and

	(b) noise, lighting or other emissions.
A2 External lighting for a use listed as Discretionary: (a) must be within the hours of 7.00pm to 7.00am, excluding any security lighting; and (b) security lighting must be baffled so that direct light does not extend into the adjoining property.	**P2** External lighting for a use listed as Discretionary, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; and (d) any existing light sources.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must be within the hours of: (a) 7.00am to 5.00pm Monday to Friday; (b) 9.00am to 12 noon Saturday; and (c) nil on Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use listed as Discretionary, excluding Emergency Services, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the dispatch of goods and materials; and (c) the existing levels of amenity.

11.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation: (a) is of a scale that is compatible with the character and use of the area; (b) does not cause an unreasonable loss of privacy; and (c) does not impact the safety and efficiency of local roads or rights of way.
Acceptable Solutions	**Performance Criteria**
A1 Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of not more than 300m^2.	**P1** Visitor Accommodation must: (a) not cause an unreasonable loss of privacy to adjoining properties; (b) be of a scale that respects the character and use of the area; (c) not adversely impact the safety and efficiency of the local road network; and (d) not unreasonably disadvantage owners and users of rights of carriageway.

11.4 Development Standards for Buildings and Works

11.4.1 Site coverage

Objective:	That the site coverage: (a) is compatible with the character of existing development in the area; and (b) assists with the management of stormwater runoff.

Acceptable Solutions	**Performance Criteria**
A1 The site coverage must be not more than 400m^2.	**P1** The site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb runoff; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; and (f) the character of development existing on established properties in the area.

11.4.2 Building height, setback and siting

Objective:	That height, setback and siting of buildings: (a) is compatible with the character of the area; (b) does not cause an unreasonable loss of amenity; (c) minimises the impact on the natural values of the area; and (d) minimises the impact on adjacent uses.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 8.5m.	**P1** Building height must be compatible with the character of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) the bulk and form of proposed buildings; (d) sunlight to habitable rooms and private open space in adjoining properties; and (e) any overshadowing of adjoining properties or public places.

A2 Buildings must have a setback from a frontage of not less than 20m.	**P2** Buildings must be sited to be compatible with the character of the area, having regard to: (a) the topography of the site; (b) the setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; and (e) the retention of vegetation.
A3 Buildings must have a setback from side and rear boundaries of not less than 10m.	**P3** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height bulk and form of existing and proposed buildings; (e) the character of the development existing on established properties in the area; and (f) any overshadowing of adjoining properties or public places.
A4 Buildings for a sensitive use must be separated from an Agriculture Zone or Rural Zone a distance of: (a) not less than 200m; or (b) if the setback of an existing building is within 200m, not less than the existing building.	**P4** Buildings for a sensitive use must be sited so as to not conflict or interfere with uses in the Agriculture Zone or Rural Zone, having regard to: (a) the size, shape and topography of the site; (b) the separation of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of adjoining properties; (d) any proposed attenuation measures; and (e) any buffers created by natural or other features.

11.5 Development Standards for Subdivision

11.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) is provided with appropriate access to a road; and (c) contains areas which are suitable for residential development.

Acceptable Solutions	Performance Criteria
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area not less than specified in Table 11.1 and: (i) be able to contain a minimum area of 15m x 20m clear of: a. all setbacks required by clause 11.4.2 A2 and A3; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 11.4.2 A2 and A3; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) any natural or landscape values; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area, and must be no more than 20% smaller than the applicable lot size required by clause 11.5.1 A1.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 40m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the width of frontage proposed, if any; (b) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (c) the topography of the site; (d) the functionality and useability of the frontage;

	(e) the ability to manoeuvre vehicles on the site; and (f) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; (e) the anticipated nature of vehicles likely to access the site; and (f) the ability for emergency services to access the site.

Table 11.1 Rural Living Zone minimum lot sizes

Rural Living Zone A	1ha
Rural Living Zone B	2ha
Rural Living Zone C	5ha
Rural Living Zone D	10ha

11.5.2 Roads

Objective:	That the arrangement of new roads with a subdivision provides: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	**Performance Criteria**
A1 The subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, having regard to: (a) any relevant road network plan adopted by the council; (b) the existing and proposed road hierarchy; (c) maximising connectivity with the surrounding road network; (d) appropriate access to public transport; and (e) access for pedestrians and cyclists.

11.5.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a reticulated sewerage system; or (b) be connected to a reticulated sewerage system if the frontage of each lot is within 30m of a reticulated sewerage system and can be connected by gravity feed.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding within Rural Living Zone C or Rural Living Zone D or for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

12.0 Village Zone

12.1 Zone Purpose

The purpose of the Village Zone is:

12.1.1 To provide for small rural centres with a mix of residential, community services and commercial activities.

12.1.2 To provide amenity for residents appropriate to the mixed use characteristics of the zone.

12.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a single dwelling or home-based business.
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Food Services	
General Retail and Hire	
Residential	If not listed as No Permit Required.
Service Industry	If not for motor repairs or panel beating.
Sports and Recreation	
Storage	If not for liquid fuel depot or solid fuel depot.
Visitor Accommodation	

Use Class	Qualification
Discretionary	
Bulky Goods Sales	
Crematoria and Cemeteries	If for a cemetery.
Custodial Facility	If for a remand centre.
Domestic Animal Breeding, Boarding or Training	
Equipment and Machinery Sales and Hire	
Hotel Industry	
Manufacturing and Processing	If for: (a) a craft industry or an artist's studio; or (b) alterations or extensions to existing Manufacturing and Processing.
Pleasure Boat Facility	
Research and Development	
Resource Processing	If not for an abattoir, animal saleyards or sawmilling.
Service Industry	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Prohibited	
All other uses	

12.3 Use Standards

12.3.1 All non-residential uses

Objective:	That non-residential use: (a) is compatible with the mixed use characteristics of a village; and (b) does not cause unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of: (a) 7.00am to 9.00pm Monday to Friday; (b) 8.00am to 6.00pm Saturday; and (c) 9.00am to 5.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must: (a) be baffled so that it does not cause emission of light onto adjoining residential properties; and (b) not include permanent fixed floodlighting if the site adjoins a General Residential Zone, Low Density Residential Zone or Rural Living Zone.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, used on the site must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the number of proposed light sources and their intensity; (b) the location of the proposed light sources; (c) the topography of the site; (d) the degree of screening between the light source and the sensitive use; and (e) existing light sources.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must be within the hours of: (a) 7.00am to 7.00pm Monday to Friday; and (b) 8.00am to 6.00pm Saturday, Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Utilities or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses, having regard to: (a) the extent and timing of traffic generation; (b) the dispatch of goods and materials; (c) the size of commercial vehicles involved; (d) noise reducing structures between vehicle movement areas and dwellings; and (e) existing levels of amenity.
A4 The gross floor area of a non-residential use must be not more than: (a) 300m^2 for Visitor Accommodation; and (b) 250m^2 for all other non-residential uses.	**P4** A non-residential use must be at a scale and intensity consistent with the character of the area, having regard to: (a) the nature and scale of the use; (b) the number of employees; (c) the hours of operation; (d) the emissions generated by the use; (e) the type and intensity of traffic generated by the use; (f) the impact on the character of the surrounding area; and (g) the impact on the amenity of any adjoining residential properties.

12.4 Development Standards for Buildings and Works

12.4.1 Residential density and servicing for multiple dwellings

Objective:	That the density of multiple dwellings: (a) makes efficient use of land for housing; and (b) optimises the use of infrastructure and community services.

Acceptable Solutions	**Performance Criteria**
A1 Multiple dwellings must: (a) have a site area per dwelling of not less than 600m^2; and (b) have a connection to a reticulated sewerage, stormwater and full water supply service.	**P1.1** For a site that has a connection to or is capable of being connected to, a reticulated sewerage, stormwater and full water supply service, multiple dwellings must only have a site area per dwelling that is less than 600m^2 if the number of dwellings: (a) have a site area per dwelling that does not exceed the capacity of the reticulated infrastructure services; and (b) are consistent with the density existing on established properties in the area; or (c) the development provides a specific accommodation need with significant social or community benefit. **P1.2** For a site that is not capable of being connected to a reticulated sewerage, stormwater and full water supply service, multiple dwellings must have a site area that: (a) is sufficient for on-site wastewater and stormwater disposal and water supply; and (b) a regulated entity has provided written advice stating that the site is unable to be connected to a full water supply service or a reticulated sewerage system.

12.4.2 Building height

Objective:	That building height is compatible with the streetscape and does not cause an unreasonable loss of amenity for adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 8.5m.	**P1** Building height must be compatible with the streetscape and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjoining properties; (c) the bulk and form of proposed buildings; (d) sunlight to habitable rooms and private open space in adjoining properties; and (e) any overshadowing of adjoining properties or public places.

12.4.3 Setback

Objective:	That building setback is compatible with the streetscape and does not result in an unreasonable impact on amenity of adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: (a) not less than 4.5m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must be sited to be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the setbacks of buildings on adjoining properties; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance of proposed buildings when viewed from roads and public places adjoining the site; and (e) the safety of road users.

A2 Buildings must have a setback from side and rear boundaries of not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited so that there is no unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setbacks of surrounding buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the existing buildings and private open space areas on the site; (f) sunlight to private open space and windows of habitable rooms on adjoining properties; and (g) the character of development existing on established properties in the area.
A3 Air extraction, pumping, refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, must have a setback from a property containing a sensitive use of not less than 10m.[1]	**P3** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators, excluding Residential, Visitor Accommodation, Natural and Cultural Values Management, Passive Recreation and Utilities, within 10m of a property containing a sensitive use must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any mitigation measures proposed.

[1] An exemption for air conditioners and heat pumps applies in this zone – see Table 4.6.

12.4.4 Site coverage

Objective:	That site coverage: (a) is compatible with the character of the development existing in the area; and (b) provides sufficient area for private open space and landscaping.

Acceptable Solutions	**Performance Criteria**
A1 Site coverage must be not more than 50%.	**P1** Site coverage must be consistent with that existing on established properties in the area, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the existing buildings and any constraints imposed by existing development; (d) the provision for landscaping and private open space; and (e) the character of development existing on established properties in the area.

12.4.5 Fencing

Objective:	That the height and transparency of frontage fences: (a) allows the potential for mutual passive surveillance between the road and the dwelling; and (b) provides reasonably consistent height and transparency.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must: (a) provide for security and privacy, while allowing for passive surveillance of the road; and (b) be consistent with the height and transparency of fences in the street, having regard to: (i) topography of the site; and (ii) traffic volumes on the adjoining road.

[2] An exemption applies for fences in this zone – see Table 4.6.

12.4.6 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas for non-residential uses, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas for non-residential uses, excluding any goods for sale, must be located, treated or screened to not cause an unreasonable loss of the visual amenity of the area, having regard to: (a) the nature of the use; (b) the type of goods, materials or waste to be stored; (c) the topography of the site; and (d) any screening proposed.

12.5 Development Standards for Subdivision

12.5.1 Lot design

Objective	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 600m^2 and: (i) be able to contain a minimum area of 10m x 15m, with a gradient of not more than 1 in 5, clear of: a. all setbacks required by clause 12.4.3 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 12.4.3 A1 and A2; (b) be required for public use by the Crown, a	**P1** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of existing buildings on the lots; (b) the intended location of buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.

council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 10m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; and (d) the pattern of development existing on established properties in the area.

12.5.2 Roads

Objective:	That the arrangement of new roads within a subdivision provides: (a) safe, convenient and efficient connections to assist accessibility and mobility of the community; (b) adequate accommodation of vehicular, pedestrian, cycling and public transport traffic; and (c) the efficient ultimate subdivision of the entirety of the land and of surrounding land.

Acceptable Solutions	**Performance Criteria**
A1 The subdivision includes no new roads.	**P1** The arrangement and construction of roads within a subdivision must provide an appropriate level of access, connectivity, safety, convenience and legibility for vehicles, pedestrians and cyclists, having regard to: (a) any relevant road network plan adopted by council; (b) the existing and proposed road hierarchy; (c) the need for connecting roads and pedestrian paths to common boundaries with adjoining land to facilitate future subdivision potential; (d) maximising connectivity with the surrounding road, pedestrian, cycling and public transport networks; (e) access to public transport; (f) the topography of the site; and (g) the future subdivision potential of any balance lots on adjoining or adjacent land.

12.5.3 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must (a) be connected to a full water supply service if	**P1** No Performance Criterion.

the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

13.0 Urban Mixed Use Zone

13.1 Zone Purpose

The purpose of the Urban Mixed Use Zone is:

13.1.1 To provide for a mix of residential, retail, community services and commercial activities in urban locations.

13.1.2 To provide for a diverse range of use or development that are of a type and scale that support and do not compromise or distort the role of surrounding activity centres in the activity centre hierarchy.

13.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Business and Professional Services	
Community Meeting and Entertainment	
Food Services	
General Retail and Hire	
Hotel Industry	
Research and Development	
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required.

Use Class	Qualification
Service Industry	If not for motor repairs or panel beating.
Tourist Operation	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.
Discretionary	
Custodial Facility	If for a remand centre.
Educational and Occasional Care	
Emergency Services	
Hospital Services	
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Sports and Recreation	
Storage	
Transport Depot and Distribution	If for public transport facilities.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; and (b) not listed as Permitted.
Prohibited	
All other uses	

13.3 Use Standards

13.3.1 All uses

Objective:	That uses do not cause unreasonable loss of amenity to residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled to ensure direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential area; and (f) potential conflicts with other traffic.

13.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the size and scale of the proposed use; (c) the function of the activity centre and the surrounding activity centres; and (d) the extent that the proposed use impacts on the other activity centres.

13.3.3 Retail impact

Objective:	That retail uses do not compromise or distort the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 The gross floor area for Bulky Goods Sales and General Retail and Hire must be not more than 300m^2 per tenancy.	**P1** Bulky Goods Sales and General Retail and Hire must not compromise or distort the activity centre hierarchy, having regard to: (a) the degree to which the proposed use improves and broadens the commercial or retail choice with the area; (b) the extent that the proposed use impacts on other activity centres of a higher order; and (c) any relevant local area objectives contained within the relevant Local Provisions Schedule.

13.4 Development Standards for Building and Works

13.4.1 Building height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from adjoining road and public places; and (e) any overshadowing of public places.

A2 Building height: (a) within 10m of a General Residential Zone must not be more than 8.5m; or (b) within 10m of an Inner Residential Zone must not be more than 9.5m.	**P2** Building height within 10m of a General Residential Zone or Inner Residential Zone, must be consistent with building height on adjoining properties and not cause an unreasonable loss of residential amenity, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; and (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

13.4.2 Setback

Objective:	That building setback: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: (a) not less than 3m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; (c) the height, bulk and form of existing and proposed buildings; and (d) the safety or road users.
A2 Buildings must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited so there is no unreasonable loss of residential amenity to adjoining properties within a General Residential Zone or Inner Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

A3	**P3**
Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.[1]	Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone or Inner Residential Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.

13.4.3 Design

Objective:	That building design and façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape.

Acceptable Solutions	**Performance Criteria**
A1 New buildings must be designed to satisfy all of the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing a frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** New buildings must be designed to be compatible with the streetscape, having regard to: (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

[1] An exemption for air conditioners and heat pumps applies in this zone – see Table 4.6.

A2	**P2**
New buildings or alterations to an existing façade must be designed to satisfy all of the following: (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) excluding for Residential, if for a ground floor level façade facing a frontage: (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) excluding for Residential, if for a ground floor level façade facing a frontage, must: (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and (d) excluding for Residential, provide awnings over a public footpath if existing on the site or on adjoining properties.	New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to: (a) how the main pedestrian access to the building will address the street or other public places; (b) excluding for Residential, windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) excluding for Residential, providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and (e) excluding for Residential, the need for provision of awnings over a public footpath.

13.4.4 Fencing

Objective:	That fencing: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must be compatible with the streetscape, having regard to: (a) the height, design, location and extent of the fence; (b) the degree of transparency; and (c) the proposed materials and construction.
A2 Common boundary fences with a property in a General Residential Zone or Inner Residential Zone must: (a) have a height above existing ground level of not more than 2.1m; and (b) not use barbed wire.	**P2** Common boundary fences with a property in a General Residential Zone or Inner Residential Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) the height, design, location and extent of the fence; and (b) the proposed materials and construction.

13.4.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for Residential use or for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for Residential use or for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

[2] An exemption applies for fences in this zone – see Table 4.6.

13.4.6 Dwellings

Objective:	To provide adequate and useable private open space and storage for the needs of residents.

Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have private open space that is not less than: (a) $24m^2$ with a minimum horizontal dimension of not less than 4m; or (b) $8m^2$ with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level.	**P1** A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.
A2 Each dwelling must be provided with a dedicated and secure storage space of no less than $6m^3$.	**P2** Each dwelling must be provided with adequate storage space.

13.5 Development Standards for Subdivision

13.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than $300m^2$ and: (i) be able to contain a minimum area of 10m x 15m clear of: a. all setbacks required by clause 13.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 13.4.2 A1 and A2; (b) be required for public use by the Crown, a council or a State authority;	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the likely location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.

(c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; and (d) the pattern of development existing on established properties in the area.

13.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.	**P2** Each lot, or lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

14.0 Local Business Zone

14.1 Zone Purpose

The purpose of the Local Business Zone is:

14.1.1 To provide for business, retail, administrative, professional, community and entertainment functions which meet the needs of a local area.

14.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

14.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.

14.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

14.2 Use Table

Use Class	**Qualification**
No Permit Required	
Business and Professional Services	
Food Services	
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel Industry	

Use Class	Qualification
Pleasure Boat Facility	If for a boat ramp.
Research and Development	
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required.
Visitor Accommodation	If located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises.
Discretionary	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food or beverage production.
Service Industry	
Sports and Recreation	
Storage	
Tourist Operation	
Transport Depot and Distribution	If for: (a) a public transport facility; or (b) distribution of goods to or from land within the zone.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

14.3 Use Standards

14.3.1 All uses

Objective:	That uses do not cause unreasonable loss of amenity to residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding for Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements;

holidays.	(b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) potential conflicts with other traffic.

14.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not: (a) cause unreasonable loss of amenity to adjoining residential zones; and (b) compromise or distort the activity centre hierarchy.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres.

14.3.3 Retail impact

Objective:	That retail uses do not compromise or distort the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 The gross floor area for Bulky Goods Sales and General Retail and Hire uses must be not more than 250m^2 per tenancy.	**P1** Bulky Goods Sales and General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to: (a) the degree to which the proposed use improves and broadens the commercial or retail choice with the area; (b) the extent that the proposed use impacts on other activity centres; and (c) any relevant local area objectives contained within the relevant Local Provisions Schedule.

14.4 Development Standards for Buildings and Works

14.4.1 Building height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 9m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of adjoining properties and public places.

14.4.2 Setbacks

Objective:	That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must be: (a) built to the frontage at ground level; or (b) have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to: (a) providing small variations in building alignment to break up long building façades; (b) providing variations in building alignment to provide a forecourt space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting.
A2 Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, of not less than: (a) 4m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone.[1]	**P3** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.

14.4.3 Design

Objective:	That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety, and are compatible with the streetscape.

Acceptable Solutions	**Performance Criteria**
A1 New buildings must be designed to satisfy all the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** New buildings must be designed to be compatible with the streetscape, having regard to: (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.
A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following:	**P2** New buildings or alterations to an existing façade must be designed to be compatible with the

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

(a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) if for a ground floor level façade facing a frontage: (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) if for a ground floor level façade facing a frontage must: (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and (d) provide awnings over a public footpath if existing on the site or on adjoining properties.	streetscape, having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and (e) the need for provision of awnings over a public footpath.

14.4.4 Fencing

Objective:	That fencing: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must contribute positively to the streetscape, having regard to: (a) its height, design, location and extent; (b) its degree of transparency; and (c) the proposed materials and construction.

[2] An exemption applies for fences in this zone – see Table 4.6.

A2 Common boundary fences with a property in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone must: (a) have a height above existing ground level of not more than 2.1m; and (b) not contain barbed wire.	**P2** Common boundary fences with a property in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) their height, design, location and extent; and (b) the proposed materials and construction.

14.4.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

14.4.6 Dwellings

Objective:	To provide adequate and useable private open space and storage for the needs of residents.

Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have private open space that has an area not less than: (a) $24m^2$ with a minimum horizontal dimension of not less than 4m; or (b) $8m^2$ with a minimum horizontal dimension not less than 1.5m, if the dwelling is located wholly above ground floor level.	**P1** A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.
A2 Each dwelling must be provided with a dedicated and secure storage space of not less than $6m^3$.	**P2** Each dwelling must be provided with adequate storage space.

14.5 Development Standards for Subdivision

14.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 200m^2 and: (i) be able to contain a minimum area of 10m x 12m clear of: a. all setbacks required by clause 14.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 14.4.2 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site;

	(f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; and (d) the pattern of development existing on established properties in the area.

14.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot, is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

15.0 General Business Zone

15.1 Zone Purpose

The purpose of the General Business Zone is:

15.1.1 To provide for business, retail, administrative, professional, community, and entertainment functions within Tasmania's main suburban and rural centres.

15.1.2 To ensure that the type and scale of use and development does not compromise or distort the activity centre hierarchy.

15.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.

15.1.4 To encourage Residential and Visitor Accommodation use if it supports the viability of the activity centre and an active street frontage is maintained.

15.2 Use Table

Use Class	Qualification
No Permit Required	
Business and Professional Services	
Food Services	
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for a home-based business.
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel Industry	
Pleasure Boat Facility	If for a boat ramp.

Use Class	**Qualification**
Research and Development	
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not listed as No Permit Required.
Visitor Accommodation	If: (a) located above ground floor level (excluding pedestrian or vehicular access) or to the rear of a premises; and (b) not a camping and caravan park or overnight camping area.
Discretionary	
Custodial Facility	If for a remand centre.
Equipment and Machinery Sales and Hire	
Hospital Services	
Manufacturing and Processing	
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food and beverage production.
Service Industry	
Sports and Recreation	
Storage	
Tourist Operation	
Transport Depot and Distribution	If for: (a) a public transport facility; or (b) distribution of goods to or from land within the zone.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If not listed as Permitted
Prohibited	
All other uses	

15.3 Use Standards

15.3.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements;

	(c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) potential conflicts with other traffic.

15.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres.

15.3.3 Retail impact

Objective:	That retail uses do not compromise or distort the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 The gross floor area for Bulky Goods Sales and General Retail and Hire uses must be not more than 3500m^2 per tenancy.	**P1** Bulky Goods Sales and General Retail and Hire uses must not compromise or distort the activity centre hierarchy, having regard to: (a) the extent that the proposed use improves and broadens the commercial or retail choice with the area; (b) the extent that the proposed use impacts on other activity centres; and (c) any relevant local area objectives contained within the relevant Local Provisions Schedule.

15.4 Development Standards for Buildings and Works

15.4.1 Building height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of existing buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.

A2	**P2**
Building height: (a) within 10m of a General Residential Zone must not be more than 8.5m; or (b) within 10m of an Inner Residential Zone must not be more than 9.5m.	Building height within 10m of a General Residential Zone or Inner Residential Zone must be consistent with building height on the adjoining properties and not cause an unreasonable loss of residential amenity, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

15.4.2 Setbacks

Objective:	That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must be: (a) built to the frontage at ground level; or (b) have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to: (a) providing small variations in building alignment to break up long façades; (b) providing variations in building alignment appropriate to provide a forecourt or space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting.

A2 Building must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than: (a) 5m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone or Inner Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining property; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.[1]	**P3** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone or Inner Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6

15.4.3 Design

Objective:	That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape.

Acceptable Solutions	**Performance Criteria**
A1 New buildings must be designed to satisfy all of the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** New buildings must be designed to be compatible with the streetscape, having regard to: (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security shutters or grilles and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.
A2 New buildings or alterations to an existing façade must be designed to satisfy all of the following: (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) if for a ground floor level façade facing a frontage: (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) if for a ground floor level façade facing a frontage must: (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing	**P2** New buildings or alterations to an existing façade must be designed to be compatible with the streetscape, having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and any other alternatives are not practical; and (e) the need for provision of awnings over a public footpath.

blank wall, if already greater than 30% of the length of the façade on that frontage; and (d) provide awnings over a public footpath if existing on the site or on adjoining properties.	

15.4.4 Fencing

Objective:	That fencing : (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must contribute positively to the streetscape, having regard to: (a) its height, design, location and extent; (b) its degree of transparency; and (c) the proposed materials and construction.
A2 Common boundary fences with a property in a General Residential Zone or Inner Residential Zone must: (a) have a height above existing ground level of not more than 2.1m; and (b) not use barbed wire.	**P2** Common boundary fences with a property in a General Residential Zone or Inner Residential Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) their height, design, location and extent; and (b) the proposed materials and construction.

15.4.5 Outdoor storage areas

Objective:	That outdoor storage areas for non-residential use do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

[2] An exemption applies for fences in this zone – see Table 4.6.

15.4.6 Dwellings

Objective:	To provide adequate and useable private open space and storage for the needs of residents.

Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have private open space that is not less than: (a) $24m^2$ with a minimum horizontal dimension of not less than 4m; or (b) $8m^2$ with a minimum dimension of not less than 1.5m, if the dwelling is located wholly above ground floor level.	**P1** A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.
A2 Each dwelling must be provided with a dedicated and secure storage space of no less than $6m^3$.	**P2** Each dwelling must be provided with adequate storage space.

15.5 Development Standards for Subdivision

15.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate frontage to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than $100m^2$ and existing buildings are consistent with the setback required by clause 15.4.2 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; and (d) the pattern of development existing on established properties in the area.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:

	(a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage ; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

15.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.	**P2** No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

16.0 Central Business Zone

16.1 Zone Purpose

The purpose of the Central Business Zone is:

16.1.1 To provide for the concentration of the higher order business, retail, administrative, professional, community, and entertainment functions within Tasmania's primary centres.

16.1.2 To provide for a type and scale of use and development supports and does not compromise or distort the activity centre hierarchy.

16.1.3 To encourage activity at pedestrian levels with active frontages and shop windows offering interest and engagement to shoppers.

16.1.4 To encourage Residential and Visitor Accommodation use above ground floor level if it supports the viability of the activity centre and an active street frontage is maintained.

16.2 Use Table

Use Class	**Qualification**
No Permit Required	
Business and Professional Services	
Food Services	
General Retail and Hire	
Natural and Cultural Values Management	
Passive Recreation	
Residential	If for home-based business.
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Community Meeting and Entertainment	
Educational and Occasional Care	
Emergency Services	
Hotel Industry	

Use Class	**Qualification**
Research and Development	
Residential	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not listed as No Permit Required.
Sports and Recreation	If located above ground floor level (excluding pedestrian or vehicular access).
Tourist Operation	
Visitor Accommodation	If: (a) located above ground floor level (excluding pedestrian or vehicular access); and (b) not a camping and caravan park or overnight camping area.
Discretionary	
Custodial Facility	If for a remand centre.
Equipment and Machinery Sales and Hire	
Hospital Services	
Manufacturing and Processing	If for alterations or extensions to existing Manufacturing and Processing.
Residential	If not listed as No Permit Required or Permitted.
Resource Processing	If for food and beverage production.
Service Industry	If for alterations or extensions to an existing Service Industry.
Sports and Recreation	If not listed as Permitted.
Storage	If not for a liquid, solid or gas fuel depot.
Transport Depot and Distribution	If for a public transport facility.
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If: (a) not a camping and caravan park or overnight camping area; or (b) not listed as Permitted.

Use Class	Qualification
Prohibited	
All other uses	

16.3 Use Standards

16.3.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must be within the hours of:	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone or Inner Residential Zone, must not cause an unreasonable loss of amenity to the

(a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) potential conflicts with other traffic.

16.3.2 Discretionary uses

Objective:	That uses listed as Discretionary: (a) encourage activity at pedestrian levels with active frontages; and (b) do not compromise or distort the activity centre hierarchy.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) not cause an unreasonable loss of amenity to properties in adjoining residential zones; and (b) be of an intensity that respects the character of the area.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the need to encourage activity at pedestrian levels; (c) the size and scale of the proposed use; (d) the functions of the activity centre and the surrounding activity centres; and (e) the extent that the proposed use impacts on other activity centres.

16.4 Development Standards for Buildings and Works

16.4.1 Building height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 20m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.
A2 Building height: (a) within 10m of the General Residential Zone must not be more than 8.5m; or (b) within 10m of an Inner Residential Zone must not be more than 9.5m.	**P2** Building height within 10m of the General Residential Zone or Inner Residential Zone must be consistent with building height on adjoining properties and not cause an unreasonable loss of residential amenity having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from adjoining properties.

16.4.2 Setbacks

Objective:	That building setback: (a) is compatible with the streetscape; (b) does not cause an unreasonable loss of amenity to adjoining residential zones; and (c) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must be: (a) built to the frontage at ground level; or (b) have a setback of not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime or anti-social behaviour, having regard to: (a) providing small variations in building alignment to break up long building façades; (b) providing variations in building alignment appropriate to provide a forecourt space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting.
A2 Buildings must have a setback from an adjoining property within a General Residential Zone or Inner Residential Zone of not less than: (a) 6m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a General Residential Zone or Inner Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining property; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from a General Residential Zone or Inner Residential Zone.[1]	**P3** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone or Inner Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.

16.4.3 Design

Objective:	That building façades promote and maintain high levels of pedestrian interaction, amenity, and safety and are compatible with the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 New buildings must be designed to satisfy all of the following: (a) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (b) roof-top mechanical plant and service infrastructure, including lift structures, must be contained within the roof; (c) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; and (d) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** New buildings must be designed to be compatible with the streetscape having regard to: (a) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (b) minimising the visual impact of security grilles and shutters and roof-top service infrastructure, including lift structures; and (c) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

[1] An exemption applies to air conditioners and heat pumps in this zone – see Table 4.6.

A2	**P2**
New buildings or alterations to an existing façade must be designed to satisfy all of the following: (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) if for a ground floor level façade facing a frontage: (i) have not less than 40% of the total surface area consisting of windows or doorways; or (ii) not reduce the surface area of windows or doorways of an existing building, if the surface area is already less than 40%; (c) if for a ground floor level façade facing a frontage must: (i) not include a single length of blank wall greater than 30% of the length of façade on that frontage; or (ii) not increase the length of an existing blank wall, if already greater than 30% of the length of the façade on that frontage; and (d) provide awnings over a public footpath if existing on the site or on adjoining properties.	New buildings or alterations to an existing façade must be designed to be compatible with the streetscape having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; (b) windows on the façade facing the frontage for visual interest and passive surveillance of public spaces; (c) providing architectural detail or public art on large expanses of blank walls on the façade facing the frontage and other public spaces so as to contribute positively to the streetscape and public spaces; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if it is essential for the security of the premises and any other alternatives are not practical; and (e) providing awnings over a public footpath.

16.4.4 Fencing

Objective:	That fencing: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must be compatible with the streetscape, having regard to: (a) its height, design, location and extent; (b) its degree of transparency; and (c) the proposed materials and construction.
A2 Common boundary fences with a property in a General Residential Zone or Inner Residential Zone must: (a) have a height above existing ground level of not more than 2.1m; and (b) not contain barbed wire.	**P2** Common boundary fences with a property in a General Residential Zone or Inner Residential Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) their height, design, location and extent; and (b) the proposed materials and construction.

16.4.5 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or locality.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

[2] An exemption applies for fences in this zone – see Table 4.6.

16.4.6 Dwellings

Objective:	To provide adequate and useable private open space and storage for the needs of residents.

Acceptable Solutions	**Performance Criteria**
A1 A dwelling must have private open space that is not less than: (a) $24m^2$ with a minimum horizontal dimension of not less than 4m; or (b) $8m^2$ with a minimum horizontal dimension of not less than 1.5m, if the dwelling is located wholly above ground floor level.	**P1** A dwelling must be provided with sufficient private open space that includes an area capable of serving as an extension of the dwelling for outdoor relaxation, dining and entertainment.
A2 Each dwelling must be provided with a dedicated and secure storage space of not less than $6m^3$.	**P2** Each dwelling must be provided with adequate storage space.

16.5 Development Standards for Subdivision

16.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than $45m^2$ and existing buildings are consistent with the setback required by clause 16.4.2 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; and (d) the pattern of development existing on established properties in the area.

A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage or access; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

16.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** No Performance Criterion.

17.0 Commercial Zone

17.1 Zone Purpose

The purpose of the Commercial Zone is:

17.1.1 To provide for retailing, service industries, storage and warehousing that require:

(a) large floor or outdoor areas for the sale of goods or operational requirements; and

(b) high levels of vehicle access and parking for customers.

17.1.2 To provide for a mix of use and development that supports and does not compromise or distort the role of other activity centres in the activity centre hierarchy.

17.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	
Emergency Services	
Equipment and Machinery Sales and Hire	
Service Industry	
Storage	
Discretionary	
Business and Professional Services	
Community Meeting and Entertainment	
Educational and Occasional Care	
Food Services	

Use Class	Qualification
General Retail and Hire	
Hotel Industry	If for alterations or extensions to an existing Hotel Industry.
Manufacturing and Processing	
Research and Development	
Resource Processing	If for food and beverage production.
Sports and Recreation	
Transport Depot and Distribution	
Tourist Operation	
Utilities	
Vehicle Fuel Sales and Service	
Vehicle Parking	
Visitor Accommodation	If for alterations or extensions to existing Visitor Accommodation.
Prohibited	
All other uses	

17.3 Use Standards

17.3.1 All uses

Objective:	That uses do not cause an unreasonable loss of residential amenity to residential zones.

Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

A2 External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the adjoining residential area; and (f) potential conflicts with other traffic.

17.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise or distort the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must not compromise or distort the activity centre hierarchy, having regard to: (a) the characteristics of the site; (b) the size and scale of the proposed use; (c) the functions of the activity centre and the surrounding activity centres; and (d) the extent that the proposed use impacts on other activity centres.

17.3.3 Retail impact

Objective:	That Bulky Goods Sales do not compromise or distort the activity centre hierarchy.
Acceptable Solutions	**Performance Criteria**
A1 The gross floor area for Bulky Goods Sales must be not less than 250m^2 per tenancy, unless the use relies on more than 50% of the site area for outdoor display of goods for sale.	**P1** Bulky Goods Sales must not compromise or distort the activity centre hierarchy, having regard to: (a) the extent that the proposed use improves and broadens the commercial or retail choice within the area; (b) the extent that the proposed use impacts on surrounding activity centres; and (c) any relevant local area objectives contained within the relevant Local Provisions Schedule.

17.4 Development Standards for Buildings and Works

17.4.1 Building height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing building on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the adjoining road and public places; and (e) any overshadowing of public places.
A2 Building height: (a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m.	**P2** Building height within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone must be consistent with building height on adjoining properties and not cause an unreasonable loss of residential amenity, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; and (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

17.4.2 Setbacks

Objective:	That building setback: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: (a) not less than 5.5m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.
A2 Buildings must have setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone of not less than: (a) 4m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to the adjoining property; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A3 Air extraction, pumping, refrigeration systems or compressors must be separated a distance of not less than 10m from the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone.[1]	**P3** Air conditioning, air extraction, pumping, heating or refrigeration systems or compressors within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the

[1] An exemption for air conditioners and heat pumps applies in this zone – see clause 4.6.

	sensitive use; and (d) any proposed mitigation measures.

17.4.3 Design

Objective:	That building design is compatible with the streetscape.
Acceptable Solutions	**Performance Criteria**
A1 Buildings must be designed to satisfy all the following: (a) provide a pedestrian entrance to the building that is visible from the road or publicly accessible areas of the site; (b) mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, must be screened from the street and other public places; (c) roof-top mechanical plant and service infrastructure, excluding lift structures, must be contained within the roof or screened from public spaces and adjoining properties; (d) not include security shutters or grilles over windows or doors on a façade facing the frontage or other public places; (e) provide awnings over a public footpath if existing on the site or on adjoining properties; and (f) provide external lighting to illuminate external vehicle parking areas and pathways.	**P1** Buildings must be designed to be compatible with the streetscape, having regard to: (a) how the main pedestrian access to the building addresses the street or other public places; (b) minimising the visual impact of mechanical plant and other service infrastructure, such as heat pumps, air conditioning units, switchboards, hot water units and the like, when viewed from the street or other public places; (c) minimising the visual impact of roof-top service infrastructure, excluding lift structures; (d) installing security shutters or grilles over windows or doors on a façade facing the frontage or other public spaces only if essential for the security of the premises and other alternatives are not practical; (e) the need for provision of awnings over a public footpath; and (f) providing suitable lighting to vehicle parking areas and pathways for the safety and security of users.

17.4.4 Fencing

Objective:	That fencing: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must be compatible with the streetscape, having regard to: (a) its height, design, location and extent; (b) its degree of transparency; and (c) the proposed materials and construction.
A2 Common boundary fences with a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone must: (a) have a height above existing ground level of not more than 2.1m; and (b) not use barbed wire.	**P2** Common boundary fences with a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) their height, design, location and extent; and (b) the proposed materials and construction.

17.4.5 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

[2] An exemption applies for fences in this zone – see Table 4.6.

17.4.6 Landscaping

Objective:	That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.

Acceptable Solutions	**Performance Criteria**
A1 If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: (a) to a depth of not less than 5.5m; or (b) not less than the frontage of an existing building if it is a lesser distance.	**P1** If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) existing vegetation on the site; (e) the location, type and growth of the proposed vegetation; and (f) the character of the streetscape and surrounding area.

17.5 Development Standards for Subdivision

17.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1000m^2 and: (i) be able to contain a minimum area of 15m x 20m clear of: a. all setbacks required by clause 17.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 17.4.2 A1 and A2; (b) be required for public use by the Crown, council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the

	site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

17.5.2 Services

Objective:	The subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a full water supply service.	**P1** A lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a limited water supply service, having regard to: (a) flow rates; (b) the quality of potable water; (c) any existing or proposed infrastructure to provide the water service and its location; (d) the topography of the site; and (e) any advice from a regulated entity.

A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.	**P2** No Performance Criterion.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

18.0 Light Industrial Zone

18.1 Zone Purpose

The purpose of the Light Industrial Zone is:

18.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off site impacts are minimal or can be managed to minimise conflict with, or unreasonable loss of amenity to, any other uses.

18.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

18.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Emergency Services	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Port and Shipping	
Research and Development	
Service Industry	
Storage	
Transport Depot and Distribution	
Vehicle Fuel Sales and Service	

Use Class	Qualification
Discretionary	
Bulky Goods Sales	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscaping materials, trade or hardware supplier; or (c) a timber yard.
Community Meeting and Entertainment	
Crematoria and Cemeteries	
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If for alterations or extensions to existing Educational and Occasional Care.
Food Services	
General Retail and Hire	If for alterations or extensions to existing General Retail and Hire.
Recycling and Waste Disposal	If for a scrap yard or waste transfer station.
Resource Processing	
Sports and Recreation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

18.3 Use Standards

18.3.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property in those zones.	**P2** External lighting for a use, excluding Natural and Cultural Values Management or Passive Recreation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.

A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone, or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential area; and (f) potential conflicts with other traffic.

18.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise the use or development of the land for industrial activities with minimal or managed off site impacts.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must not compromise the use or development of the surrounding properties for industrial activities with minimal or managed off site impacts, having regard to: (a) the characteristics of the site; (b) the size and scale of the proposed use; and (c) the function of the industrial area.

18.4 Development Standards for Buildings and Works

18.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the bulk and form of the building; (b) separation from existing uses on adjoining properties; and (c) any buffers created by natural or other features.
A2 Building height: (a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m.	**P2** Building height within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be consistent with building height on adjoining properties in those zones and not cause an unreasonable loss of residential amenity, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining properties.

18.4.2 Setbacks

Objective:	That building setbacks: (a) are appropriate for the site; and (b) do not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: (a) not less than 5.5m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.
A2 Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than: (a) 4m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy; and (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

A3 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone.[1]	**P3** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of residential amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of the sensitive use; and (d) any proposed mitigation measures.

18.4.3 Fencing

Objective:	That fencing does not cause an unreasonable loss of residential amenity to adjoining residential zones.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** Common boundary fences with a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) their height, design, location and extent; and (b) the proposed materials and construction.

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

[2] An exemption applies for fences in this zone – see Table 4.6.

18.4.4 Outdoor storage areas

Objective:	Outdoor storage areas do not detract from the appearance of the site or surrounding area.
Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

18.4.5 Landscaping

Objective:	That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.
Acceptable Solutions	**Performance Criteria**
A1 If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: (a) to a depth of not less than 5.5m; or (b) not less than the frontage of an existing building if it is a lesser distance.	**P1** If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) existing vegetation on the site; (e) the location, type and growth of the proposed vegetation; and (f) any relevant local area objectives contained within the relevant Local Provisions Schedule.

18.5 Development Standards for Subdivision

18.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 1000m^2 and: (i) be able to contain a minimum area of 15m x 20m clear of: a. all setbacks required by Clause 18.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by Clause 18.4.2 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on

	established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

18.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

19.0 General Industrial Zone

19.1 Zone Purpose

The purpose of the General Industrial Zone is:

19.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be impacts on adjacent uses.

19.1.2 To provide for use or development that supports and does not adversely impact on industrial activity.

19.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Emergency Services	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Port and Shipping	
Recycling and Waste Disposal	
Research and Development	
Resource Processing	
Service Industry	
Storage	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	

Use Class	Qualification
Discretionary	
Bulky Goods Sales	If for: (a) a supplier for Resource Development, Extractive Industry or Resource Processing; (b) a garden and landscape, trade or hardware supplier; or (c) a timber yard.
Crematoria and Cemeteries	If for a crematoria.
Educational and Occasional Care	If for an employment training centre.
Food Services	
Motor Racing Facility	
Sports and Recreation	
Vehicle Parking	
Prohibited	
All other uses	

19.3 Use Standards

19.3.1 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise the use or development of the land for industrial activities that may have impacts on adjacent uses.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must not compromise the use or development of surrounding properties for industrial activities that may have impacts on adjacent uses, having regard to: (a) the characteristics of the site; (b) the size and scale of the proposed use; and (c) the functions of the industrial area.

19.4 Development Standards for Buildings and Works

19.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 20m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the bulk and form of the building; (b) separation from existing use on adjoining properties; and (c) any buffers created by natural or other features.

19.4.2 Setback

Objective:	That the building setback is appropriate for the site.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have setback from a frontage of: (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties.	**P1** Buildings must have a setback from a frontage that provides adequate space for vehicle access, parking and landscaping, having regard to: (a) the topography of the site; (b) the setback of buildings on adjacent properties; and (c) the safety of road users.

19.4.3 Landscaping

Objective:	That landscaping enhances the amenity and appearance of the streetscape where buildings are setback from the frontage.

A1	**P1**
If a building is set back from a road, landscaping treatment must be provided along the frontage of the site: (a) to a depth of not less than 6m; or (b) not less than the frontage of an existing building if it is a lesser distance.	If a building is setback from a road, landscaping treatment must be provided along the frontage of the site, having regard to: (a) the width of the setback; (b) the width of the frontage; (c) the topography of the site; (d) existing vegetation on the site; (e) the location, type and growth of the proposed vegetation; and (f) any relevant local area objectives contained within the relevant Local Provisions Schedule.

19.5 Development Standards for Subdivision

19.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) have an area of not less than 2000m^2 and: (i) be able to contain a minimum area of 20m x 40m clear of: a. all setbacks required by clause 19.4.2 A1; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 19.4.2 A1; (b) be required for public use by the Crown, a council or a State authority;	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) existing buildings and the intended location of new buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.

(c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	
A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 20m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

19.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site waste-water treatment system adequate for the future use and development of the land.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

20.0 Rural Zone

20.1 Zone Purpose

The purpose of the Rural Zone is:

20.1.1 To provide for a range of use or development in a rural location:

(a) where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;

(b) that requires a rural location for operational reasons;

(c) is compatible with agricultural use if occurring on agricultural land;

(d) minimises adverse impacts on surrounding uses.

20.1.2 To minimise conversion of agricultural land for non-agricultural use.

20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.

20.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for: (a) a veterinary centre; or (b) an agribusiness consultant or agricultural consultant.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If associated with Resource Development or Resource Processing.
Emergency Services	

Use Class	Qualification
Extractive Industry	
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Manufacturing and Processing	If for the processing of materials from Extractive Industry.
Pleasure Boat Facility	If for a boat ramp.
Research and Development	If associated with Resource Development or Resource Processing.
Residential	If for: (a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Resource Processing	
Storage	If for: (a) a contractors yard; (b) freezing and cooling storage; (c) grain storage; (d) a liquid, solid or gas fuel depot; or (e) a woodyard.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	If for guests accommodated within an existing building.
Discretionary	
Bulky Goods Sales	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscaping materials supplier; (c) a timber yard; or (d) rural supplies.
Business and Professional Services	If not listed as Permitted.
Community Meeting and Entertainment	
Crematoria and Cemeteries	

Use Class	Qualification
Custodial Facility	
Educational and Occasional Care	If not listed as Permitted.
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Manufacturing and Processing	If not listed as Permitted.
Motor Racing Facility	
Pleasure Boat Facility	If not listed as Permitted.
Recycling and Waste Disposal	
Research and Development	If not listed as Permitted.
Residential	If for a single dwelling and not restricted by an existing agreement under section 71 of the Act.
Service Industry	If associated with Extractive Industry, Resource Development or Resource Processing.
Sports and Recreation	
Storage	If not listed as Permitted.
Tourist Operation	
Transport Depot and Distribution	
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

20.3 Use Standards

20.3.1 Discretionary use

Objective:	That the location, scale and intensity of a use listed as Discretionary: (a) is required for operational reasons; (b) does not unreasonably confine or restrain the operation of uses on adjoining properties; (c) is compatible with agricultural use and sited to minimise conversion of agricultural land; and (d) is appropriate for a rural location and does not compromise the function of surrounding settlements.

Acceptable Solutions	**Performance Criteria**
A1 A use listed as Discretionary, excluding Residential, is for an alteration or extension to an existing use, if: (a) the gross floor area does not increase by more than 30% from that existing at the effective date; and (b) the development area does not increase by more than 30% from that existing at the effective date.	**P1** A use listed as Discretionary, excluding Residential, must require a rural location for operational reasons, having regard to: (a) the nature, scale and intensity of the use; (b) the importance or significance of the proposed use for the local community; (c) whether the use supports an existing agricultural use; (d) whether the use requires close proximity to infrastructure or natural resources; and (e) whether the use requires separation from other uses to minimise impacts.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary must not confine or restrain existing use on adjoining properties, having regard to: (a) the location of the proposed use; (b) the nature, scale and intensity of the use; (c) the likelihood and nature of any adverse impacts on adjoining uses; (d) whether the proposed use is required to support a use for security or operational reasons; and (e) any off site impacts from adjoining uses.
A3 No Acceptable Solution.	**P3** A use listed as Discretionary, located on agricultural land, must minimise conversion of agricultural land to non-agricultural use and be compatible with

	agricultural use, having regard to: (a) the nature, scale and intensity of the use; (b) the local or regional significance of the agricultural land; and (c) whether agricultural use on adjoining properties will be confined or restrained.
A4 No Acceptable Solution.	**P4** A use listed as Discretionary, excluding Residential, must be appropriate for a rural location, having regard to: (a) the nature, scale and intensity of the proposed use; (b) whether the use will compromise or distort the activity centre hierarchy; (c) whether the use could reasonably be located on land zoned for that purpose; (d) the capacity of the local road network to accommodate the traffic generated by the use; and (e) whether the use requires a rural location to minimise impacts from the use, such as noise, dust and lighting.

20.4 Development Standards for Buildings and Works

20.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.

20.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining sites.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	**P1** Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P2** Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.

20.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is appropriate, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from a road authority.

20.5 Development Standards for Subdivision

20.5.1 Lot design

Objective:	To provide for subdivision that: (a) relates to public use, irrigation or Utilities; or (b) facilitates use and development for allowable uses in the zone.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; (c) be for the consolidation of a lot with another lot provided each lot is within the same zone; or (d) be not less than 40ha with a frontage of no less than 25m and existing buildings are consistent with the setback and separation distance required by clause 20.4.2 A1 and A2.	**P1** Each lot, or a lot proposed in a plan of subdivision, must: (a) have sufficient useable area and dimensions suitable for the intended purpose, excluding Residential or Visitor Accommodation, that: (i) requires the rural location for operational reasons; (ii) minimises the conversion of agricultural land for a non-agricultural use; (iii) minimises adverse impacts on non-sensitive uses on adjoining properties; and (iv) is appropriate for a rural location; or (b) be for the excision of an existing dwelling or Visitor Accommodation that satisfies all of the following: (i) the balance lot provides for the sustainable operation of a Resource Development use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; and c. any topographical constraints to agricultural use; (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot;

	(iii) the existing dwelling or Visitor Accommodation must meet the setbacks required by subclause 20.4.2 in relation to setbacks to new boundaries; (iv) it is demonstrated that the new lot will not unreasonably confine or restrain the operation of any adjoining site used for agricultural use; and (c) be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (i) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (ii) the topography of the site; (iii) the functionality and useability of the frontage; (iv) the anticipated nature of vehicles likely to access the site; (v) the ability to manoeuvre vehicles on the site; (vi) the ability for emergency services to access the site; and (vii) the pattern of development existing on established properties in the area.
A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P2** Each lot, or a lot proposed in a plan of subdivision, is provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

21.0 Agriculture Zone

21.1 Zone Purpose

The purpose of the Agriculture Zone is:

21.1.1 To provide for the use or development of land for agricultural use.

21.1.2 To protect land for the use or development of agricultural use by minimising:

(a) conflict with or interference from non-agricultural uses;

(b) non-agricultural use or development that precludes the return of the land to agricultural use; and

(c) use of land for non-agricultural use in irrigation districts.

21.1.3 To provide for use or development that supports the use of the land for agricultural use.

21.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Resource Development	If: (a) on land other than prime agricultural land; or (b) an agricultural use, excluding plantation forestry, on prime agricultural land if it is dependent on the soil as the growth medium or conducted in a manner which does not alter, disturb or damage the existing soil profile or preclude it from future use as a growth medium.
Utilities	If for minor utilities.
Permitted	
Food Services	If associated with Resource Development or Resource Processing.
General Retail and Hire	If associated with Resource Development or Resource Processing.
Pleasure Boat Facility	If for a boat ramp.
Residential	If for:

Use Class	Qualification
	(a) a home-based business in an existing dwelling; or (b) alterations or extensions to an existing dwelling.
Discretionary	
Bulky Goods Sales	If: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscape supplier; or (c) a timber yard.
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	
Emergency Services	
Extractive Industry	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Manufacturing and Processing	If for: (a) the manufacturing of agricultural equipment; or (b) the processing of materials from Extractive Industry.
Research and Development	
Residential	If: (a) not restricted by an existing agreement under section 71 of the Act; and (b) not listed as Permitted.
Resource Development	If not listed as No Permit Required.
Resource Processing	
Storage	If for: (a) a contractors yard; (b) freezing and cooling storage; (c) a liquid, solid or gas fuel depot; or (d) a woodyard.

Use Class	Qualification
Tourist Operation	
Transport Depot and Distribution	If for the transport and distribution of agricultural produce and equipment.
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

21.3 Use Standards

21.3.1 Discretionary uses

Objective:	That uses listed as Discretionary: (a) support agricultural use; and (b) protect land for agricultural use by minimising the conversion of land to non-agricultural use.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** A use listed as Discretionary, excluding Residential or Resource Development, must be required to locate on the site, for operational or security reasons or the need to contain or minimise impacts arising from the operation such as noise, dust, hours of operation or traffic movements, having regard to: (a) access to a specific naturally occurring resource on the site or on land in the vicinity of the site; (b) access to infrastructure only available on the site or on land in the vicinity of the site; (c) access to a product or material related to an agricultural use; (d) service or support for an agricultural use on the site or on land in the vicinity of the site; (e) the diversification or value adding of an agricultural use on the site or in the vicinity of the site; and (f) provision of essential Emergency Services or

	Utilities.
A2 No Acceptable Solution.	**P2** A use listed as Discretionary, excluding Residential, must minimise the conversion of agricultural land to non-agricultural use, having regard to: (a) the area of land being converted to non-agricultural use; (b) whether the use precludes the land from being returned to an agricultural use; (c) whether the use confines or restrains existing or potential agricultural use on the site or adjoining sites.
A3 No Acceptable Solution.	**P3** A use listed as Discretionary, excluding Residential, located on prime agricultural land must: (a) be for Extractive Industry, Resource Development or Utilities, provided that: (i) the area of land converted to the use is minimised; (ii) adverse impacts on the surrounding agricultural use are minimised; and (iii) the site is reasonably required for operational efficiency; or (b) be for a use that demonstrates a significant benefit to the region, having regard to the social, environmental and economic costs and benefits of the proposed use.

A4 No Acceptable Solution.	**P4** A Residential use listed as Discretionary must: (a) be required as part of an agricultural use, having regard to: (i) the scale of the agricultural use; (ii) the complexity of the agricultural use; (iii) the operational requirements of the agricultural use; (iv) the requirement for the occupier of the dwelling to attend to the agricultural use; and (v) proximity of the dwelling to the agricultural use; or (b) be located on a site that: (i) is not capable of supporting an agricultural use; (ii) is not capable of being included with other agricultural land (regardless of ownership) for agricultural use; and (iii) does not confine or restrain agricultural use on adjoining properties.

21.4 Development Standards for Buildings and Works

21.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the topography of the site; (c) the bulk and form of the building; (d) separation from existing use on adjoining properties; (e) the nature of the existing uses on adjoining properties; and (f) any buffers created by natural or other features.

21.4.2 Setbacks

Objective:	That the siting of buildings minimises potential conflict with use on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	**P1** Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.

A2 Buildings for a sensitive use must have a setback from all boundaries of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P2** Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.

21.4.3 Access for new dwellings

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority, that is appropriate having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; (g) the construction, maintenance and usage of the road; and (h) any advice from the road authority.

21.5 Development Standards for Subdivision

21.5.1 Lot design

Objective:	To provide for subdivision that: (a) relates to public use, irrigation infrastructure or Utilities; and (b) protects the long term productive capacity of agricultural land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities or irrigation infrastructure; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must: (a) provide for the operation of an agricultural use, having regard to: (i) not materially diminishing the agricultural productivity of the land; (ii) the capacity of the new lots for productive agricultural use; (iii) any topographical constraints to agricultural use; and (iv) current irrigation practices and the potential for irrigation; (b) be for the reorganisation of lot boundaries that satisfies all of the following: (i) provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the new lots for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) all new lots must be not less than 1ha in area; (iii) existing buildings are consistent with the setback required by clause 21.4.2 A1 and A2; (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use; and (v) it does not create any additional lots; or

	(c) be for the excision of a use or development existing at the effective date that satisfies all of the following: (i) the balance lot provides for the operation of an agricultural use, having regard to: a. not materially diminishing the agricultural productivity of the land; b. the capacity of the balance lot for productive agricultural use; c. any topographical constraints to agricultural use; and d. current irrigation practices and the potential for irrigation; (ii) an agreement under section 71 of the Act is entered into and registered on the title preventing future Residential use if there is no dwelling on the balance lot; (iii) any existing buildings for a sensitive use must meet the setbacks required by clause 21.4.2 A2 or P2 in relation to setbacks to new boundaries; and (iv) all new lots must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use.
A2 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P2** Each lot, or a lot proposed in a plan of subdivision, is capable of being provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic, including pedestrians; and (d) the pattern of development existing on established properties in the area.

22.0 Landscape Conservation Zone

22.1 Zone Purpose

The purpose of the Landscape Conservation Zone is:

22.1.1 To provide for the protection, conservation and management of landscape values.

22.1.2 To provide for compatible use or development that does not adversely impact on the protection, conservation and management of the landscape values.

22.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Residential	If for a: (a) home-based business; or (b) single dwelling located within a building area, if shown on a sealed plan.
Utilities	If for minor utilities.
Discretionary	
Community Meeting and Entertainment	If for a place of worship, art and craft centre or public hall.
Domestic Animal Breeding, Boarding or Training	
Emergency Services	
Food Services	If for a gross floor area of not more than 200m^2.
General Retail and Hire	If associated with a Tourist Operation.
Residential	If for a single dwelling.
Resource Development	If not for intensive animal husbandry or plantation forestry.

Use Class	Qualification
Sports and Recreation	If for an outdoor recreation facility.
Tourist Operation	
Utilities	If not listed as No Permit Required.
Visitor Accommodation	
Prohibited	
All other uses	

22.3 Use Standards

22.3.1 Community Meeting and Entertainment, Food Services, and General Retail and Hire uses.

Objective:	That Community Meeting and Entertainment, Food Services, and General Retail and Hire uses operate at a scale and in a manner that does not cause an unreasonable impact on landscape values.

Acceptable Solutions	Performance Criteria
A1 Hours of operation for Community Meeting and Entertainment, Food Services, and General Retail and Hire must be within the hours of 8.00am to 6.00pm.	**P1** Hours of operation for Community Meeting and Entertainment, Food Services, and General Retail and Hire must not cause an unreasonable impact on the landscape values having regard to: (a) the duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

22.3.2 Visitor Accommodation

Objective:	That Visitor Accommodation is of a scale that is: (a) compatible with the landscape values of the site and surrounding area; and (b) does not impact the safety and efficiency of local roads or private rights of way.

Acceptable Solutions	**Performance Criteria**
A1 Visitor Accommodation: (a) guests are accommodated in existing buildings; and (b) has a gross floor area of no more than 300m^2.	**P1** Visitor Accommodation must: (a) be of a scale that respects the character of use in the area; (b) not cause an unreasonable impact on the landscape values of the site; and (c) not adversely impact the safety and efficiency of the local road network or unreasonably disadvantage owners and users of rights of carriageway.

22.3.3 Discretionary use

Objective:	That the location, scale and extent of a use listed as Discretionary is compatible with landscape values.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Use listed as Discretionary must be compatible with landscape values, having regard to: (a) the nature, scale and extent of the use; (b) the characteristics and type of the use; (c) the landscape values of the site; (d) the landscape value of the surrounding area; and (e) measures to minimise or mitigate impacts.

22.4 Development Standards for Buildings and Works

22.4.1 Site coverage

Objective:	That the site coverage is compatible with the protection, conservation and management of the landscape values of the site and surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Site coverage must be not more than 400m^2.	**P1** Site coverage must be compatible with the landscape values of the site and surrounding area, having regard to: (a) the topography of the site; (b) the capacity of the site to absorb run-off; (c) the size and shape of the site; (d) the existing buildings and any constraints imposed by existing development; (e) the need to remove vegetation; (f) the location of development in relation to cleared areas; and (g) the location of development in relation to natural hazards.

22.4.2 Building height, siting and exterior finishes

Objective:	That building height, siting and exterior finishes: (a) protects the amenity of adjoining properties; (b) minimises the impact on the landscape values of the area; and (c) minimises the impact on adjoining agricultural uses.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 6m.	**P1** Building height must be compatible with the landscape values of the site, having regard to: (a) the height, bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the visual impact of the buildings when viewed from roads and public places; and (e) the landscape values of the surrounding area.

A2 Buildings must have a setback from a frontage not less than 10m.	**P2** Building setback from a frontage must be compatible with the landscape values of the surrounding area, having regard to: (a) the topography of the site; (b) the frontage setbacks of adjacent buildings; (c) the height, bulk and form of existing and proposed buildings; (d) the appearance when viewed from roads and public places; (e) the safety of road users; and (f) the retention of vegetation.
A3 Buildings must have a setback from side and rear boundaries not less than 20m.	**P3** Buildings must be sited to not cause an unreasonable loss of amenity, or impact on landscape values of the site, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the side and rear setbacks of adjacent buildings; (d) the height, bulk and form of existing and proposed buildings; (e) the need to remove vegetation as part of the development; (f) the appearance when viewed from roads and public places; and (g) the landscape values of the surrounding area.
A4 Buildings for a sensitive use must be separated from the boundary of an adjoining Rural Zone or Agriculture Zone a distance of: (a) not less than 200m; or (b) if the setback of an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P4** Buildings for a sensitive use must be sited to not conflict or interfere with uses in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the separation from those zones of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zones; (d) any buffers created by natural or other features; and (e) any proposed attenuation measures.

A5 Exterior building finishes must have a light reflectance value not more than 40%, in dark natural tones of grey, green or brown.	**P5** Exterior building finishes must not cause an unreasonable loss of amenity to occupiers of adjoining properties or detract from the landscape values of the site or surrounding area, having regard to: (a) the appearance of the building when viewed from roads or public places in the surrounding area; (b) any screening vegetation; and (c) the nature of the exterior finishes.

22.4.3 Access to a road

Objective:	That new dwellings have appropriate vehicular access to a road maintained by a road authority.

Acceptable Solutions	**Performance Criteria**
A1 New dwellings must be located on lots that have frontage with access to a road maintained by a road authority.	**P1** New dwellings must have legal access, by right of carriageway, to a road maintained by a road authority that is sufficient for the intended use, having regard to: (a) the number of users of the access; (b) the length of the access; (c) the suitability of the access for use by the occupants of the dwelling; (d) the suitability of the access for emergency services vehicles; (e) the topography of the site; (f) the construction and maintenance of the access; and (g) the construction, maintenance and usage of the road.

22.4.4 Landscape protection

Objective:	That the landscape values of the site and surrounding area are protected or managed to minimise adverse impacts.

Acceptable Solutions	**Performance Criteria**
A1 Building and works must be located within a building area, if shown on a sealed plan.	**P1** Building and works must be located to minimise native vegetation removal and the impact on landscape values, having regard to: (a) the extent of the area from which vegetation has been removed; (b) the extent of native vegetation to be removed; (c) any remedial or mitigation measures or revegetation requirements; (d) provision for native habitat for native fauna; (e) the management and treatment of the balance of the site or native vegetation areas; (f) the type, size, and design of development; and (g) the landscape values of the site and surrounding area.
A2 Buildings and works must: (a) be located within a building area, if shown on a sealed plan; or (b) be an alteration or extension to an existing building providing it is not more than the existing building height; and (c) not include cut and fill greater than 1m; and (d) be not less than 10m in elevation below a skyline or ridgeline.	**P2.1** Buildings and works must be located to minimise impacts on landscape values, having regard to: (a) the topography of the site; (b) the size and shape of the site; (c) the proposed building height, size and bulk; (d) any constraints imposed by existing development; (e) visual impact when viewed from roads and public places; and (f) any screening vegetation, and **P2.2** If the building and works are less than 10m in elevation below a skyline or ridgeline, there are no other suitable building areas.

22.5 Development Standards for Subdivision

22.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; (b) contain areas which are suitable for development, located to protect and conserve landscape values; and (c) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a proposed lot in a plan of subdivision, must: (a) have an area of not less than 50ha and: (i) be able to contain a minimum area of 25m x 25m, where native vegetation cover has been removed, with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 22.4.2 A2, A3 and A4; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 22.4.2 A2, A3 and A4; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a proposed lot in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant Acceptable Solutions for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lot; (c) the ability to retain vegetation and protect landscape values on each lot; (d) the topography of the site; and (e) the pattern of development existing on established properties in the area, and must have an area not less than 20ha.
A2 Each lot, or a proposed lot in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities must have a frontage of not less than 40m.	**P2** Each lot, or a proposed lot in a plan of subdivision, must be provided with a frontage, or legal connection to a road by a right of carriageway that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage;

	(d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area, and is not less than 3.6m wide.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the anticipated nature of vehicles likely to access the site.
A4 No Acceptable Solution.	**P4** Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.

23.0 Environmental Management Zone

23.1 Zone Purpose

The purpose of the Environmental Management Zone is:

23.1.1 To provide for the protection, conservation and management of land with significant ecological, scientific, cultural or scenic value.

23.1.2 To allow for compatible use or development where it is consistent with:

(a) the protection, conservation and management of the values of the land; and

(b) applicable reserved land management objectives and objectives of reserve management plans.

23.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Community Meeting and Entertainment	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Educational and Occasional Care	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Emergency Services	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Food Services	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
General Retail and Hire	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.

Use Class	**Qualification**
Pleasure Boat Facility.	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Research and Development	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Residential	If: (a) for reserve management staff accommodation; and (b) an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Resource Development	If: (a) for grazing; and (b) an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Sport and Recreation	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Tourist Operation	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Utilities	If: (a) for minor utilities; and (b) an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Visitor Accommodation	If an authority under the *National Parks and Reserved Land Regulations 2009* is granted by the Managing Authority, or approved by the Director-General of Lands under the *Crown Lands Act 1976*.
Discretionary	
Community Meeting and Entertainment	If not listed as Permitted.

Use Class	**Qualification**
Educational and Occasional Care	If not listed as Permitted.
Emergency Services	If not listed as Permitted.
Extractive Industry	
Food Services	If not listed as Permitted.
General Retail and Hire	If not listed as Permitted.
Pleasure Boat Facility	If not listed as Permitted.
Research and Development	If not listed as Permitted.
Resource Development	If not listed as Permitted.
Resource Processing	
Sport and Recreation	If not listed as Permitted.
Tourist Operation	If not listed as Permitted.
Utilities	If not listed as Permitted.
Vehicle Parking	
Visitor Accommodation	If not listed as Permitted.
Prohibited	
All other uses	

23.3 Use Standards

23.3.1 Discretionary Uses

Objective:	That uses listed as Discretionary recognise and reflect the relevant values of the reserved land.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must be consistent with the values of the land, having regard to: (a) the significance of the ecological, scientific, cultural or scenic values; (b) the protection, conservation, and management of the values; (c) the specific requirements of the use to operate; (d) the location, intensity and scale of the use; (e) the characteristics and type of the use; (f) traffic and parking generation; (g) any emissions and waste produced by the use; (h) the measures to minimise or mitigate impacts; (i) the storage and handling of goods, materials and waste; and (j) the proximity of any sensitive uses.

23.4 Development Standards for Buildings and Works

23.4.1 Development area

Objective:	That the development area is: (a) compatible with the values of the site and surrounding area; and (b) minimises disturbance of the site.

Acceptable Solutions	**Performance Criteria**
A1 The development area must: (a) be not more than 500m^2; (b) be in accordance with an authority under the *National Parks and Reserved Land Regulations 2009* granted by the Managing Authority or the *Nature Conservation Act 2002;* or (c) be in accordance with an approval of the Director-General of Lands under the *Crown Lands Act 1976*.	**P1** The development area must not cause an unreasonable impact on the values of the site and surrounding area, having regard to: (a) the design, siting, scale and type of development; (b) the operation of the use; (c) the impact of the development on the values of the site and surrounding area; (d) the need for the development to be located on the site; (e) how any significant values are managed; and (f) any protection, conservation, remediation or mitigation works.

23.4.2 Building height, setback and siting

Objective:	That the design and siting of buildings responds appropriately to the values of the site and surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Building height must: (a) be not more than 6m; (b) be in accordance with an authority under the *National Parks and Reserved Land Regulations 2009* granted by the Managing Authority or *Nature Conservation Act 2002*; or (c) be in accordance with an approval of the Director-General of Lands under the *Crown Lands Act 1976*.	**P1** Building height must be compatible with the values of the site and surrounding area, having regard to: (a) the bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the appearance when viewed from roads and public places; and (e) the character of the surrounding area.

A2	**P2**
Buildings must have a setback from all boundaries: (a) not less than 10m; (b) not less than the existing building for an extension; (c) in accordance with an authority under the *National Parks and Reserved Land Regulations 2009* granted by the Managing Authority and/or *Nature Conservation Act 2002*; or (d) be in accordance with an approval of the Director-General of Lands under the *Crown Lands Act 1976*.	Buildings must be sited to be compatible with the values of the site and surrounding area, having regard to: (a) the bulk and form of proposed buildings; (b) the height, bulk and form of existing buildings; (c) the topography of the site; (d) the appearance when viewed from roads and public places; (e) the retention of vegetation; (f) the safety of road users; and (g) the character of the surrounding area.
A3	**P3**
Buildings for a sensitive use must be separated from an adjoining Rural Zone or Agriculture Zone: (a) not less than 200m; or (b) where an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	Buildings for a sensitive use must be sited to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of land in the adjoining zone; and (d) any proposed attenuation measures.

23.4.3 Exterior finish

Objective:	That exterior finishes are not prominent and blend with the character of the site and surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Exterior building finishes must: (a) be coloured using colours with a light reflectance value not more than 40% in dark natural tones of grey, green or brown; (b) be in accordance with an authority under *National Parks and Reserved Land Regulations 2009* granted by the Managing Authority or the *Nature Conservation Act 2002;* or (c) be in accordance with an approval of the Director-General of Lands under the *Crown Lands Act 1976*.	**P1** Exterior building finishes must be compatible with the character of the site and surrounding area, having regard to: (a) the topography of the site; (b) the existing vegetation; (c) the dominant colours of the vegetation and surrounding area; (d) the nature of the development; (e) the nature of the exterior finishes; (f) the appearance when viewed from roads and public places; and (g) the character of the surrounding area.

23.4.4 Vegetation management

Objective:	That the site contributes to the values of the surrounding area by restricting vegetation removal.

Acceptable Solutions	**Performance Criteria**
A1 Building and works must: (a) be located on land where the native vegetation cover has been lawfully removed; or (b) be in accordance with an authority under *National Parks and Reserved Land Regulations 2009* granted by the Managing Authority or the *Nature Conservation Act 2002*.	**P1** Building and works must be located to minimise native vegetation removal and the impact on values of the site and surrounding area, having regard to: (a) the extent of native vegetation to be removed; (b) any proposed remedial, mitigation or revegetation measures; (c) provision for native habitat for native fauna; (d) the management and treatment of the balance of the site or native vegetation areas; and (e) the type, size and design of development.

23.5 Development Standards for Subdivision

23.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be: (a) required for public use by the Crown, a council, or a State authority; (b) required for the provision of Utilities; (c) for the consolidation of a lot with another lot, provided each lot is within the same zone; (d) in accordance with an authority under the *National Parks and Reserved Land Regulations 2009* granted by the Managing Authority or *Nature Conservation Act 2002*; or (e) in accordance with an approval of the Director-	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant Acceptable Solutions for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lot; (c) the ability to retain vegetation and protect the values of the land on each lot; (d) the topography of the site; (e) the presence of any natural hazards; (f) the need for the subdivision; and

General of Lands under the *Crown Lands Act 1976*.	(g) any advice of the managing authority.
A2 No Acceptable Solution.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended purpose, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the anticipated nature of vehicles likely to access the site; (c) the topography of the site; (d) the pattern of development in the area; and (e) the ability for emergency services to access the site, and must have a frontage of not less than 3.6 m.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot, or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; (e) any vegetation removal; and (f) the protection of values on the site.

23.5.2 Services

Objective:	That each lot provides for appropriate wastewater disposal.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be capable of accommodating an on-site wastewater management system adequate for the intended use and development of the land, which minimises any environmental impacts.

24.0 Major Tourism Zone

24.1 Zone Purpose

The purpose of the Major Tourism Zone is:

24.1.1 To provide for large scale tourist facilities which include a range of use and development.

24.1.2 To provide for compatible use and development that complements or enhances the tourist facilities on the site.

24.1.3 To provide for development that does not unreasonably impact on surrounding areas.

24.1.4 To ensure that any commercial uses support the tourist purpose of the site and do not compromise or distort the role of existing activity centres.

24.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	
Food Services	If not a take away food premises.
Hotel Industry	
Sports and Recreation	
Tourist Operation	
Visitor Accommodation	

Use Class	Qualification
Discretionary	
Business and Professional Services	
Educational and Occasional Care	
Emergency Services	
Food Services	If not listed as Permitted.
General Retail and Hire	
Pleasure Boat Facility	
Research and Development	
Residential	
Resource Processing	If for food or beverage production.
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

24.3 Use Standards

24.3.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.
Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must: (a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; (b) the distance to habitable rooms of an adjacent dwelling.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential area; and (f) potential conflicts with other traffic.

24.3.2 Discretionary uses

Objective:	That uses listed as Discretionary complement the tourism use of the site and do not compromise or distort the role of existing activity centres.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must: (a) complement or support the tourism related uses on the site; (b) not compromise the operational efficiency of any Permitted use operating within the zone; (c) not be the dominant use on the site; (d) excluding for Emergency Services, Residential or Utilities, cater primarily for demand from customers or visitors from outside the local area; and (e) not compromise the role of existing activity centres, having regard to: (i) the size and scale of the proposed use; (ii) the functions of the surrounding activity centres; and (iii) the extent that the proposed use impacts on surrounding activity centres.

24.4 Development Standards for Buildings and Works

24.4.1 Building height

Objective:	To provide for a building height that does not cause an unreasonable impact on adjoining properties and the visual character of the area.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must: (a) not cause an unreasonable loss of amenity from overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties, having regard to: (i) the height, bulk and form of the building; (ii) separation from existing buildings on adjoining properties; and (iii) any buffers created by natural or other features; and (b) minimise the impact on the visual character of the area, having regard to: (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from adjoining roads and public open spaces.
A2 Building height: (a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m.	**P2** Building height, within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must be consistent with buildings existing on established properties in the adjoining zone and not cause an unreasonable loss of residential amenity, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; and (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

24.4.2 Setbacks

Objective:	That the building setback: (a) is compatible with the character of the surrounding area; (b) does not cause an unreasonable loss of amenity to adjoining residential areas; and (c) minimises potential conflicts with adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining lots.	**P1** Buildings must have a setback from a frontage that is compatible with the character of the surrounding area, having regard to: (a) the setbacks of buildings existing on established adjacent properties; and (b) provision of adequate vehicle access, parking and landscaping.
A2 Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than: (a) 5m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setback of existing buildings on the site and adjoining properties; (d) the bulk and form of proposed buildings; (e) overlooking and reduction of privacy of dwellings on adjoining properties; (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and (g) any existing screening or the ability to implement screening.

A3 Buildings for a sensitive use must be separated from a Rural Zone or Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use is within 200m, not less than the existing building.	**P3** Buildings for a sensitive use must be sited to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the pattern of separation of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings for sensitive uses on the site; (d) the existing and potential use of adjoining properties in those zones; and (e) any proposed or existing attenuation measures.
A4 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from the General Residential Zone, Inner Residential Zone, Low Density Residential Zone and Rural Living Zone.[1]	**P4** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of an adjoining General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses in the adjoining zone, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of adjoining sensitive uses; and (d) any proposed or existing mitigation measures.

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

24.5 Development Standards for Subdivision

24.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed on a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	**P1** Each lot, or lot proposed on a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) the existing buildings and the location of intended buildings; and (c) the accessibility for vehicles providing for supplies, waste removal and emergency services.
A2 Each lot, or lot proposed on a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	**P2** Each lot, or lot proposed on a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the pattern of development existing on established properties in the area.

24.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
A2 Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.	**P2** Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

A3 Each lot , or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

25.0 Port and Marine Zone

25.1 Zone Purpose

The purpose of the Port and Marine Zone is:

25.1.1 To provide for major port and marine activity related to shipping and other associated transport facilities and supply and storage.

25.1.2 To provide for use or development that supports and does not adversely impact on port and marine activities.

25.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Port and Shipping	
Utilities	If for minor utilities.
Permitted	
Bulky Goods Sales	If for boat sales, shipping supplies or other maritime purposes.
Business and Professional Services	If for marine, port, shipping and transport purposes.
Educational and Occasional Care	If for training in marine, port, shipping and transport purposes.
Emergency Services	
Equipment and Machinery Sales and Hire	If for marine, port, shipping and transport equipment.
General Retail and Hire	If for chandlers and other shipping and transport related goods.
Manufacturing and Processing	If associated with maritime purposes.
Passive Recreation	
Pleasure Boat Facility	
Research and Development	If associated with Port and Shipping or marine and transport purposes.

Use Class	Qualification
Service Industry	If for marine, port, shipping and transport purposes.
Storage	If for marine, port, shipping and transport purposes.
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Fuel Sales and Service	
Discretionary	
Food Services	
Resource Processing	If for: (a) marine, port, shipping and transport purposes; or (b) aquaculture or fish processing.
Sports and Recreation	If for marine or aquatic based activities.
Storage	If not listed as Permitted.
Tourist Operation	
Vehicle Parking	
Visitor Accommodation	
Prohibited	
All other uses	

25.3 Use Standards

25.3.1 There are no Use Standards in this zone.

25.4 Development Standards for Buildings and Works

25.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) does not cause unreasonable loss of amenity on adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must be not more than 20m.	**P1** Building height, excluding for Port and Shipping, and structures such as towers, poles, gantries, cranes or similar, must: (a) be necessary for the operation of the use; and (b) not cause unreasonable loss of amenity to adjoining properties, having regard to: (i) the bulk and form of the building; (ii) separation from existing use on adjoining sites; and (iii) any buffers created by natural or other features.

25.5 Development Standards for Subdivision

25.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must: (a) be required for Port and Shipping; (b) have an area of not less than 1000m^2 and be able to contain a minimum area of 15m x 20m clear of all of easements or other title restrictions that limit or restrict development; (c) be required for public use by the Crown, a council or a State authority; (d) be required for the provision of Utilities; or (e) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the existing buildings and the location of intended buildings on the lot; (b) the topography of the site; (c) the presence of any natural hazards; and (d) the pattern of development existing on established properties in the area.

A2 Each lot, or a lot proposed in a plan of subdivision, must have a frontage of not less than 6m.	**P2** Each lot, or a lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway suitable for its intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the anticipated nature of vehicles likely to access the site.

25.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service	**P1** No Performance Criterion.

if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	
A2 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

26.0 Utilities Zone

26.1 Zone Purpose

The purpose of the Utilities Zone is:

26.1.1 To provide land for major utilities installations and corridors.

26.1.2 To provide for other compatible uses where they do not adversely impact on the utility.

26.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Recycling and Waste Disposal	
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Discretionary	
Emergency Services	
Sports and Recreation	
Storage	
Tourist Operation	
Prohibited	
All other uses	

26.3 Use Standards

26.3.1 All uses

Objective:	That uses do not cause an unreasonable loss of residential amenity to residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	**P1** Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must not cause an unreasonable loss of amenity to the residential zones having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must: (a) not operate within the hours of 11.00pm and 6.00am, excluding any security lighting; and (b) if for security lighting, be baffled so that direct light does not extend into the adjoining property.	**P2** External lighting for a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) the distance to habitable rooms of an adjacent dwelling.

A3	**P3**
Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of: (a) 7.00am to 9.00pm Monday to Saturday; and (b) 8.00am to 9.00pm Sunday and public holidays.	Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services or Utilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and sensitive use; and (f) potential conflicts with other traffic.

26.3.2 Discretionary uses

Objective:	That uses listed as Discretionary do not compromise the use of land for Utilities.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed as Discretionary must not compromise or restrict the operations of an existing or proposed utility, having regard to: (a) the compatibility of the utility and the proposed use; (b) the location of the proposed use in relation to the utility, or any proposed utility; (c) existing land uses on the site; and (d) any proposed or existing buffers or mitigation measures.

26.4 Development Standards for Buildings and Works

26.4.1 Building height

Objective:	To provide for a building height that: (a) is necessary for the operation of the use; and (b) minimises adverse impacts on adjoining properties and the visual character of the area.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than: (a) 10m; or (b) 15m if for a structure, such as a tower, pole or similar.	**P1** Building height must: (a) be necessary for the operation of the use and not cause unreasonable impact on adjoining properties, having regard to: (i) the bulk and form of the building; (ii) separation from existing buildings on adjoining properties; and (iii) any buffers created by natural or other features; and (b) not unreasonably impact on the visual character of the area, having regard to: (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from adjoining roads and public open space.
A2 Building height, excluding a structure such as a tower, pole or similar: (a) within 10m of an adjoining property in a General Residential Zone, Low Density Residential Zone or Rural Living Zone, must be not more than 8.5m; or (b) within 10m of an adjoining property in an Inner Residential Zone, must be not more than 9.5m.	**P2** Building height, within 10m of an adjoining property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, excluding a structure such as a tower, pole or similar, must not cause an unreasonable loss of residential amenity, having regard to: (a) compatibility with buildings on established properties in the adjoining zone; (b) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (c) overlooking and reduction of privacy to adjoining properties; and (d) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

26.4.2 Setbacks

Objective:	That building setbacks are: (a) compatible with the character of the surrounding area; and (b) does not cause an unreasonable loss of amenity to adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Buildings, excluding a structure such as a tower, pole or similar, must have a setback from all boundaries of not less than: (a) 5m; or (b) an existing building on the lot.	**P1** Buildings, excluding a structure such as a tower, pole or similar, must be sited to not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setback of existing buildings on the site and on adjoining properties; (d) the bulk and form of proposed buildings; (e) overlooking and reduction of privacy of dwellings on adjoining properties; (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and (g) any existing screening or the ability to implement screening.
A2 Air extraction, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, Low Density Residential Zone and Rural Living Zone[1].	**P2** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be designed, located, baffled or insulated so as to not cause an unreasonable loss of residential amenity to the adjoining residential zones, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of adjoining sensitive uses; and (d) any proposed or existing mitigation measures.

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

26.4.3 Fencing

Objective:	That fencing: (a) does not detract from the appearance of the site or surrounding area; and (b) provides for passive surveillance.

Acceptable Solutions	**Performance Criteria**
A1 A fence (including a free-standing wall) within 4.5m of a frontage and where adjoining a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must have a height above existing ground level of not more than: (a) 1.2m if the fence is solid; or (b) 2.1m, if any part of the fence that is within 4.5m of a frontage has openings above a height of 1.2m which provide a uniform transparency of not less than 30%.	**P1** A fence (including a free-standing wall) within 4.5m of a frontage and where adjoining a property in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must be compatible with the streetscape, having regard to: (a) the height, design, location and extent of the fence; (b) the degree of transparency; and (c) the proposed materials and construction.
A2 Common boundary fences with a property in a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must: (a) have a height above existing ground level of not more than 2.1m; and (b) not use barbed wire.	**P2** Common boundary fences with a property in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Village Zone must not cause an unreasonable loss of residential amenity, having regard to: (a) the height, design, location and extent of the fence; and (b) the proposed materials and construction.

26.4.4 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding any goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding any goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

26.5 Development Standards for Subdivision

26.5.1 Subdivision

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate frontage to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone.	**P1** Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lot; (b) location of existing buildings on the lot; (c) likely location of buildings on the lot; and (d) accessibility for vehicles.
A2 Each lot, or lot proposed in a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.	**P2** Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the distance between the lot or building area and the carriageway; (c) the nature of the road and the traffic; and (d) the pattern of development existing on established properties in the area.

26.5.2 Services

Objective:	That the subdivision of land provides adequate services to meet the projected needs of future development.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P1** Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A2 Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P2** Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of providing an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

27.0 Community Purpose Zone

27.1 Zone Purpose

The purpose of the Community Purpose Zone is:

27.1.1 To provide for key community facilities and services including health, educational, government, cultural and social facilities.

27.1.2 To encourage multi-purpose, flexible and adaptable social infrastructure.

27.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Business and Professional Services	If for: (a) medical centre; (b) a community-based organisation; (c) government offices; or (d) funeral parlour.
Community Meeting and Entertainment	
Crematoria and Cemeteries	If for a cemetery.
Educational and Occasional Care	
Emergency Services	
Hospital Services	
Residential	If for: (a) a residential care facility, respite centre, retirement village or assisted housing; or (b) accommodation for staff or students of a use on the site.

Use Class	Qualification
Tourist Operation	If for a visitor centre.
Discretionary	
Business and Professional Services	If not listed as Permitted.
Custodial Facility	If for alterations or extensions to an existing Custodial Facility.
Food Services	
General Retail and Hire	If for a market.
Recycling and Waste Depot	If for alterations or extension to an existing Recycling and Waste Depot.
Sports and Recreation	
Tourist Operation	If not listed as Permitted.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Prohibited	
All other uses	

27.3 Use Standards

27.3.1 Non-residential use

Objective:	That non-residential use does not cause an unreasonable loss of amenity to residential zones.

Acceptable Solutions	Performance Criteria
A1 Hours of operation of a use, excluding Emergency Services, Hospital Services, Natural and Cultural Values Management, Passive Recreation or Utilities, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 8.00am to 8.00pm Monday to Friday; (b) 9.00am to 6.00pm Saturday; and	**P1** Hours of operation of a use, excluding Emergency Services, Hospital Services, Natural and Cultural Values Management, Passive Recreation or Utilities, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to an adjacent residential use having regard to: (a) the timing, duration or extent of vehicle

(c) 10.00am to 5.00pm Sunday and public holidays.	movements; and (b) noise, lighting or other emissions.
A2 External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, on a site within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must: (a) not operate between 9:00pm and 6:00am, excluding any security lighting; and (b) if for security lighting, must be baffled so that direct light does not extend into the adjoining property.	**P2** External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation and Utilities and flood lighting of Sports and Recreation facilities, within 50m of a General Residential Zone, Inner Residential Zone, and Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to: (a) the level of illumination and duration of lighting; and (b) distance to habitable rooms of an adjacent dwelling.
A3 Flood lighting of Sports and Recreation facilities on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 9.00pm and 6.00am.	**P3** Flood lighting of Sports and Recreation facilities on a site within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to: (a) the necessity of floodlighting for the Sports and Recreation use; (b) the frequency of the Sports and Recreation event; (c) whether the event is of a special nature; (d) the duration of the event; and (e) any lighting required to set up and pack up for the event.

A4 Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services or Hospital Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be within the hours of: (a) 7.00am to 6.00pm Monday to Friday; and (b) 9.00am to 5.00pm Saturday, Sunday and public holidays.	**P4** Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services or Hospital Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring by the commercial vehicles, including the amount of reversing and associated warning noise; (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) the existing levels of amenity.

27.4 Development Standards for Buildings and Works

27.4.1 Building height

Objective:	That building height: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of amenity to adjoining residential properties.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must be compatible with the streetscape and character of development existing on established properties in the area, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the apparent height when viewed from the road and public places; (e) any overshadowing of adjoining properties or public places; and (f) the need to locate the building on the site.

27.4.2 Setback

Objective:	That building setback: (a) is compatible with the streetscape; and (b) does not cause an unreasonable loss of residential amenity to adjoining residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from a frontage of: (a) not less than 5m; or (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.	**P1** Buildings must have a setback from a frontage that is compatible with the streetscape, having regard to: (a) the topography of the site; (b) the setbacks of buildings on adjacent properties; (c) the height, bulk and form of existing and proposed buildings; and (d) the safety of road users.
A2 Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	**P2** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties within a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

A3 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone[1].	**P3** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to: (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of adjoining sensitive uses; and (d) any proposed mitigation measures.

27.4.3 Fencing

Objective:	That fencing: (a) is compatible with the streetscape; and (b) provides for passive surveillance.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.[2]	**P1** A fence (including a free-standing wall) within 4.5m of a frontage must: (a) provide for security and privacy while allowing for passive surveillance of the road; and (b) be compatible with the streetscape, having regard to: (i) its height, design, location and extent; (ii) the topography of the site; and (iii) traffic volumes on the adjoining road.

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

[2] An exemption applies to fences in this zone – see Table 4.6.

27.4.4 Outdoor storage areas

Objective:	That outdoor storage areas for do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

27.5 Development Standards for Subdivision

27.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed in a plan of subdivision, must: (a) have an area of not less than 600m^2 and: (i) be able to contain a minimum area of 10m x 15m, with a gradient not steeper than 1 in 5, clear of: a. all setbacks required by clause 27.4.2 A1 and A2; and b. easements or other title restrictions that limit or restrict development; and (ii) existing buildings are consistent with the setback required by clause 27.4.2 A1 and A2; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lots; (c) the topography of the site; (d) the presence of any natural hazards; (e) adequate provision of private open space; and (f) the pattern of development existing on established properties in the area.

A2 Each lot, or lot proposed in a plan of subdivision, must have a frontage or legal connection to a road by a right of carriageway of not less than 10m.	**P2** Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the pattern of development existing on established properties in the area.

27.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service: or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.
A3 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

28.0 Recreation Zone

28.1 Zone Purpose

The purpose of the Recreation Zone is:

28.1.1 To provide for active and organised recreational use and development ranging from small community facilities to major sporting facilities.

28.1.2 To provide for complementary uses that do not impact adversely on the recreational use of the land.

28.1.3 To ensure that new major sporting facilities do not cause unreasonable impacts on adjacent sensitive uses.

28.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Sports and Recreation	If not for a major sporting facility.
Utilities	If for minor utilities.
Permitted	
Sports and Recreation	Except if No Permit Required.
Discretionary	
Community Meeting and Entertainment	
Crematoria and Cemeteries	If for alterations or extensions to an existing Crematoria or Cemetery.
Domestic Animal Breeding, Boarding or Training	If for animal training.
Educational and Occasional Care	
Emergency Services	
Food Services	

Use Class	Qualification
General Retail and Hire	If for: (a) clothing, equipment or souvenirs for a Sports and Recreation use; or (b) a market.
Motor Racing Facility	
Pleasure Boat Facility	
Tourist Operation	
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	If for a camping and caravan park or overnight camping area.
Prohibited	
All other uses	

28.3 Use Standards

28.3.1 Sports and Recreation and Discretionary uses, excluding Emergency Services or Visitor Accommodation

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.

Acceptable Solutions	Performance Criteria
A1 Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of: (a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or (b) 6.00am to midnight otherwise.	**P1** Hours of operation for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to: (a) the timing, duration or extent of vehicle movements; (b) noise, lighting or other emissions; (c) the nature and intensity of the proposed use; (d) the characteristics and frequency of any emissions generated; (e) the existing levels of amenity; and (f) set up, testing and removal of event related equipment.

A2 Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not operate between 11.00pm and 7.00am.	**P2** Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to: (a) the necessity of floodlighting for the Sports and Recreation use; (b) the frequency of the Sports and Recreation event; (c) whether the event is of a special nature; (d) the duration of the event; (e) any lighting required to set up and pack up for the event.
A3 Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone, or Low Density Residential Zone, must be within the hours of: (a) 7.00 am to 6.00 pm Monday to Friday; and (b) 8.00 am to 5.00 pm Saturday, Sunday or public holidays.	**P3** Commercial vehicle movements and the unloading and loading of commercial vehicles for Sports and Recreation and uses listed as Discretionary, excluding Emergency Services, within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of amenity to the residential zone, having regard to: (a) the time and duration of commercial vehicle movements; (b) the number and frequency of commercial vehicle movements; (c) the size of commercial vehicles involved; (d) manoeuvring by the commercial vehicles, including the amount of reversing (including associated warning noise); (e) any noise mitigation measures between the vehicle movement areas and the residential zone; and (f) the existing levels of amenity.

28.3.2 Sports and Recreation - major sporting facilities

Objective:	That major sporting facilities do not cause an unreasonable loss of amenity to residential zones.

Acceptable Solutions	**Performance Criteria**
A1 Extensions to an existing major sporting facility within 100m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not increase spectator capacity.	**P1** A major sporting facility within 100m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must not cause an unreasonable loss of residential amenity having regard to: (a) the surrounding uses, their character and amenity; (b) impacts associated with existing facilities; (c) frequency and scale of events; (d) traffic, parking and the availability of public transport; (e) likely noise generation; (f) the arrival and departure of crowds; and (g) any proposed mitigation measures.

28.4 Development Standards for Buildings and Works

28.4.1 Building height, setback and siting

Objective:	That building height, bulk, form and siting: (a) does not cause unreasonable loss of amenity to adjacent properties; and (b) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must not cause unreasonable loss of amenity to adjacent properties, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the requirements of the proposed use; (e) sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties; (f) the privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties; (g) any overshadowing of adjacent public places; and (h) if an existing major sporting facility, the impact of the proposed height on existing development in the surrounding area.
A2 Buildings must have a setback from a frontage of: (a) not less than 5m; or (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.	**P2** Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behavior, having regard to: (a) providing for small variations in building alignment to break up long building façades; (b) providing for variations in building alignment to provide for a forecourt or space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting.

A3 Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	**P3** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms of dwellings and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A4 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone[1].	**P4** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; and (d) any mitigation measures proposed.

28.4.2 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site.	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

28.5 Development Standards for Subdivision

28.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone.	**P1** Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.
A2 Each lot, or lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a frontage not less than 3.6m.	**P2** Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.

A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the pattern of development existing on established properties in the area.

28.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.
Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must: (a) be connected to a full water supply if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service.	**P1** No Performance Criterion.
A2 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must have a connection to a reticulated sewerage system.	**P2** Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.

A3 Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.	**P3** Each lot, or a lot proposed in a plan of subdivision, excluding those for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to: (a) the size of the lot; (b) topography of the site; (c) soil conditions; (d) any existing buildings on the site; (e) any area of the site covered by impervious surfaces; and (f) any watercourse on the land.

29.0 Open Space Zone

29.1 Zone Purpose

The purpose of the Open Space Zone is:

29.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

29.1.2 To provide for use and development that supports the use of the land for open space purposes or for other compatible uses.

29.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities and underground utilities.
Permitted	
No Permitted uses.	
Discretionary	
Community Meeting and Entertainment	
Crematoria and Cemeteries	If for a cemetery.
Emergency Services	
Food Services	
General Retail and Hire	
Pleasure Boat Facility	
Resource Development	If for: (a) marine farming shore facility or other facility that relies upon a coastal location to fulfil its purpose; or (b) grazing.

Use Class	Qualification
Sports and Recreation	
Tourist Operation	
Transport Depot and Distribution	If associated with wharves, water taxis, or commuter or passenger ferry terminals.
Utilities	If not listed as No Permit Required.
Vehicle Parking	
Visitor Accommodation	If for camping and caravan park or overnight camping areas.
Prohibited	
All other uses	

29.3 Use Standards

29.3.1 Discretionary uses

Objective:	That a use listed as Discretionary, does not cause an unreasonable loss of amenity to adjacent sensitive uses.

Acceptable Solutions	Performance Criteria
A1 Hours of operation for a use listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must be within the hours of: (a) 8.00am to 10.00pm if within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone; or (b) 6.00am to midnight, otherwise.	**P1** Hours of operation for a use listed as Discretionary, excluding Emergency Services or Visitor Accommodation, must not cause an unreasonable loss of amenity to adjacent sensitive uses having regard to: (a) the timing, duration or extent of vehicle movements; and (b) noise, lighting or other emissions.

A2 Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone must not operate between 11.00pm and 7.00am.	**P2** Flood lighting of Sports and Recreation facilities within 50m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone must not cause an unreasonable loss of amenity to the residential zone, having regard to: (a) the necessity of floodlighting for the Sports and Recreation use; (b) the frequency of the Sports and Recreation event; (c) whether the event is of a special nature; (d) the duration of the event; and (e) any lighting required to set up and pack up for the event.

29.4 Development Standards for Buildings and Works

29.4.1 Building height, setback and siting

Objective:	That building bulk, height, form and siting: (a) is compatible with the streetscape; (b) does not cause unreasonable loss of amenity to adjacent properties; (c) respects the natural and landscape values of the site; and (d) minimises opportunities for crime and anti-social behaviour through setback of buildings.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 10m.	**P1** Building height must not cause an unreasonable loss of amenity to adjacent properties, having regard to: (a) the topography of the site; (b) the height, bulk and form of existing buildings on the site and adjacent properties; (c) the bulk and form of proposed buildings; (d) the requirements of the proposed use; (e) sunlight to private open space and windows of habitable rooms of dwellings on adjoining properties; (f) the privacy of the private open space and windows of habitable rooms of dwellings on adjoining properties; and (g) any overshadowing of adjacent public places.

A2 Buildings must have a setback from a frontage of: (a) not less than 5m; or (b) not more or less than the maximum and minimum setbacks of the buildings on adjoining properties, whichever is the lesser.	**P2** Buildings must have a setback from a frontage that is compatible with the streetscape and minimises opportunities for crime and anti-social behaviour, having regard to: (a) providing small variations in building alignment to break up long building façades; (b) providing variations in building alignment to provide a forecourt or space for public use, such as outdoor dining or landscaping; (c) the avoidance of concealment spaces; (d) the ability to achieve passive surveillance; and (e) the availability of lighting.
A3 Buildings must have a setback from side and rear boundaries adjoining a General Residential Zone, Inner Residential Zone or Low Density Residential Zone not less than: (a) 3m; or (b) half the wall height of the building, whichever is the greater.	**P3** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties in a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, having regard to: (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy of adjoining properties; or (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.
A4 Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from a General Residential Zone, Inner Residential Zone or Low Density Residential Zone[1].	**P4** Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of a General Residential Zone, Inner Residential Zone or Low Density Residential Zone, must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses, having regard to: (a) the characteristics and frequency of any emissions generated; (b) the nature of the proposed use; (c) the topography of the site; and (d) any mitigation measures proposed.

[1] An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

29.4.2 Outdoor storage areas

Objective:	That outdoor storage areas do not detract from the appearance of the site or surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 Outdoor storage areas, excluding for the display of goods for sale, must not be visible from any road or public open space adjoining the site**.**	**P1** Outdoor storage areas, excluding for the display of goods for sale, must be located, treated or screened to not cause an unreasonable loss of visual amenity.

29.5 Development Standards for Subdivision

29.5.1 Lot design

Objective:	That each lot: (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or lot proposed in a plan of subdivision, must: (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot, provided each lot is within the same zone.	**P1** Each lot, or lot proposed in a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to: (a) the relevant requirements for development of buildings on the lots; (b) existing buildings and the location of intended buildings on the lot; (c) the topography of the site; (d) the presence of any natural hazards; and (e) the pattern of development existing on established properties in the area.

A2 Each lot, or lot proposed in a plan of subdivision, excluding a riparian or littoral reserve or Utilities, must have a frontage not less than 15m.	**P2** Each lot, or lot proposed in a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway suitable for its intended use, having regard to: (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.
A3 Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.	**P3** Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to: (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the pattern of development existing on established properties in the area.

30.0 Future Urban Zone

30.1 Zone Purpose

The purpose of the Future Urban Zone is:

30.1.1 To identify land intended for future urban use and development.

30.1.2 To ensure that development does not compromise the potential for future urban use and development of the land.

30.1.3 To support the planned rezoning of land for urban use and development in sequence with the planned expansion of infrastructure.

30.2 Use Table

Use Class	**Qualification**
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Permitted	
Residential	If for a single dwelling or home-based business.
Resource Development	If for agricultural use, excluding controlled environment agriculture.
Utilities	If for minor utilities.
Discretionary	
Utilities	If not listed as Permitted.
Prohibited	
All other uses	

30.3 Use Standards

30.3.1 There are no use standards in this zone.

30.4 Development Standards for Buildings and Works

30.4.1 Buildings and works

Objective:	That buildings and works do not prejudice the efficient future utilisation of land for urban development.

Acceptable Solutions	**Performance Criteria**
A1 Buildings and works must: (a) be for an addition to an existing dwelling, a secondary residence or a home-based business; (b) be for a single dwelling and on a lot not more than 1000m^2 in size; or (c) be of a temporary nature able to be readily removed prior to the development of the land for urban purposes.	**P1** Buildings and works must not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to: (a) the topography of the site; (b) any existing access arrangements; (c) location of any services; and (d) the purpose, location and extent of any building and works.

30.4.2 Building height, setback and siting

Objective:	That height, setback and siting of buildings: (a) is compatible with the future urban development of the area; (b) does not cause an unreasonable loss of amenity; and (c) minimises potential conflict with agricultural uses in an adjoining Agriculture Zone.

Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 8.5m.	**P1** Building height must be compatible with the future urban development of the area and not cause an unreasonable loss of amenity to adjoining properties having regard to: (a) the height of the proposed building; (b) the topography of the site; (c) the height, bulk and form of existing buildings on the site and adjoining properties; (d) the bulk and form of proposed buildings; (e) sunlight to habitable rooms and private open space in adjoining buildings; and (f) any overshadowing of adjoining properties or

	public places.
A2 Buildings must have a setback from all boundaries of: (a) not less than 5m; or (b) where the setback of an existing building is within 5m, not less than the setbacks of the existing building.	**P2** Buildings must be sited to be compatible with the future urban development of the area and not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) the height of the proposed building; (b) the topography of the site; (c) the size, shape and orientation of the site; (d) the setbacks of adjacent buildings; (e) the height, bulk and form of existing and proposed buildings; (f) the appearance when viewed from roads and public places; (g) the character of the development existing on established properties in the area; and (h) any overshadowing of adjoining properties or public places.
A3 Buildings for a sensitive use must be separated from a Rural Zone or Agriculture Zone a distance of: (a) not less than 200m; or (b) where the setback of an existing building is within 200m, not less than the existing building.	**P3** Buildings for a sensitive use must be sited so as to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the separation of any existing buildings for sensitive uses on adjoining properties; (c) the existing and potential use of adjoining properties; and (d) any proposed attenuation measures.

30.5 Development Standards for Subdivision

30.5.1 Lot design

Objective:	That subdivision of land not in accordance with a specific area plan does not prejudice the efficient future utilisation of land for urban development.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, must be: (a) required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided each lot is within the same zone.	**P1** Each lot, or a lot proposed in a plan of subdivision, must be for the excision of an existing dwelling provided that the lot design and layout does not preclude or hinder the effective and efficient future subdivision and development of the land to urban densities, having regard to: (a) any existing access arrangements; and (b) the location of any services.

C1.0 Signs Code

C1.1 Code Purpose

The purpose of the Signs Code is:

C1.1.1 To provide for appropriate advertising and display of information for business and community activity.

C1.1.2 To provide for well-designed signs that are compatible with the visual amenity of the surrounding area.

C1.1.3 To ensure that signage does not disrupt or compromise safety and efficiency of vehicular or pedestrian movement.

C1.2 Application of this Code

C1.2.1 Unless otherwise stated in a particular purpose zone, this code applies to all development for signs, unless the following clauses apply:

(a) C1.4.2; or

(b) C1.4.3.

C1.2.2 This code does not apply to use.

C1.3 Definition of Terms

C1.3.1 In this code, unless the contrary intention appears:

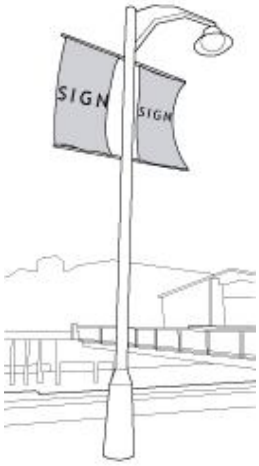
Term	**Definition**
advertisement	means words, lettering, model, symbol, device, representation, banner, bunting, decorative flag or lights used for the purposes of advertising, announcement or display.
dwell time	means the length of time a message or image is displayed on a sign with the capacity to change the displayed message, using digital or other method.
illuminated sign	means a sign that uses a light source or sources to display or highlight the content. This includes internally illuminated signs such as neon signs, light boxes and LED (light emitting diode) screens or panels and signs lit by an external source such as a light bulb or floodlight.
third party sign	means a sign that does not relate to the goods or services available on the premises or land to which is it attached.

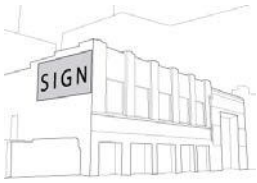
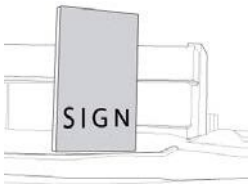
C1.3.2 Sign type definitions

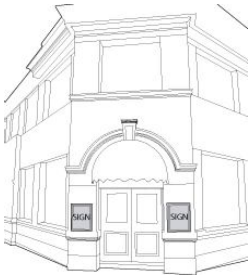
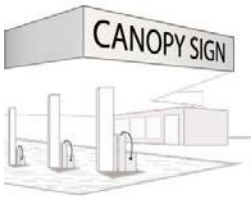
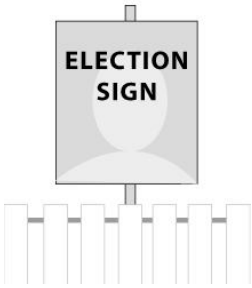
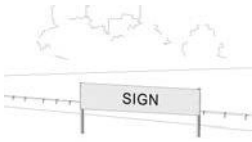
C1.3.2.1 Each sign must be categorised into one of the defined sign types described below in Table C1.3. If a sign does not readily fit a defined sign type, it must be categorised into the most similar sign type.

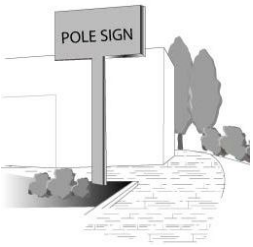
C1.3.2.2 In Table C1.3, the text definitions are to be used to categorise the sign type, and the figures are illustrative only.

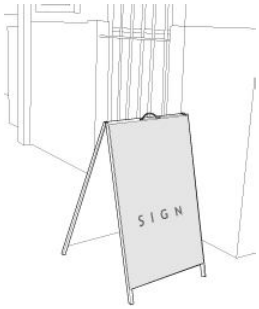
Table C1.3 Sign Type Definitions

Sign Type	Definition
above awning sign	 means a sign attached to and supported above an awning, veranda or similar.
arcade sign	 means a sign suspended from or attached to the ceiling of an outside public pedestrian area (but excluding other sign types) that is visible from outside of the building or site.
awning fascia sign	 means a sign attached to the face of an awning.
banner sign - horizontal	 means a sign constructed of light weight non-rigid material, such as cloth, canvas or similar fabric, and where the horizontal dimension is greater than the vertical dimension.
banner sign - vertical	 means a sign constructed of a light-weight, non-rigid material such as cloth, canvas or similar fabric and where the vertical dimension is greater than the horizontal dimension.

below awning sign		means a sign attached to and suspended below an awning, verandah, ceiling or similar.
billboard		means a structure either freestanding or attached to a building designed to accommodate standard billboards, the message of which may be changeable and variable.
blade sign		means a sign that projects vertically from the ground by a single form in which the supports/structure of the sign are concealed within.
building fascia sign		means a sign attached to the fascia of a building.
building site sign		means an impermanent sign which identifies architects, engineers, builders or contractors involved with construction on the premises, the name of the building or development, the intended purpose of the building or development or the expected completion date.
bunting (flag and decorative elements)		means a sign made up of small flags attached to a pole or rope.
business directory		means a sign for a building with multiple tenancies which, identifies the name of the business and its location within the same building and does not contain any product or other advertising content.

cabinet sign		means a lockable compartment with a transparent face for the display of notices and advertising attached to a wall of a building or structure for the display of information within, such as, menus outside a restaurant.
canopy sign		means a sign attached to the perimeter of a canopy on a building for the purpose of shielding from the elements, such as, signs on the fascia of a canopy over a service station.
community information sign	means a sign erected by a statutory authority for the purpose of providing community information.	
election sign		means an impermanent sign identifying candidates or promoting a political party for local, state or federal government elections.
flag		means a piece of cloth or similar material, typically rectangular or square and attached by one edge to a pole or rope.
ground base sign		means a freestanding sign permanently attached to the ground on its own supportive structure, but not including a pole/pylon sign or a blade sign.
hanging sign		means a sign suspended from a bracket which projects perpendicularly from the wall of a building.

horizontal projecting wall sign		means a sign that projects from the street façade of a building and where the horizontal dimension is greater than the vertical dimension.
interpretive sign		means a sign designed to communicate information about the nature, origin and purpose of historical, natural or cultural resources, objects, sites and phenomena.
name plate		means a single sign identifying one of the occupants of a property used for professional rooms, and attached to the building.
painted wall sign		means a sign painted on the wall of a building other than the transom of a doorway or building fascia.
pole / pylon sign		means a sign supported by one or more vertical supports, independent of any building or other structure.

portable sign	 means a sign not permanently attached to the ground or to a building or other structure, and is removed on a daily basis.[1]
real estate sign	 means a sign erected for the purposes of advertising a parcel of land or building for sale, lease or let.
regulatory sign	means a sign that provides notice of laws, regulations and warnings.
roof sign	 means a sign erected directly on a roof or above a parapet of a building.
sky sign	 means a sign erected directly on the top of the building structure and where the base of the sign is higher than the highest point of the building.
sports ground sign	 means a sign erected within a sports ground.
statutory sign	means a sign that is required to be installed in buildings and is regulated by the Building Code of Australia.
sun blind sign	 means a sign on a canvas or other cloth or metal awning, erectable or fixed, projecting from the face of a building over a door or window.

[1] Portable signs on public land may be controlled by licence under a council's By-Laws.

temporary sign	means an impermanent sign announcing an event of a religious, educational, cultural, social or recreational character erected for a specific period of time.
transom sign	 means a single faced sign erected above the entrance door or display window of a building.
vertical projecting wall sign	 means a sign that projects from the street façade of a building and where the vertical dimension is greater than the horizontal dimension.
wall mural	 means a graphic design that covers the wall of a building and does not convey a defined advertising message.
wall sign	 means a sign attached to the wall of a building.
window sign	 means a sign attached to the inside or outside of a window including windows painted or covered in an opaque finish, for the display of advertisements relating to the goods or services available inside the premises.

C1.4 Development Exempt from this Code

C1.4.1 A sign listed in Table C1.4 is exempt from this code, provided it complies with the relevant requirements.

C1.4.2 A sign within a building or site that cannot be, or is not intended to be, seen from outside of the building or site is exempt from requiring a permit.

C1.4.3 Changes to the graphics of a sign that was lawfully displayed on or after the effective date, including text, graphic design and colour, is exempt provided that:

(a) the sign has not changed in dimension, proportion or location; and

(b) if an illuminated sign, the method of illumination has not changed.

Table C1.4 Exempt Signs

Sign Type	**Requirements**
awning fascia sign	Must: (a) have a maximum vertical dimension of 250mm and not project above or below the fascia of the awning to which it is attached; (b) not be closer than 450mm from a vertical projection of the kerb alignment of any road; (c) have a minimum height above ground level of 2.4m; (d) not be an illuminated sign or third party sign; and (e) not be located on a site that is a local heritage place, in a local heritage precinct or local heritage landscape precinct listed under the Local Historic Heritage Code.
business directory	Must: (a) not be placed on the exterior of a building but may be placed within a recessed entrance or doorway and must not project beyond the face of the building; (b) have a maximum vertical dimension of 2m; (c) have a maximum horizontal dimension of 600mm; (d) not be an illuminated sign or third party sign; and (e) not be located on a site that is a local heritage place, in a local heritage precinct or local heritage landscape precinct listed under the Local Historic Heritage Code.
building site sign	Must only be displayed during construction works.
bunting (flag and decorative elements)	Must not be located on a site that is a local heritage place, in a local heritage precinct or local heritage landscape precinct listed under the Local Historic Heritage Code.

Sign Type	**Requirements**
community information sign	No requirements.
election sign	Must: (a) not encroach on any road or other public land; (b) have a maximum area of 1.5m^2; (c) not be erected more than 8 weeks before the polling date; and (d) be removed within 7 days after the polling date.
flag	Must: (a) be limited to 2 flags per site; (b) have a minimum clearance above ground level of 2.4m; and (c) have a maximum area of 2m^2 for each flag.
interpretive sign	Must have a maximum area of 2m^2.
name plate	Must: (a) be located at the entrance to the building; (b) have a maximum area of 0.5m^2; (c) not be an illuminated sign or third party sign; and (d) not be located on a site that is a local heritage place, in a local heritage precinct or local heritage landscape precinct listed under the Local Historic Heritage Code.
portable sign	No requirements.
real estate sign	Must: (a) be erected only on the land for which the property is for let, lease or for sale; and (b) be removed within 7 days of the property being sold, leased or let.
regulatory sign	No requirements.
sports ground sign	Must not be located on a site that is a local heritage place, in a local heritage precinct or local heritage landscape precinct listed under the Local Historic Heritage Code.
statutory sign	No requirements.

Sign Type	**Requirements**
temporary sign	Must: (a) have permission from the landowner to erect the sign; (b) have a maximum area of 2.0m^2; (c) be displayed for no longer than 30 days before the event; (d) be removed within 7 days of the events completion; (e) not be located within a road; (f) not be attached to a local heritage place listed in the Local Historic Heritage Code; (g) not be attached to trees or other similar vegetation; and (h) be displayed for a maximum of four months.
tourism information sign	Must have written approval from the relevant road authority.
window sign	Must: (a) not occupy an area of more than 10% of each window area; (b) be on or behind a ground floor level window; (c) not be an illuminated sign or third party sign; and (d) not be located on a site that is a local heritage place, in a local heritage precinct or local heritage landscape precinct listed under the Local Historic Heritage Code.

C1.5 Use Standards

C1.5.1 There are no Use Standards in this code.

C1.6 Development Standards for Buildings and Works

C1.6.1 Design and siting of signs

Objective:	That: (a) signage is well designed and sited; and (b) signs do not contribute to visual clutter or cause an unreasonable loss of visual amenity to the surrounding area.

Acceptable Solutions	**Performance Criteria**
A1 A sign must: (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; and (b) meet the sign standards for the relevant sign type set out in Table C1.6, excluding for the following sign types, for which there is no Acceptable Solution: (i) roof sign; (ii) sky sign; and (iii) billboard.	**P1.1** A sign must: (a) be located within an applicable zone for the relevant sign type as set out in Table C1.6; and (b) be compatible with the streetscape or landscape, having regard to: (i) the size and dimensions of the sign; (ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and (vi) the impact on the safe and efficient movement of vehicles and pedestrians. **P1.2** If a roof sign, sky sign or billboard, the sign must: (a) be located within the applicable zone for the relevant sign type set out in Table C1.6; (b) meet the sign standards for the relevant sign type in Table C1.6; and (c) not contribute to visual clutter or cause unreasonable loss of amenity to the surrounding area, having regard to: (i) the size and dimensions of the sign;

	(ii) the size and scale of the building upon which the sign is proposed; (iii) the amenity of surrounding properties; (iv) the repetition of messages or information; (v) the number and density of signs on the site and on adjacent properties; and (vi) the impact on the safe and efficient movement of vehicles and pedestrians.
A2 A sign must be not less than 2m from the boundary of any lot in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone or Landscape Conservation Zone.	**P2** A sign must not cause an unreasonable loss of amenity to adjoining residential properties, having regard to: (a) the topography of the site and the surrounding area; (b) the relative location of buildings, habitable rooms of dwellings and private open space; (c) any overshadowing; and (d) the nature and type of the sign.
A3 The number of signs for each business or tenancy on a road frontage of a building must be no more than: (a) 1 of each sign type, unless otherwise stated in Table C1.6; (b) 1 window sign for each window; (c) 3 if the street frontage is less than 20m in length; and (d) 6 if the street frontage is 20m or more, excluding the following sign types, for which there is no limit: (i) name plate; and (ii) temporary sign.	**P3** The number of signs for each business or tenancy on a street frontage must: (a) not unreasonably increase in the existing level of visual clutter in the streetscape, and where possible, reduce any existing visual clutter in the streetscape by replacing existing signs with fewer, more effective signs; and (b) not involve the repetition of messages or information.

C1.6.2 Illuminated signs

Objective:	That: (a) illuminated signs are compatible with the streetscape; (b) the cumulative impact of illuminated signs on the character of the area is managed, including the need to avoid visual disorder or clutter of signs; and (c) any potential negative impacts of illuminated signs on road safety and pedestrian movement are minimised.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** An illuminated sign must not cause an unreasonable loss of amenity to adjacent properties or have an unreasonable effect on the safety, appearance or efficiency of a road, and must be compatible with the streetscape, having regard to: (a) the location of the sign; (b) the size of the sign; (c) the intensity of the lighting; (d) the hours of operation of the sign; (e) the purpose of the sign; (f) the sensitivity of the area in terms of view corridors, the natural environment and adjacent residential amenity; (g) the intended purpose of the changing message of the sign; (h) the percentage of the sign that is illuminated with changing messages; (i) proposed dwell time; and (j) whether the sign is visible from the road and if so the proximity to and impact on an electronic traffic control device.
A2 An illuminated sign visible from public places in adjacent roads must not create the effect of flashing, animation or movement, unless it is providing direction or safety information.	**P2** No Performance Criterion.

C1.6.3 Third party sign

Objective:	To: (a) provide for third party signs that are compatible with the streetscape and the character of the area in which it is proposed to be located; (b) manage the cumulative impact of third party signs on the character of an area; and (c) minimise any potential impact of third party signs on road safety.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A third party sign must be compatible with the natural and built environment of the surrounding area, having regard to: (a) the content of the sign; (b) the necessity for the advertisement to be in the location; (c) opportunities for alternative locations or other methods to achieve the intended purpose (e.g. eligibility for Tasmanian Visitor Information System (TVIS) signs); and (d) the likely impact on the operation and safety of a railway, road, footpath, or navigable water ; and (e) any advice from a State authority.

C1.6.4 Signs on local heritage places and in local heritage precincts and local historic landscape precincts

Objective:	That the size, design and siting of signs is compatible with and does not have an unacceptable impact on the local historic heritage significance of a local heritage place, a local heritage precinct or a local historic landscape precinct as listed in the Local Historic Heritage Code.

Acceptable Solutions	**Performance Criteria**
A1 A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code, must: (a) be not more than 0.2m²; (b) not be an illuminated sign; and (c) there must be not more than 1 sign per site.	**P1** A sign located on a site that is a local heritage place, in a local heritage precinct or local historic landscape precinct listed under the Local Historic Heritage Code must be located in a manner that does not have an unacceptable impact on the local heritage significance of the place or precinct, having regard to: (a) placement to allow the architectural details of the building to remain prominent; (b) the size and design not substantially diminishing the local historic heritage significance of the place or precinct; (c) where relevant, placement in a location on the building that would traditionally have been used as an advertising area; (d) any domination or obscuring of any historic signs forming an integral part of a building's architectural detailing or local historic heritage significance; (e) using fixtures that do not and are not likely to damage building fabric; (f) not projecting above a parapet or roof line if such a projection impacts on the local historic heritage significance of the building; and (g) not using internal illumination in a sign on a local heritage place unless it is demonstrated that such illumination will not detract from the local historic heritage significance of the place or precinct.

Table C1.6 Sign Standards

Sign Type	Applicable Zones	Sign Standards
above awning sign	General Business Central Business Commercial Light Industrial General Industrial Major Tourism Port and Marine particular purpose	Must: (a) have a maximum vertical dimension of 500mm; and (b) not project beyond the width of the awning or have a maximum horizontal dimension of 2.7m, whichever is the lesser.
arcade sign	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Major Tourism Port and Marine Utilities Community Purpose Recreation particular purpose	Must: (a) have a maximum area of 1m²; (b) have a maximum vertical dimension of 500mm; (c) have a minimum clearance above ground level of 2.4m; and (d) be limited to 1 arcade sign at each main public entrance or arcade.
awning fascia sign	All zones	Must: (a) have a maximum vertical dimension of 250mm and not project above, or below, the fascia of the awning to which it is attached; (b) not be closer than 450mm from a vertical projection of the kerb alignment of any road; and (c) have a minimum height above ground level of 2.4m.

Sign Type	Applicable Zones	Sign Standards
banner - horizontal sign	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Environmental Management Major Tourism Port and Marine Utilities Community Purpose Recreation Open Space particular purpose	Must: (a) have a maximum vertical dimension of 1m; (b) have a maximum horizontal dimension of 6m; (c) have a minimum clearance above ground level of 5.5m; and (d) have a maximum area of 4m² if attached to a building façade.
banner - vertical sign	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Environmental Management Major Tourism Port and Marine Utilities Community Purpose Recreation Open Space particular purpose	Must: (a) be no higher than 4.2m above the ground; (b) have a minimum clearance above ground level of 2.4m; and (c) have a maximum number of 2 banners per site frontage.

Sign Type	Applicable Zones	Sign Standards
below awning sign	All zones	Must: (a) have a maximum vertical dimension of 500mm; (b) have a maximum width of 300mm; (c) not be closer than 450mm from a vertical projection of the kerb line of any road; (d) not project beyond the width of the awning or exceed 2.5m in horizontal dimension whichever is the shorter; and (e) have a minimum clearance above ground level of 2.4m.
billboard	Rural Living Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Agriculture Major Tourism Port and Marine Community Purpose Recreation Open Space particular purpose	Must: (a) have a maximum vertical dimension of 3m; (b) have a maximum horizontal dimension of 6m; and (c) not extend vertically or horizontally from the surface to which it is attached.
blade sign	Urban Mixed Use General Business Central Business Commercial Light Industrial General Industrial Major Tourism Port and Marine Community Purpose Recreation particular purpose	Must: (a) have a maximum vertical dimension of 3.6m; and (b) have a maximum horizontal dimension of 1.2m.

Sign Type	Applicable Zones	Sign Standards
building fascia sign	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Environmental Management Major Tourism Port and Marine Utilities Community Purpose particular purpose	Must: (a) not project above, or below, the fascia of the building; (b) not exceed two thirds the depth of the fascia and must not exceed 1m in vertical dimension; and (c) not project more than 200mm from the vertical face of the fascia.
business directory	All zones	Must: (a) have a maximum of 1 sign for each building; (b) have a maximum vertical dimension of 2m; and (c) have a maximum horizontal dimension of 600mm.
cabinet sign	All zones	Must: (a) not project more than 40mm from the wall if erected on a wall or structure; (b) not extend vertically or horizontally beyond the wall to which it is attached; and (c) have a maximum area of 2m^2.
canopy sign	Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Major Tourism Port and Marine particular purpose	Must: (a) have a minimum clearance above ground level of 2.4m; and (b) not be closer than 450mm from a vertical projection of the kerb line of any road.

Sign Type	Applicable Zones	Sign Standards
ground base sign	All zones	Must: (a) be limited to 1 ground base sign for each 20m of frontage or part thereof; (b) not be higher than 2.4m above the ground; and (c) have a supportive structure that does not project above the sign face, unless it forms a feature or is incorporated in the sign design.
hanging sign	All zones	Must: (a) be limited to 1 hanging sign on each tenancy having frontage; (b) have a maximum vertical dimension of 800mm; (c) have a maximum distance of 200mm from the wall; (d) have a minimum clearance above ground level of 2.4m; (e) not be erected within 2.4m of any existing projecting sign; and (f) not be erected within 1.2m of any side boundary.
horizontal projecting wall sign	Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Major Tourism Port and Marine particular purpose	Must: (a) have a maximum horizontal dimension of 2.7m; (b) have a maximum vertical dimension of 500mm; (c) have a maximum width of 300mm; (d) not be closer than 450mm of a vertical projection of the kerb alignment of the road; (e) have a maximum height above ground level of 3m; and (f) have a minimum clearance above ground level of 2.4m.
name plate	All zones	Must: (a) be fixed directly to the building; (b) have a maximum area of 0.5m^2; and (c) be no higher than 1.8m above the level of the pedestrian access to the building.

Sign Type	Applicable Zones	Sign Standards
painted wall sign	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Environmental Management Major Tourism Port and Marine Utilities Community Purpose particular purpose	Must: (a) be limited to 1 painted wall sign for each site; (b) not exceed 12m²; and (c) not occupy more than 25% of the wall area.
pole / pylon sign	Local Business General Business Central Business Commercial Light Industrial General Industrial Major Tourism Port and Marine Community Purpose Recreation Open Space particular purpose	Must: (a) project not more than 1.2m beyond the boundary with the footpath or road reservation; (b) have no more than two faces; (c) have a maximum area of 5m² for each face; (d) have a maximum height above ground level of 5m; and (e) have a clearance from ground level to the sign not less than 2.4m.
roof sign	General Business Central Business Light Industrial General Industrial Port and Marine	Must: (a) be not higher than 750mm measured from the top of the roof or parapet; (b) have a maximum vertical dimension of 750mm; (c) have a horizontal dimension of 4.5m; and (d) have no more than two faces.
sky sign	General Business Central Business Light Industrial General Industrial Port and Marine	Must: (a) be not higher than 1.8m measured from the top of the roof or parapet; (b) have a maximum vertical dimension of 1.8m; (c) have a horizontal dimension of 4.5m; and (d) have no more than two faces.

Sign Type	Applicable Zones	Sign Standards
sun blind sign	All zones	Must: (a) not be closer than 450mm of a vertical projection of the kerb alignment of the road; and (b) have a minimum clearance above ground level of 2.4m.
temporary sign	All zones	Must: (a) be displayed for no longer than 30 days before the event; (b) be removed within 14 days of the events completion; (c) not disrupt the safe movement of pedestrians or vehicles; (d) not cause damage to the building fabric of a local heritage place listed under the Local Historic Heritage Code; (e) not be attached to trees or other similar vegetation; and (f) be displayed for a maximum of 4 months.
transom sign	All zones	Must: (a) not extend more than 200mm beyond the wall or building alignment; (b) not extend beyond or below the level of the head of the doorway or window above which it is attached; (c) have a maximum vertical dimension of 500mm; and (d) have a maximum height above ground level of 3.6m.

Sign Type	Applicable Zones	Sign Standards
vertical projecting wall sign	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Environmental Management Major Tourism Port and Marine Community Purpose Recreation particular purpose	Must: (a) have a maximum projection of 1.2m from the wall; (b) have no part of the sign above the eaves or the parapet of the façade, and not be higher than 6m above the ground; (c) have a minimum distance of 1.2m from any side boundary; (d) have a maximum vertical dimension of 2.4m; (e) have a maximum width of 300mm; and (f) have a minimum clearance above ground level of 3.6m.
wall sign	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Environmental Management Major Tourism Port and Marine Utilities Community Purpose particular purpose	Must: (a) must not extend beyond the wall or above the top of the wall to which it is attached; (b) have a maximum area of 4.5m^2; and (c) must not occupy more than 25% of the wall area.

Sign Type	Applicable Zones	Sign Standards
wall mural	Village Urban Mixed Use Local Business General Business Central Business Commercial Light Industrial General Industrial Rural Environmental Management Major Tourism Port and Marine Utilities Community Purpose Recreation Open Space particular purpose	Must not extend beyond the wall or above the top of the wall to which it is attached.
window sign	All zones	Must not occupy more than 25% of each window area.

C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose

The purpose of the Parking and Sustainable Transport Code is:

C2.1.1 To ensure that an appropriate level of parking facilities is provided to service use and development.

C2.1.2 To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.

C2.1.3 To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.

C2.1.4 To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.

C2.1.5 To ensure that parking spaces and accesses meet appropriate standards.

C2.1.6 To provide for parking precincts and pedestrian priority streets.

C2.2 Application of this Code

C2.2.1 Unless stated otherwise in a particular purpose zone, sub-clause C2.2.2, C2.2.3 or C2.2.4, this code applies to all use and development.

C2.2.2 Clause C2.5.3 only applies to use and development in the following Use Classes:

(a) Business and Professional Services;

(b) Community Meeting and Entertainment;

(c) Custodial Facility;

(d) Crematoria and Cemeteries;

(e) Educational and Occasional Care;

(f) Food Services;

(g) General Retail and Hire;

(h) Hospital Services;

(i) Hotel Industry;

(j) Pleasure Boat Facility;

(k) Residential if for a communal residence, multiple dwellings or hostel use;

(l) Sports and Recreation; and

(m) Tourist Operation.

C2.2.3 Clause C2.5.4 only applies to use and development in the following Use Classes:

(a) Bulky Goods Sales;

(b) General Retail and Hire;

(c) Manufacturing and Processing; and

(d) Storage.

C2.2.4 Clause C2.5.5 only applies to use and development in the following Use Classes:

(a) Business and Professional Services;

(b) Community Meeting and Entertainment;

(c) Educational and Occasional Care;

(d) Emergency Services;

(e) Food Services;

(f) General Retail and Hire;

(g) Sports and Recreation; and

(h) Utilities, if not for minor utilities.

C2.3 Definition of Terms

C2.3.1 In this code, unless the contrary intention appears:

Term	Definition
floor area	means the gross floor area, excluding the area of stairs, loading bays, access ways, or parking areas, of any area occupied by machinery required for air conditioning, heating, power supply, or lifts.
no requirement	means the use or development is not required to provide any on-site parking.
parking precinct plan	means a plan relating to on-site parking of cars and other vehicles within a defined area of land, shown on an overlay map in the relevant Local Provisions Schedule.
pedestrian priority street	means a road shown on an overlay map in the relevant Local Provisions Schedule, as having active street frontages where pedestrian movement and activity take priority over siting of vehicle parking and access.

C2.4 Use or Development Exempt from this Code

C2.4.1 There are no exemptions to this code.

C2.5 Use Standards

C2.5.1 Car parking numbers

Objective:	That an appropriate level of car parking spaces are provided to meet the needs of the use.

Acceptable Solutions	**Performance Criteria**
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: (i) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or (ii) the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	**P1.1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: (i) variations in car parking demand over time; or (ii) efficiencies gained by consolidation of car parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development, or **P1.2** The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required; (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.

C2.5.2 Bicycle parking numbers

Objective:	That an appropriate level of bicycle parking spaces are provided to meet the needs of the use.
Acceptable Solutions	**Performance Criteria**
A1 Bicycle parking spaces must: (a) be provided on the site or within 50m of the site; and (b) be no less than the number specified in Table C2.1.	**P1** Bicycle parking spaces must be provided to meet the reasonable needs of the use, having regard to: (a) the likely number of users of the site and their opportunities and likely need to travel by bicycle; and (b) the availability and accessibility of existing and any planned parking facilities for bicycles in the surrounding area.

C2.5.3 Motorcycle parking numbers

Objective:	That the appropriate level of motorcycle parking is provided to meet the needs of the use.
Acceptable Solutions	**Performance Criteria**
A1 The number of on-site motorcycle parking spaces for all uses must: (a) be no less than the number specified in Table C2.4; and (b) if an existing use or development is extended or intensified, the number of on-site motorcycle parking spaces must be based on the proposed extension or intensification, provided the existing number of motorcycle parking spaces is maintained.	**P1** Motorcycle parking spaces for all uses must be provided to meet the reasonable needs of the use, having regard to: (a) the nature of the proposed use and development; (b) the topography of the site; (c) the location of existing buildings on the site; (d) any constraints imposed by existing development; and (e) the availability and accessibility of motorcycle parking spaces on the street or in the surrounding area.

C2.5.4 Loading Bays

Objective:	That adequate access for goods delivery and collection is provided, and to avoid unreasonable loss of amenity and adverse impacts on traffic flows.

Acceptable Solutions	**Performance Criteria**
A1 A loading bay must be provided for uses with a floor area of more than 1000m² in a single occupancy.	**P1** Adequate space for loading and unloading of vehicles must be provided, having regard to: (a) the type of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the location of the site; (e) the nature of traffic in the surrounding area; (f) the area and dimensions of the site; and (g) the topography of the site; (h) the location of existing buildings on the site; and (i) any constraints imposed by existing development.

C2.5.5 Number of car parking spaces within the General Residential Zone and Inner Residential Zone

Objective:	To: (a) facilitate the reuse of existing non-residential buildings within the General Residential Zone and Inner Residential Zone; and (b) to not cause an unreasonable impact on residential amenity by the car parking generated by that reuse.

Acceptable Solutions	**Performance Criteria**
A1 Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, on-site car parking is not required for: (a) Food Services uses up to 100m^2 floor area or 30 seats, whichever is the greater; and (b) General Retail and Hire uses up to 100m^2 floor area, provided the use complies with the hours of operation specified in the relevant Acceptable Solution for the relevant zone.	**P1** Within existing non-residential buildings in the General Residential Zone and Inner Residential Zone, the number of on-site car parking spaces must be sufficient to meet the reasonable needs of users and must not cause an unreasonable impact on residential amenity, having regard to: (a) car parking demand generated by the proposed use during its proposed hours of operation; (b) the availability of on-street and public car parking in the surrounding area; (c) the availability and frequency of public transport within a 400m walking distance of the site; (d) the availability and likely use of other modes of transport; (e) the availability and suitability of alternative arrangements for car parking provision; (f) any reduction in car parking demand due to the sharing of car parking spaces by multiple uses, either because of variation of car parking demand over time or because of efficiencies gained from the consolidation of shared car parking spaces; (g) any car parking deficiency or surplus associated with the existing use of the land; (h) any relevant parking plan for the area adopted by council; (i) any existing on-street car parking restrictions; and (j) the proportion of residential properties without off-street parking within a 100m radius of the subject site.

C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas

Objective:	That parking areas are constructed to an appropriate standard.

Acceptable Solutions	**Performance Criteria**
A1 All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	**P1** All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.

C2.6.2 Design and layout of parking areas

Objective:	That parking areas are designed and laid out to provide convenient, safe and efficient parking.

Acceptable Solutions	**Performance Criteria**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: (i) have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; (ii) provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; (iii) have an access width not less than the requirements in Table C2.2; (iv) have car parking space dimensions which satisfy the requirements in Table C2.3; (v) have a combined access and manoeuvring	**P1** All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area;

width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; (vi) have a vertical clearance of not less than 2.1m above the parking surface level; and (vii) excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890-Parking facilities, Parts 1-6*. **A1.2** Parking spaces provided for use by persons with a disability must satisfy the following: (a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.[1]	(i) the proposed means of parking delineation; and (j) the provisions of *Australian Standard AS 2890.1:2004 - Parking facilities, Part 1: Off-street car parking* and *AS 2890.2 -2002 Parking facilities, Part 2: Off-street commercial vehicle facilities.*

[1] Requirements for the number of accessible car parking spaces are specified in part D3 of the National Construction Code 2016.

C2.6.3 Number of accesses for vehicles

Objective:	That: (a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses; (b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and (c) the number of accesses minimise impacts on the streetscape.

Acceptable Solutions	**Performance Criteria**
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	**P1** The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
A2 Within the Central Business Zone or in a pedestrian priority street no new access is provided unless an existing access is removed.	**P2** Within the Central Business Zone or in a pedestrian priority street, any new accesses must: (a) not have an adverse impact on: (i) pedestrian safety and amenity; or (ii) traffic safety; and (b) be compatible with the streetscape.

C2.6.4 Lighting of parking areas within the General Business Zone and Central Business Zone

Objective:	That parking and vehicle circulation roads and pedestrian paths within the General Business Zone and Central Business Zone, which are used outside daylight hours, are provided with lighting to a standard which: (a) enables easy and efficient use; (b) promotes the safety of users; (c) minimises opportunities for crime or anti-social behaviour; and (d) prevents unreasonable light overspill impacts.

Acceptable Solutions	**Performance Criteria**
A1 In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roads and pedestrian paths serving 5 or more car parking spaces, which are used outside daylight hours, must be provided with lighting in accordance with Clause 3.1 “Basis of Design” and Clause 3.6 “Car Parks” in *Australian Standard/New Zealand Standard AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Part 3.1: Pedestrian area (Category P) lighting – Performance and design requirements.*	**P1** In car parks within the General Business Zone and Central Business Zone, parking and vehicle circulation roadways and pedestrian paths, which are used outside daylight hours must be provided with lighting, having regard to: (a) enabling easy and efficient use of the area; (b) minimising potential for conflicts involving pedestrians, cyclists and vehicles; (c) minimising opportunities for crime or anti-social behaviour though the creation of concealment spaces; (d) any unreasonable impact on the amenity of adjoining properties through light overspill; and (e) the hours of operation of the use.

C2.6.5 Pedestrian access

Objective:	That pedestrian access within parking areas is provided in a safe and convenient manner.

Acceptable Solutions	**Performance Criteria**
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: (i) a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or (ii) protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles; and **A1.2** In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	**P1** Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.

C2.6.6 Loading bays

Objective:	That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.

Acceptable Solutions	**Performance Criteria**
A1 The area and dimensions of loading bays and access way areas must be designed in accordance with *Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off-street commercial vehicle facilities,* for the type of vehicles likely to use the site.	**P1** Loading bays must have an area and dimensions suitable for the use, having regard to: (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) any constraints imposed by existing development.
A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with *Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities - Off-street commercial vehicle facilities.*	**P2** Access for commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network; and (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.

C2.6.7 Bicycle parking and storage facilities within the General Business Zone and Central Business Zone

Objective:	That parking for bicycles are safe, secure and convenient, within the General Business Zone and Central Business Zone.

Acceptable Solutions	**Performance Criteria**
A1 Bicycle parking for uses that require 5 or more bicycle spaces in Table C2.1 must: (a) be accessible from a road, cycle path, bicycle lane, shared path or access way; (b) be located within 50m from an entrance; (c) be visible from the main entrance or otherwise signed; and (d) be available and adequately lit during the times they will be used, in accordance with Table 2.3 of *Australian/New Zealand Standard AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements*.	**P1** Bicycle parking must be provided in a safe, secure and convenient location, having regard to: (a) the accessibility to the site; (b) the characteristics of the site; (c) the nature of the proposed use; (d) the number of employees; (e) the users of the site and the likelihood of travel by bicycle; (f) the location and visibility of proposed parking for bicycles; (g) whether there are other parking areas on the site; and (h) the opportunity for sharing bicycle parking on nearby sites.
A2 Bicycle parking spaces must: (a) have dimensions not less than: (i) 1.7m in length; (ii) 1.2m in height; and (iii) 0.7m in width at the handlebars; (b) have unobstructed access with a width of not less than 2m and a gradient not steeper than 5% from a road, cycle path, bicycle lane, shared path or access way; and (c) include a rail or hoop to lock a bicycle that satisfies *Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking*.	**P2** Bicycle parking spaces and access must be convenient, safe, secure and efficient to use, having regard to: (a) the characteristics of the site; (b) the space available; (c) the safety of cyclists; and (d) the provisions of *Australian Standard AS 2890.3-2015 Parking facilities - Part 3: Bicycle parking.*

C2.6.8 Siting of parking and turning areas

Objective:	That the siting of vehicle parking and access facilities in an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, General Business Zone or Central Business Zone does not cause an unreasonable visual impact on streetscape character or loss of amenity to adjoining properties.

Acceptable Solutions	**Performance Criteria**
A1 Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas must be located behind the building line of buildings, excluding if a parking area is already provided in front of the building line.	**P1** Within an Inner Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone or General Business Zone, parking spaces and vehicle turning areas, including garages or covered parking areas, may be located in front of the building line where this is the only practical solution and does not cause an unreasonable loss of amenity to adjoining properties, having regard to: (a) topographical or other site constraints; (b) availability of space behind the building line; (c) availability of space for vehicle access to the side or rear of the property; (d) the gradient between the front and the rear of existing or proposed buildings; (e) the length of access or shared access required to service the car parking; (f) the location of the access driveway at least 2.5m from a window of a habitable room of a dwelling; (g) the visual impact of the vehicle parking and access on the site; (h) the streetscape character and amenity; (i) the nature of the zone in which the site is located and its preferred uses; and (j) opportunities for passive surveillance of the road.

A2	**P2**
Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must: (a) have no new vehicle accesses, unless an existing access is removed; (b) retain an active street frontage; and (c) not result in parked cars being visible from public places in the adjacent roads.	Within the Central Business Zone, on-site parking at ground level adjacent to a frontage must be designed to screen the views of cars from public places in the adjacent roads, without blank walls facing onto a road, having regard to: (a) the streetscape; (b) any unreasonable loss of amenity of the occupants of adjoining properties; and (c) maintaining opportunities for active uses on a street frontage in a pedestrian priority street.

C2.7 Parking Precinct Plan

C2.7.1 Parking precinct plan

Objective:	To minimise the amount of on-site parking spaces within an area defined by a parking precinct plan, and that parking does not detract from the streetscape of the area.

Acceptable Solutions	**Performance Criteria**
A1 Within a parking precinct plan, on-site parking must: (a) not be provided; or (b) not be increased above existing parking numbers.	**P1** Within a parking precinct plan, on-site parking must be necessary for the operation of the use and not detract from the streetscape, having regard to: (a) the availability of off-street public parking spaces within reasonable walking distance; (b) the ability of multiple users to share spaces because of: (i) variations in parking demand over time; or (ii) efficiencies gained by consolidation of parking spaces; (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) the availability, accessibility and safety of on-street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (f) the streetscape; (g) the topography of the site; (h) the location of existing buildings on the site; (i) any constraints imposed by existing development; and (j) any assessment by a suitably qualified person of the actual parking demand, determined having regard to the scale and nature of the use and development, and not exceed the number specified in Table C2.1.

Table C2.1 Parking Space Requirements

Use		Parking Space Requirements	
		Car	**Bicycle**
Bulky Goods Sales	Motor vehicle, boat or caravan sales	1 space per 100m^2 of display, storage and workshop floor area	1 space per 500m^2 of floor area
	Retail plant nursery	15 spaces or 0.5 spaces per 100m^2 of site area, whichever is greater	No requirement
	Bulky Goods Sales, excluding as otherwise specified in this Table	1 space per 50m^2 of floor area	1 space per 500m^2 of floor area
Business and Professional Services	Bank, real estate agency, travel agent	1 space per 50m^2 of floor area	1 space per 500m^2 of floor area
	Office	1 space per 40m^2 of floor area	1 space per 500m^2 of floor area
	Doctors' surgery, clinic, consulting room	4 spaces per practitioner	2 spaces for each 8 practitioners
	Veterinary centre	4 spaces per practitioner	No requirement
	Funeral parlour	1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
	Business and Professional Services, excluding as otherwise specified in this Table	1 space per 30m^2 of floor area	1 space per 500m^2 of floor area
Community Meeting and Entertainment	Art and craft centre	1 space per 30m^2 of floor area	1 space per 50m^2 floor area or 1 space per 40 seats whichever is greater
	Exhibition centre, library, museum or public art gallery	1 space per 20m^2 of floor area	4 spaces plus 2 spaces for each 1500m^2 of floor area
	Cinema, place of worship, civic centre, function centre, public hall, theatre	1 space per 15m^2 of floor area, or 1 space per 3 seats, whichever is greater	1 space per 50m^2 floor area or 1 space per 40 seats whichever is greater
	Community Meeting and Entertainment, excluding as otherwise specified in this Table	1 space per 15m^2 of floor area or 1 space per 4 seats, whichever is greater	1 space per 50m^2 floor area or 1 space per 40 seats whichever is greater
Custodial Facility		1 space per 2 employees + 1 space per 5 inmates	No requirement
Crematoria and Cemeteries		1 space per employee + 1 visitor space + 1 space per 4 chapel seats	1 space per 50 chapel seats
Domestic Animal Breeding, Boarding or Training		1 space per employee + 2 visitor spaces	No requirement

Use		Parking Space Requirements	
		Car	**Bicycle**
Educational and Occasional Care		1 space per employee + 1 space per 6 tertiary education students	1 space per 5 employees and tertiary education students
Emergency Services	Fire/ambulance	1 space per employee	No requirement
	Emergency Services, excluding as otherwise specified in this Table	No requirement	No requirement
Equipment and Machinery Sales and Hire		1 space per 50m² of floor area	No requirement
Extractive Industry		1 space per 2 employees	No requirement
Food Services	Restaurant	1 space per 15m² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through (if applicable), unless subject to Clause C2.5.5	1 space per 75m² floor area
	Take away food premises	1 space per 15m² of floor area (including any outdoor dining areas) + 6 queuing spaces for drive through (if applicable), unless subject to Clause C2.5.5	1 space per 75m² floor area
	Food Services, excluding as otherwise specified in this Table	15 for each 100m² of floor area or 1 space per 3 seats, whichever is greater, unless subject to Clause C2.5.5	1 space per 75m² floor area
General Retail and Hire	Drive-in bottle shop, if associated with a Hotel Industry	6 spaces	No requirement
	General Retail and Hire, excluding as otherwise specified in this table	1 space per 30m² of floor area, unless subject to Clause C2.5.5	1 space per 100m² of floor area
Hospital Services		1 space per 4 beds + 1 space per doctor + 1 space per 2 other employees	1 space per 10 beds
Hotel Industry		1 space per 20m² of floor area available to the public + 1 space per bedroom	1 space per 100m² of floor area available to the public
Manufacturing and Processing		1 space per 200m² of floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees
Motor Racing Facility		No requirement	No requirement
Natural and Cultural Values Management		No requirement	No requirement
Passive Recreation		No requirement	No requirement
Pleasure Boat Facility	Marina	0.6 spaces for each wet berth and 0.2 spaces for each dry storage berth and 0.5 spaces per marina employee	No requirement
	Boathouse	0.5 space for each boathouse	No requirement

Use		Parking Space Requirements	
		Car	**Bicycle**
	Pleasure Boat Facility, excluding as otherwise specified in this Table	No requirement	No requirement
Port and Shipping		No requirement	No requirement
Recycling and Waste Disposal		1 space per 500m² of site area + 1 space per employee	No requirement
Research and Development		1 space per 100m² of floor area or 2 spaces per 3 employees, whichever is greater	No requirement
Residential	If a 1 bedroom or studio dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	1 space per dwelling	No requirement
	If a 2 or more bedroom dwelling in the General Residential Zone (including all rooms capable of being used as a bedroom)	2 spaces per dwelling	No requirement
	Visitor parking for multiple dwellings in the General Residential Zone	1 dedicated space per 4 dwellings (rounded up to the nearest whole number); or if on an internal lot or located at the head of a cul-de-sac, 1 dedicated space per 3 dwellings (rounded up to the nearest whole number)	No requirement
	Other Residential use in the General Residential Zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 10 bedrooms (rounded up to the nearest whole number)	No requirement for residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.
	Any Residential use in any other zone	1 space per bedroom or 2 spaces per 3 bedrooms + 1 visitor space for every 5 multiple dwellings or every 10 bedrooms for a non-dwelling residential use (rounded up to the nearest whole number)	No requirement for single dwellings, multiple dwellings, residential care facility, assisted housing and retirement village. All other uses require 1 space per 5 bedrooms in other forms of accommodation.

Use		Parking Space Requirements	
		Car	**Bicycle**
Resource Development	Aquaculture	2 spaces per 3 employees	No requirement
	Resource development, excluding as otherwise specified in this Table	No requirement	No requirement
Resource Processing		2 spaces per 3 employees	1 space per 5 employees
Service Industry		1 space per 80m² of floor area or 2 spaces per 3 employees, whichever is greater	1 space per 5 employees
Sports and Recreation	Bowling green	6 spaces per bowling rink	No requirement
	Fitness centre	4.5 spaces per 100m^2 of floor area	No requirement
	Golf course	4 spaces per golf hole	No requirement
	Swimming pool (other than in conjunction with a single dwelling)	5 spaces for each 100m^2 of site area	1 space per 100m^2 of site area
	Tennis court or Squash court (other than in conjunction with a single dwelling)	3 spaces for each tennis or squash court + 1 space per 5 spectator places	No requirement
	Major Sporting Facility	1 space per 5 seats	No requirement
	Sports and Recreation, excluding as otherwise specified in this Table	50 spaces per facility	No requirement
Storage		1 space per 200m² of the site area or 1 space per 2 employees, whichever is greater	No requirement
Tourist Operation		1 space per 200m² of floor area or 1 space for each 500m² of the site area, whichever is greater	1 space per 1000m² of floor area or 1 space per 500m² of site area, whichever is the greater
Transport Depot and Distribution		3.5 spaces for each 100m^2 of gross floor area	1 space per 5 employees
Utilities		No requirement	No requirement
Vehicle Fuel Sales and Service		4 spaces per service bay	1 space per 5 employees
Vehicle Parking		No requirement	No requirement
Visitor Accommodation		1 space per self-contained accommodation unit, allocated tent or caravan space, or 1 space per 4 beds, whichever is the greater	No requirement

Notes to Table C2.1:

(1) The number of parking spaces required is to be calculated based on the proposed use or development.

(2) Parking spaces must be individually accessible, excluding tandem parking spaces which may be used to serve a dwelling.

(3) Excluding visitor parking for multiple dwellings in the General Residential Zone, fractions of a space are to be rounded to the nearest whole number, so that a full number of spaces is provided for any fraction of

a quota of floor area or number of employees.

(4) Where a proposal contains multiple Use Classes, the car parking requirements must be calculated as the sum of the requirements for each individual use component.

(5) Reference to an employee is equivalent to 1 full-time employee.

Table C2.2 Internal Access Way Widths for Vehicles

Number of parking spaces served	Internal access way widths	Passing bay dimensions for two-way traffic in addition to the access way width
1 to 5	A width not less than 3m.	2m wide by 5m long, plus entry and exit tapers, every 30m, unless on land within the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone or Open Space Zone.
6 to 20	(a) A width not less than 4.5m for the first 7m from the road carriageway and 3m thereafter, and (b) At changes of direction or intersections have: (i) an internal radius of not less than 4m, or (ii) a width more than 4.2m.	2m wide by 5m long, plus entry and exit tapers, every 30m.
21 and over	A width not less than 5.5m.	Not applicable

Table C2.3 Dimensions of Car Parking Spaces and Combined Access and Manoeuvring Space Adjacent to Parking Spaces

Angle of car spaces to manoeuvring space	Combined access and manoeuvring width	Car park widths	Car park length
Parallel	3.6m	2.3m	6.7m
45 degrees	3.5m	2.6m	5.4m
60 degrees	4.9m	2.6m	5.4m
90 degrees	6.4m	2.6m	5.4m
90 degrees	5.8m	2.8m	5.4m
90 degrees	5.2m	3m	5.4m
90 degrees	4.8m	3.2m	5.4m

Notes to Table C2.3:

(1) If entry to the car space is from a road, the combined access and manoeuvring width may include the road.

Table C2.4 Motorcycle Parking Space Requirements

Number of car parking spaces required for a use	Number of motorcycle parking spaces required for a use
0-20	No requirement
21-40	1 space
41 or more	1 space for every additional 20 car parking spaces required

C3.0 Road and Railway Assets Code

C3.1 Code Purpose

The purpose of the Road and Railway Assets Code is:

C3.1.1 To protect the safety and efficiency of the road and railway networks; and

C3.1.2 To reduce conflicts between sensitive uses and major roads and the rail network.

C3.2 Application of this Code

C3.2.1 This code applies to a use or development that:

(a) will increase the amount of vehicular traffic or the number of movements of vehicles longer than 5.5m using an existing vehicle crossing or private level crossing;

(b) will require a new vehicle crossing, junction or level crossing; or

(c) involves a subdivision or habitable building within a road or railway attenuation area if for a sensitive use.

C3.3 Definition of Terms

C3.3.1 In this code, unless the contrary intention appears:

Term	Definition
annual average daily traffic	means the number of vehicles per day averaged over all days in a calendar year.
category 1 road	means a category 1 road as defined in the *State Road Hierarchy*.
future major road	means land within which a major road is intended to be built shown as a future major road on an overlay map in the relevant Local Provisions Schedule.
future railway	means land on which an extension to the rail network is intended to be built shown as a future railway on an overlay map in the relevant Local Provisions Schedule.
limited access road	means a road declared to be a limited access road under s.52A of the *Roads and Jetties Act 1935*.
major road	means a category 1, 2 or 3 road as defined in the *State Road Hierarchy*, and any other road described in an other major roads list in the relevant Local Provisions Schedule.
private level crossing	means a level crossing across the rail network by a private road or vehicular right of way which does not service any public use.

Term	Definition
rail network	means as defined in the *Rail Infrastructure Act 2007* and corridors declared under the *Strategic Infrastructure Corridors (Strategic and Recreational Use) Act 2016.*
road or railway attenuation area	means a road or railway attenuation area shown on an overlay map in the relevant Local Provisions Schedule or, if not shown, an area within 50m of the boundary of: (a) a major road with a speed limit above 60km/h; (b) the rail network; (c) a future major road; or (d) a future railway.
traffic impact assessment	means a study or a statement prepared in accordance with the *Guide to Traffic Management Part 12: Traffic Impacts of Development 2009* by a person with qualifications and a level of experience appropriate to the significance of the traffic impact.
vehicular traffic	means traffic composed of motor vehicles as motor vehicle is defined in section 3 of the *Vehicle and Traffic Act 1999*.

C3.4 Use or Development Exempt from this Code

C3.4.1 There are no exemptions from this code.

C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction

Objective:	To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.

Acceptable Solutions	**Performance Criteria**
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing; or **A1.2** For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority; or **A1.3** For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority; and **A1.4** Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road; and **A1.5** Vehicular traffic must be able to enter and leave a major road in a forward direction.	**P1** Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.

Table C3.1 Acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)

Location of vehicular traffic	**Amount of acceptable increase in annual average daily traffic to and from the site (total of ingress and egress)**	
	Vehicles up to 5.5m long	**Vehicles longer than 5.5m long**
Vehicle crossing on major roads and private level crossings	10% or 10 vehicle movements per day, whichever is the greater	10%
Vehicle crossings on other roads	20% or 40 vehicle movements per day, whichever is the greater	20% or 5 vehicle movements per day, whichever is the greater

C3.6 Development Standards for Buildings or Works

C3.6.1 Habitable buildings for sensitive uses within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on sensitive uses from existing and future major roads and the rail network.

Acceptable Solutions	**Performance Criteria**
A1 Unless within a building area on a sealed plan approved under this planning scheme, habitable buildings for a sensitive use must be: (a) within a row of existing habitable buildings for sensitive uses and no closer to the existing or future major road or rail network than the adjoining habitable building; (b) an extension which extends no closer to the existing or future major road or rail network than: (i) the existing habitable building; or (ii) an adjoining habitable building for a sensitive use; or (c) located or designed so that external noise levels are not more than the level in Table C3.2 measured in accordance with Part D of the *Noise Measurement Procedures Manual, 2nd edition, July 2008*.	**P1** Habitable buildings for sensitive uses must be sited, designed or screened to minimise adverse effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site; (b) the proposed setback; (c) any buffers created by natural or other features; (d) the location of existing or proposed buildings on the site; (e) the frequency of use of the rail network; (f) the speed limit and traffic volume of the road; (g) any noise, vibration, light and air emissions from the rail network or road; (h) the nature of the road; (i) the nature of the development; (j) the need for the development; (k) any traffic impact assessment;

	(l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.

Table C3.2 Acceptable noise levels within a road or railway attenuation area

Roads	**Railways**
The arithmetic average of the A-weighted L10 sound pressure levels for each of the one-hour periods between 6:00am and midnight on any day [L10 (18-hour)] of 63 dB(A).	A 24-hour Leq and Lmax noise level of 65 dB(A) and 87dB(A) Lmax assessed as a single event maximum sound pressure level.

C3.7 Development Standards for Subdivision

C3.7.1 Subdivision for sensitive uses within a road or railway attenuation area

Objective:	To minimise the effects of noise, vibration, light and air emissions on lots for sensitive uses from existing and future major roads and the rail network.
Acceptable Solutions	**Performance Criteria**
A1 A lot, or a lot proposed in a plan of subdivision, intended for a sensitive use must have a building area for the sensitive use that is not within a road or railway attenuation area.	**P1** A lot, or a lot proposed in a plan of subdivision, intended for sensitive uses must be sited, designed or screened to minimise the effects of noise, vibration, light and air emissions from the existing or future major road or rail network, having regard to: (a) the topography of the site; (b) any buffers created by natural or other features; (c) the location of existing or proposed buildings on the site; (d) the frequency of use of the rail network; (e) the speed limit and traffic volume of the road; (f) any noise, vibration, light and air emissions from the rail network or road; (g) the nature of the road; (h) the nature of the intended uses; (i) the layout of the subdivision; (j) the need for the subdivision; (k) any traffic impact assessment; (l) any mitigating measures proposed; (m) any recommendations from a suitably qualified person for mitigation of noise; and (n) any advice received from the rail or road authority.

C4.0 Electricity Transmission Infrastructure Protection Code

C4.1 Code Purpose

The purpose of the Electricity Transmission Infrastructure Protection Code is:

C4.1.1 To protect use and development against hazards associated with proximity to electricity transmission infrastructure.

C4.1.2 To ensure that use and development near existing and future electricity transmission infrastructure does not adversely affect the safe and reliable operation of that infrastructure.

C4.1.3 To maintain future opportunities for electricity transmission infrastructure.

C4.2 Application of this Code

C4.2.1 This code applies to use or development of land within the following areas:

(a) electricity transmission corridor, and if for:

(i) buildings or works;

(ii) a sensitive use contained within a building;

(iii) use listed in Table C4.1; or

(iv) subdivision; and

(b) communications station buffer area, and if for:

(i) buildings or works; or

(ii) subdivision; and

(c) substation facility buffer area, and if for:

(i) a sensitive use contained within a building;

(ii) a use listed in Table C4.1;

(iii) buildings or works within 5m of a substation facility; or

(iv) subdivision.

C4.3 Definition of Terms

C4.3.1 In this code, unless the contrary intention appears:

Term	Definition
communications station	means an antenna and any supporting tower or pole that is: (a) used for carrying communications associated with the electricity entity; and (b) located on land within a communications station buffer area.
communications station buffer area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a communications station buffer area.
electricity entity	means as defined in the *Electricity Supply Industry Act 1995* that is licenced to carry on operations in the electricity supply industry under that Act, with respect to transmission of electricity.
electricity transmission corridor	means land shown on an overlay map in the relevant Local Provisions Schedule, as within an electricity transmission corridor, and may include an inner protection area or a registered electricity easement.
electricity transmission infrastructure	means infrastructure for or associated with the transmission of electricity. It includes overhead lines, underground electricity and communication cables, substations, communications station, buildings, structures and access tracks for or associated with the transmission of electricity, and the like.
inner protection area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within an inner protection area.
registered electricity easement	means: (a) an easement registered under the *Land Titles Act 1980* that relates to electricity transmission infrastructure; or (b) a registered wayleave as defined in the *Electricity Wayleaves and Easement Act 2000*.
substation facility	means land shown on an overlay map in the relevant Local Provisions Schedule, as containing a substation facility.
substation facility buffer area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a substation facility buffer area.

C4.4 Use or Development Exempt from this Code

C4.4.1 The following use or development is exempt from this code:

(a) buildings or works, or a sensitive use within an electricity transmission corridor, but not within an inner protection area or registered electricity easement for:

(i) alterations or extensions to an existing building provided it does not increase the site coverage by more than 150m^2 from that existing at the effective date;

(ii) a non-habitable building provided the site coverage is not more than 150m^2 from that existing at the effective date; or

(iii) minor utilities;

(b) buildings or works within a communications station buffer area if:

(i) the building height is not more than 9.5m; and

(ii) is located not less than:

a. 5m from a security fence associated with a communications station; or

b. 5m from the boundary of a lot containing a communications station;

(c) use or development for Utilities within a communications station buffer area;

(d) use or development of electricity transmission infrastructure;

(e) use or development within a building area on a sealed plan approved under this planning scheme; and

(f) consolidation of lots.

C4.5 Use Standards

C4.5.1 Sensitive use within a substation facility buffer area

Objective:	That a sensitive use contained within a building and located within a substation facility buffer area is located and designed to not cause an unreasonable loss of amenity due to substation noise.

Acceptable Solutions	**Performance Criteria**
A1 A sensitive use, excluding any non-habitable rooms, contained within a building and located within a substation facility buffer area must: (a) be for an existing sensitive use, provided the distance between the building and the substation facility is not reduced; or (b) not be exposed to substation noise emission higher than: (i) 55 dB(A) (LAeq) within the hours of 8:00am to 6:00pm; (ii) 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6:00pm to 8:00am; and (iii) 65 dB(A) (LAmax). Noise levels are to be averaged over a 15 minute interval.	**P1** A sensitive use, excluding any non-habitable rooms, contained within a building and located within a substation facility buffer area must be appropriately located or designed to not cause unreasonable loss of amenity due to substation noise emission, having regard to: (a) the nature of the sensitive use; (b) proximity to the substation facility; (c) noise levels generated by the substation facility; (d) any existing buffers to noise impacts; (e) any mitigation measures proposed; (f) any written advice from a suitably qualified person; and (g) any advice from the electricity entity.

C4.5.2 Dust or other airborne particulates within an electricity transmission corridor

Objective:	That dust or other airborne particulates do not adversely affect the safe and reliable operation of overhead electricity transmission infrastructure within an electricity transmission corridor.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed in Table C4.1 and located within an electricity transmission corridor must not generate dust or other airborne particulates that will cause an unreasonable impact on the operation of overhead electricity transmission infrastructure, having regard to: (a) the nature of the proposed use and the materials that will be stored and handled on the site; (b) the conductivity or corrosiveness of any dust or other airborne particulates and its potential to affect the operation of the electricity transmission infrastructure; (c) proximity to the electricity transmission infrastructure; (d) any mitigation measures proposed; and (e) any advice from the electricity entity.

C4.5.3 Dust or other airborne particulates within a substation facility buffer area

Objective:	That dust or other airborne particulates do not cause an unreasonable impact on the safe and reliable operation of electricity transmission infrastructure within a substation facility buffer area.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A use listed in Table C4.1 and located within a substation facility buffer area must not generate dust or other airborne particulates that will cause an unreasonable impact on the operation of a substation facility, having regard to: (a) the nature of the proposed use and the materials that will be stored and handled on the site; (b) the conductivity or corrosiveness of any dust or other airborne particulates and its potential to affect the operation of the substation facility; (c) proximity to the substation facility; (d) any mitigation measures proposed; and (e) any advice from the electricity entity.

Table C4.1 Uses with the Potential to Create Dust or Other Airborne Particulates

Use Class	**Qualification**
Bulky Goods Sales	If not located within a building and: (a) for garden and landscaping materials suppliers; (b) for a supplier for Extractive Industry, Resource Development or Resource Processing; or (c) for a timber yard.
Crematoria and Cemeteries	If for a Crematoria.
Extractive Industry	If not located within a building.
Manufacturing and Processing	If not located within a building.
Recycling and Waste Disposal	If not located within a building.
Resource Processing	If not located within a building.
Service Industry	If not located within a building.

Use Class	Qualification
Storage	If not located within a building and: (a) for a liquid, solid or gas fuel depot; or (b) for a woodyard.

C4.6 Development Standards for Buildings or Works

C4.6.1 Buildings or works within an electricity transmission corridor

Objective:	That buildings or works within an electricity transmission corridor are located at appropriate distances from transmission lines or cables to: (a) ensure operational efficiencies, access to, and security of, existing or future electricity transmission infrastructure; and (b) protect against a safety hazard associated with proximity to existing or future electricity transmission infrastructure.

Acceptable Solutions	Performance Criteria
A1 Buildings or works within an electricity transmission corridor must not be within: (a) an inner protection area; or (b) a registered electricity easement.	**P1** Buildings or works within an electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to: (a) the nature, height and materials of the buildings and works; (b) the extent of encroachment of the buildings and works into the electricity transmission corridor; (c) the location of the buildings and works within the electricity transmission corridor; and (d) any advice from the electricity entity.

C4.6.2 Buildings or works within a substation facility buffer area

Objective:	That buildings or works within a substation facility buffer area are appropriately located to minimise risk to the security, operation, safety and access to existing and future electricity transmission infrastructure.

Acceptable Solutions	**Performance Criteria**
A1 Buildings or works within a substation facility buffer area must be located not less than 5m from a substation facility.	**P1** Buildings or works within a substation facility buffer area and located less than 5m from a substation facility, must minimise any impact on the safety, security, operation or access to the substation facility, having regard to: (a) the nature, height, and materials of the buildings and works; (b) the location of the buildings and works; (c) any proposed mitigation measures; and (d) any advice from the electricity entity.

C4.6.3 Buildings or works within a communications station buffer area

Objective:	That buildings or works do not adversely impact upon the safety, security, operation of, and access to, a communications station.

Acceptable Solutions	**Performance Criteria**
A1 Buildings or works within a communications station buffer area must: (a) be located: (i) not less than 5m from any security fence associated with a communications station; or (ii) not less than 5m from a lot boundary of a lot containing a communications station; and (b) building height must be not more than the height of the communications station's antennae.	**P1** Buildings or works within a communications station buffer area must not cause an unreasonable impact on the safety, security, operation of, or access to, the communication station, having regard to: (a) the nature, height and materials of the buildings and works; (b) the location of the buildings and works; and (c) any advice from the electricity entity.

C4.7 Development Standards for Subdivision

C4.7.1 Subdivision

Objective:	To provide for subdivision: (a) that allows for development to be suitably located to avoid hazards from electricity transmission infrastructure and enable appropriate levels of amenity; and (b) so that future development does not compromise safety, security, access to, and operation of, existing and future electricity transmission infrastructure.

Acceptable Solutions	**Performance Criteria**
A1 A lot, or a lot proposed in a plan of subdivision, within an electricity transmission corridor, must: (a) be for the creation of separate lots for existing buildings where the buildings are located wholly outside an inner protection area or a registered electricity easement; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; or (d) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside an inner protection area or registered electricity easement.	**P1** A lot, or a lot proposed in a plan of subdivision, within the electricity transmission corridor must not cause an unreasonable impact on the safety, security, operation of, or access to, existing or future electricity transmission infrastructure, having regard to: (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.

A2 A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must be: (a) for the creation of separate lots for existing buildings; (b) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside the substation facility buffer area; or (c) be for the creation of a lot with a building area not less than 10m x 15m and satisfies the following: (i) is not less than 5m from the substation facility; and (ii) if the subdivision creates an opportunity for a sensitive use, is not exposed to substation noise emissions that exceed the following: a. 55 dB(A) (LAeq) within the hours of 8.00am to 6.00pm; b. 5 dB(A) above the background (LA90) level or 40 dB(A) (LAeq), whichever is the lower, within the hours of 6.00pm to 8.00am; and c. 65 dB(A) (LAmax). Noise levels are to be averaged over a 15 minute interval.	**P2** A lot, or a lot proposed in a plan of subdivision, within a substation facility buffer area, must not cause an unreasonable impact on the operation of the substation facility, having regard to: (a) provision of access to and security of the substation facility; (b) safety hazards associated with proximity to the substation facility; (c) if the subdivision creates an opportunity for a sensitive use: (i) the nature of the sensitive use; (ii) proximity to the substation facility; (iii) noise levels generated by the substation facility; (iv) any existing buffers to noise impacts; (v) any mitigation measures proposed; and (vi) any advice from a suitably qualified person regarding the likelihood of a sensitive use on the lot experiencing an environmental nuisance as a result of noise emissions from the substation facility; and (d) any advice from the electricity entity.

A3 A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, a State; (c) be required for the provision of Utilities; or (d) identify a building area with dimensions of not less than 10m x 15m that is located no less than either: (i) 5m from any security fence associated with a communications station; or (ii) 5m from a boundary of a lot that accommodates a communications station.	**P3** A lot, or a lot proposed in a plan of subdivision, within a communications station buffer area, must identify a building area that will not compromise access to, security of, or the operation of a communications station, having regard to: (a) the intended use of the proposed lots; (b) the location of any proposed building areas; and (c) any advice from the electricity entity.

C5.0 Telecommunications Code

C5.1 Code Purpose

The purpose of the Telecommunications Code is:

C5.1.1 To provide for telecommunication networks as a service for the community.

C5.1.2 To ensure that facilities are co-located where practicable.

C5.1.3 To ensure that facilities use mitigation measures to avoid an unreasonable loss of visual amenity.

C5.2 Application of this Code

C5.2.1 Unless otherwise stated in a particular purpose zone, this code applies to all development for telecommunication facilities.

C5.2.2 This code does not apply to use.

C5.3 Definition of Terms

C5.3.1 In this code, unless the contrary intention appears:

Term	Definition
facilities	means, any part of the infrastructure of a telecommunications network and includes any line, equipment, apparatus, tower, mast, antenna, tunnel, duct, hole, pit, pole or other structure used, or for use, in or in connection with a telecommunications network.
line	means a wire, cable, optical fibre, tube, conduit, waveguide or other physical medium used, or for use, as a continuous artificial guide for, or in connection with, carrying communications by means of guided electromagnetic energy.
telecommunications networks	means a system, or series of systems, that carries, or is capable of carrying, communications by means of guided and/or unguided electromagnetic energy.
tower	means a tower, pole, mast or similar structure used to supply a carriage service by means of telecommunication.

C5.4 Use or Development Exempt from this Code

C5.4.1 There are no exemptions from this code.

C5.5 Use Standards

C5.5.1 There are no Use Standards in this code.

C5.6 Development Standards for Buildings and Works

C5.6.1 Visual amenity

Objective:	That facilities do not cause an unreasonable loss of visual amenity.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** Facilities located within existing utility corridors or on sites with existing facilities, must not cause an unreasonable loss of visual amenity, having regard to: (a) the siting and design of facilities; (b) best practice methods to: (i) reduce the visual impact of facilities; or (ii) conceal facilities within the surrounding natural or built environment; (c) the need to minimise clearing of vegetation; and (d) functional and safety requirements to establish, operate and maintain facilities. **P1.2** Facilities not located within existing utility corridors or on sites with existing facilities, must not cause an unreasonable loss of visual amenity, having regard to: (a) the need to locate the facility outside existing utility corridors or on a site with an existing facility; (b) the siting and design of facilities; (c) best practice methods to: (i) reduce the visual impact of facilities; or (ii) conceal facilities within the surrounding natural or built environment; (d) the need to minimise clearing of vegetation; and (e) functional and safety requirements to establish, operate and maintain the facilities.

A2 Building height of freestanding towers must be not more than: (a) 30m in the Rural Living Zone, General Business Zone, Central Business Zone, Commercial Zone, General Industrial Zone, Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Major Tourism Zone, Port and Marine Zone, or Utilities Zone; (b) 20m in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Village Zone, Urban Mixed Use Zone, Local Business Zone, Light Industrial Zone, Community Purpose Zone, Recreation Zone, Open Space Zone, Future Urban Zone and a particular purpose zone.	**P2** The height of freestanding towers must not cause an unreasonable visual impact on vistas to significant public buildings, streetscapes and land reserved for, or designated in this planning scheme for, natural or scenic values, having regard to: (a) the topography and predominant height of existing buildings or vegetation in the surrounding area; (b) best practice methods to reduce visual impact; (c) functional and safety requirements to establish, operate and maintain the facility; (d) the siting and design of the facility; and (e) the necessity or critical role of the facility within the telecommunications network.

C6.0 Local Historic Heritage Code

C6.1 Code Purpose

The purpose of the Local Historic Heritage Code is:

C6.1.1 To recognise and protect:

(a) the local historic heritage significance of local places, precincts, landscapes and areas of archaeological potential; and

(b) significant trees.

C6.1.2 This code does not apply in respect of places whose historic cultural heritage significance derives solely from their cultural value to the Aboriginal people of Tasmania.

C6.2 Application of this Code

C6.2.1 This code applies to:

(a) development on land within any of the following, as defined in this code:

(i) a local heritage place;

(ii) a local heritage precinct;

(iii) a local historic landscape precinct; and

(iv) for excavation only, a place or precinct of archaeological potential; and

(b) the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.2 If a site is listed as a local heritage place and also within a local heritage precinct or local historic landscape precinct, it is only necessary to demonstrate compliance with the standards for the local heritage place unless demolition, buildings and works are proposed for an area of the site outside the identified specific extent of the local heritage place.

C6.2.3 This code does not apply to a registered place entered on the Tasmanian Heritage Register, unless for the lopping, pruning, removal or destruction of a significant tree as defined in this code.

C6.2.4 This code does not apply to use[1].

C6.3 Definition of Terms

C6.3.1 In this code, unless the contrary intention appears:

Term	Definition
archaeological evidence	means the remains of former structures and surfaces, construction debris, demolition debris, fabric, fittings and finishes, modified landforms, burials, subsurface features and deposits, artefacts, discarded waste or by-products, residues, or pollen.
archaeological impact	means a report prepared by a suitably qualified person that describes the

[1] Clause 7.4, change of use of a local heritage place may apply.

Term	Definition
assessment	impact of proposed works upon archaeological sensitivity as referred to in a statement of archaeological potential.
local historic heritage significance	means significance in relation to a local heritage place or a local heritage precinct or local historic landscape precinct, and its historic heritage values as identified in the relevant list, in the relevant Local Provisions Schedule, because of: (a) its role in, representation of, or potential for contributing to the understanding of: (i) local history; (ii) creative or technical achievements; (iii) a class of building or place; or (iv) aesthetic characteristics; or (b) its association with: (i) a particular community or cultural group for social or spiritual reasons; or (ii) the life or works of a person, or group of persons, of importance to the locality or region, as identified in the relevant list in the relevant Local Provisions Schedule, or in a report prepared by a suitably qualified person, if not identified in the relevant list.
local historic landscape precinct	means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual elements and features, both natural and constructed, as a group, for their landscape value and is: (a) shown on an overlay map in the relevant Local Provisions Schedule; and (b) listed and identified in the local historic landscape precincts list in the relevant Local Provisions Schedule.
local heritage place	means a place that is listed, and the specific extent identified, in the local heritage places list in the relevant Local Provisions Schedule.
local heritage precinct	means an area that has been identified as having particular local historic heritage significance because of the collective heritage value of individual places as a group for their streetscape or townscape values, and is: (a) shown on an overlay map in the relevant Local Provisions Schedule; and (b) listed and identified in the local heritage precincts list in the relevant Local Provisions Schedule.
place or precinct of archaeological potential	means a place that is a site, precinct or parcel of land that has been identified as having the potential to contain archaeological evidence that provides information about the past and is: (a) shown on an overlay map in the relevant Local Provisions Schedule; and (b) listed and identified in the places or precincts of archaeological potential list in the relevant Local Provisions Schedule.
registered place	means a place as defined in the *Historic Cultural Heritage Act 1995* and entered

Term	Definition
	on the Tasmanian Heritage Register.
setting	means the surroundings or environment of a local heritage place.
significant tree	means a tree that is listed and identified in the significant trees list in the relevant Local Provisions Schedule.
statement of archaeological potential	means a statement prepared by a suitably qualified person that includes: (a) a written and illustrated site history; (b) plans depicting the main historical phases of site development and land use; (c) a disturbance history; and (d) a written statement of archaeological significance and potential, accompanied by an archaeological sensitivity plan depicting the likely surviving extent of important archaeological evidence which takes into consideration key phases of site development and land use and the impact of disturbance.
tree protection zone	means the space surrounding individual trees based on trunk (stem) diameter (DBH), measured at 1.4m up from ground level. The radius of the tree protection zone is calculated by multiplying the tree's DBH by 12. For example, a tree with 0.4m DBH requires a tree protection zone of 4.8m. The method provides a tree protection zone that addresses both tree stability and growth requirements. Tree protection zone distances are measured as a radius from the centre of the trunk at ground level.[2]

C6.4 Development Exempt from this Code

C6.4.1 Development described in Table C6.4.1 is exempt from this code provided it meets the corresponding qualifications.

Table C6.4.1 Exempt Development

Exempt Development	Qualifications
Development within a local heritage place	(a) temporary structural stabilisation works as certified by a structural engineer; (b) permanent structural stabilisation works considered by a suitably qualified person to maintain the local historic heritage significance of the place; (c) building works, alterations and modifications required for compliance with fire regulation under the *Building Code of Australia*, which are not visible externally upon completion from any road or public open space adjoining the site; or

[2] Tree Protection Zone is based on the method outlined in *Australian Standard AS4970-2009: Protection of trees on development sites*.

Exempt Development	Qualifications
	(d) the pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded.
Development within a local heritage place, local heritage precinct or local historic landscape precinct	(a) a maximum of 1 mast for telecommunications and a single flagpole, provided each is not more than 6m in height and is not attached to any building specifically part of a local heritage place listed in the relevant Local Provisions Schedule; (b) the construction or demolition of: (i) side and rear boundary fences: a. not adjoining a road or public reserve; and b. not more than a total height of 2.1m above existing ground level, except where they are within a garden or grounds that is specifically part of a local heritage place listed in the relevant Local Provisions Schedule; or (ii) fencing of agricultural land or for protection of wetlands and watercourses; (c) the planting, clearing or modification of vegetation on pasture or cropping land, other than for plantation forestry on prime agricultural land; (d) electricity, optic fibre and telecommunications cables, water, sewerage and drainage connections and gas lines to individual buildings; (e) maintenance and repairs that do not involve removal, replacement or concealment of any external building fabric; (f) repainting or re-rendering of an exterior surface that has been previously painted or rendered, in a colour similar to the existing; (g) solar collector panels and photovoltaic cells aligned with the plane of a roof and located on a roof plane not visible from any road or public open space adjoining the site; (h) one satellite dish not more than 2m in diameter, and if on a local heritage place not visible from any road or public open space adjoining the site; or (i) minor upgrade by, or on behalf, of a State authority or a council, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including: (i) minor widening or narrowing of existing carriageways or making, placing or upgrading kerbs, gutters, footpaths, roadsides or traffic control devices; and (ii) road markings, street lighting and landscaping, except where any of those elements are specifically part of a local heritage place listed in the relevant Local Provisions Schedule.
Development involving a place or precinct of archaeological potential	(a) development not involving ground disturbance; (b) works involving excavation within an area that has been assessed under a previous development application and the archaeological potential was realised when that permit was acted upon or the site was found not to be of

Exempt Development	Qualifications
	archaeological sensitivity in that process; (c) minor excavations where a suitably qualified person has prepared an archaeological impact assessment and determined that there is no chance of disturbance to significant archaeological values; (d) removal of non-significant deposits by a suitably qualified person to test, confirm or refine an archaeological assessment and temporarily expose underlying deposits without disturbing them; (e) excavation of land to a depth of not more than 1m on a site provided it is within an existing building that is not listed as a local heritage place; or (f) excavation of land to a depth of not more than 0.3m and not more than 20m^2 in area on a site provided it is for the purposes of minor building works and structures.
Involving development to significant trees	The pruning of a tree to improve its health or appearance provided its normal growth habit is not retarded.
signs	All signs, excluding any associated excavation works on a place or precinct of archaeological potential, not exempt from this code[3].

C6.5 Use Standards

C6.5.1 There are no Use Standards in this code.

C6.6 Development Standards for Local Heritage Places

C6.6.1 Demolition

Objective:	That the demolition or removal of buildings do not cause an unacceptable impact on the local historic heritage significance of local heritage places.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** Demolition or removal of buildings on a local heritage place must not cause an unacceptable impact on the local historic heritage significance of the place, having regard to: (a) the physical condition of the local heritage place; (b) the extent and rate of deterioration of the building or structure; (c) the safety of the building or structure;

[3] Standards for signs located on land in a local heritage place, local heritage precinct or local historic landscape precinct are contained in the Signs Code.

	(d) the streetscape or setting in which the building or structure is located; (e) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building or structure; and (h) any economic considerations.

C6.6.2 Site coverage

Objective:	That site coverage is compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The site coverage must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the topography of the site; and (b) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person.

C6.6.3 Height and bulk of buildings

Objective:	That the height and bulk of buildings are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The height and bulk of buildings must be compatible

	with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the character and appearance of the existing building or place; (c) the height and bulk of other buildings in the surrounding area; and (d) the setting of the local heritage place.

C6.6.4 Siting of buildings and structures

Objective:	That the siting of buildings is compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The front, side and rear setbacks of a building must be compatible with the local historic heritage significance of the place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the topography of the site; (c) the size, shape, and orientation of the lot; and (d) the setbacks of other buildings in the surrounding area.

C6.6.5 Fences

Objective:	That fences are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 New fences and gates on local heritage places must be designed and constructed to match existing original fences on the site.	**P1** New fences and gates must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the architectural style of the buildings on the site; (c) the dominant fencing style in the setting; (d) the original or previous fences on the site; and (e) the proposed height and location of the fence.

C6.6.6 Roof form and materials

Objective:	That roof form and materials are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 Replacement roofs on local heritage places which will be visible from any road or public open space adjoining the site, must be of a form and material to match the existing roof being replaced.	**P1** Roof form and materials must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;

	(b) the design, period of construction and materials of the building on the site that the roof directly relates to; (c) the dominant roofing style and materials in the setting; and (d) the streetscape.

C6.6.7 Building alterations, excluding roof form and materials

Objective:	That building alterations, excluding roof form and materials, are compatible with the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Building alterations, excluding roof form and materials, of an existing building that is a local heritage place must be compatible with and not detract from the local historic heritage significance of the place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the design, period of construction and materials of the building on the site that the building alterations most directly relate to; (c) the dominant external building materials in the setting; and (d) the streetscape.

C6.6.8 Outbuildings and structures

Objective:	That the siting of outbuildings and structures are compatible with the local historic heritage significance of local heritage places.

Acceptable Solutions	**Performance Criteria**
A1 Outbuildings and structures on local heritage places must: (a) not be located in the front setback; (b) not be visible from any road or public open space adjoining the site; (c) not have a side that is longer than 3m; (d) have a gross floor area less than 9m^2; (e) have a combined total area of all outbuildings on the site of not more than 20m^2; (f) have a maximum height less than 2.4m above existing ground level; (g) not have a maximum change of level as a result of cut or fill of more than 1m; and (h) not encroach on any service easement or be located within 1m of any underground service.	**P1** Outbuildings and structures must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the bulk, form and size of buildings on the site; (c) the bulk, form and size of the proposed outbuilding or structure; (d) the external materials, finishes and decoration of the outbuilding or structure; and (e) the visibility of the outbuilding or structure from any road or public open space adjoining the site.

C6.6.9 Driveways and parking for non-residential purposes

Objective:	That driveways and parking for non-residential purposes are compatible with the local historic heritage significance of local heritage places.

Acceptable Solutions	**Performance Criteria**
A1 Parking areas for non-residential purposes on local heritage places must be located behind the building line of buildings located or proposed on a site.	**P1** Driveways and parking areas for non-residential purposes must be compatible with the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person;

	(b) the loss of any building fabric; (c) the removal of gardens or vegetated areas; (d) parking availability in the surrounding area; (e) vehicle and pedestrian traffic safety; and (f) the streetscape.

C6.6.10 Removal, destruction or lopping of trees, or removal of vegetation, that is specifically part of a local heritage place

Objective:	That the removal, destruction or lopping of trees or the removal of vegetation that is specifically part of a local heritage place does not impact on the local historic heritage significance of the place.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** The removal, destruction or lopping of trees or the removal of vegetation which is specifically part of a local heritage place listed in the relevant Local Provisions Schedule, must not cause an unreasonable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the historic heritage values of the local heritage place as identified in the relevant Local Provisions Schedule, or if there are no historic heritage values identified in the relevant Local Provisions Schedule, the historic heritage values as identified in a report prepared by a suitably qualified person; (b) the age and condition of the tree or vegetation; (c) the size and form of the tree or vegetation; (d) the importance of the tree or vegetation to the local historic heritage significance of a local heritage place; and (e) any advice by a suitably qualified person.

C6.7 Development Standards for Local Heritage Precincts and Local Historic Landscape Precincts

C6.7.1 Demolition within a local heritage precinct

Objective:	That demolition within a local heritage precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.

Acceptable Solutions	**Performance Criteria**
A1 Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.	**P1** Within a local heritage precinct, demolition of a building, works or fabric, including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local heritage precinct as identified in the relevant Local Provisions Schedule, having regard to: (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the streetscape in which the building, works, structure or trees is located; (e) the special or unique contribution that the building, works, structure or trees makes to the streetscape or townscape values of the local heritage precinct identified in the relevant Local Provisions Schedule; (f) any options to reduce or mitigate deterioration; (g) whether demolition is a reasonable option to secure the long-term future of a building. works or structure; and (h) any economic considerations.

C6.7.2 Demolition within a local historic landscape precinct

Objective:	That demolition within a local historic landscape precinct does not have an unacceptable impact on the local historic heritage significance of the precinct.

Acceptable Solutions	**Performance Criteria**
A1 Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a precinct listed in the relevant Local Provisions Schedule.	**P1** Within a local historic landscape precinct, demolition of a building, works, fabric or landscape elements including trees, fences, walls and outbuildings, must not cause an unacceptable impact on the local historic heritage significance of the local historic landscape precinct as identified in the relevant Local Provisions Schedule, having regard to: (a) the physical condition of the building, works, structure or trees; (b) the extent and rate of deterioration of the building, works, structure or trees; (c) the safety of the building, works, structure or trees; (d) the special or unique contribution that the building, works, structure or trees makes to the landscape values of the local historic landscape precinct identified in the relevant Local Provisions Schedule; (e) any options to reduce or mitigate deterioration; (f) whether demolition is a reasonable option to secure the long-term future of a building, works or structure; and (g) any economic considerations.

C6.7.3 Buildings and works, excluding demolition

Objective:	That development within a local heritage precinct or a local historic landscape precinct is sympathetic to the character of that particular precinct.

Acceptable Solutions	**Performance Criteria**
A1 Within a local heritage precinct or local historic landscape precinct, building and works, excluding demolition, must: (a) not be on a local heritage place; (b) not be visible from any road or public open space; and (c) not involve a value, feature or characteristic specifically part of a local heritage precinct or local historic landscape precinct listed in the relevant Local Provisions Schedule.	**P1.1** Within a local heritage precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local heritage precinct, except if a local heritage place of an architectural style different from that characterising the precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; and (d) the setbacks of other buildings in the surrounding area. **P1.2** Within a local heritage precinct, extensions to existing buildings must be compatible with the local heritage precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) the character and appearance of the surrounding area; (c) the height and bulk of other buildings in the surrounding area; and (d) the setbacks of other buildings in the surrounding area. **P1.3** Within a local historic landscape precinct, design and siting of buildings and works, excluding demolition, must be compatible with the local historic landscape precinct, having regard to: (a) the landscape values identified in the statement of local historic heritage significance for the local

	historic landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) any relevant design criteria or conservation policies for the local historic landscape precinct, as identified in the relevant Local Provisions Schedule.
A2 Within a local heritage precinct, new front fences and gates must be designed and constructed to match the existing original fences on the site.	**P2** Within a local heritage precinct, new front fences and gates must be compatible with the local heritage precinct, having regard to: (a) the streetscape or townscape values identified in the local historic heritage significance of the local heritage precinct, as identified in the relevant Local Provisions Schedule; (b) height, form, style and materials of the proposed fence; and (c) the style, characteristics and setbacks of fences and gates in the surrounding area.

C6.8 Development Standards for Places or Precincts of Archaeological Potential

C6.8.1 Building and Works

Objective:	That building and works on a place or precinct of archaeological potential is implemented in a manner that seeks to retain or protect, preserve or otherwise appropriately manage archaeological evidence.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Building and works on places or precincts of archaeological potential must not cause an unacceptable impact on archaeological evidence, having regard to: (a) the nature of the archaeological evidence, either known or potential; (b) measures proposed to investigate the archaeological evidence to confirm statements of potential; (c) strategies to avoid, minimise or control impacts arising from building, works and demolition; (d) measures proposed to preserve significant archaeological evidence in situ; and (e) any advice contained in a statement of archaeological potential.

C6.9 Significant Trees

C6.9.1 Significant Trees

Objective:	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Works involving construction, soil disturbance or soil compaction within the tree protection zone of a significant tree must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a suitably qualified person.

A2 No Acceptable Solution.	**P2** Works requiring the removal of a listed tree or which may impact on the health, structural stability or appearance of a listed tree must demonstrate: (a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the works incorporates measures to minimise and mitigate any damage to the tree; and (b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or (c) the tree is determined to be dead or dying based on a written statement to that effect prepared by a suitably qualified person.

C6.10 Development Standards for Subdivision

C6.10.1 Lot design on a Local Heritage Place

Objective:	That subdivision does not cause an unacceptable impact on the local historic heritage significance of local heritage places.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Subdivision must not cause an unacceptable impact on the local historic heritage significance of a local heritage place, having regard to: (a) the local historic heritage significance of the local heritage place identified in the relevant Local Provisions Schedule; (b) the historic development pattern of the area; (c) the separation of buildings or structures from their original setting; (d) the lot sizes, dimensions, frontage, access and orientation; (e) the suitability of the proposed lots for their intended uses; and (f) the removal of vegetation, trees or garden settings.

C6.10.2 Lot design for a Local Heritage Precinct or a Local Historic Landscape Precinct

Objective:	That: (a) subdivision within a local heritage precinct is consistent with historic patterns of development; and (b) subdivision within a local historic landscape precinct is compatible with the character of the precinct.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Subdivision must be compatible with the local historic heritage significance of a local heritage precinct or a local historic landscape precinct, as identified in the relevant Local Provisions Schedule, having regard to: (a) any relevant design criteria or conservation policy for a local heritage precinct or local historic

	landscape precinct, as identified in the relevant Local Provisions Schedule; and (b) the historic pattern of subdivision of the precinct.

C6.10.3 Subdivision works for places or precincts of archaeological potential

Objective:	That works associated with subdivision, including infrastructure, do not increase the likelihood of adverse impact on a place or precinct of archaeological potential.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Works associated with subdivision must not increase the likelihood of adverse impact on archaeological evidence on places or precincts of archaeological potential, having regard to: (a) the nature, extent and significance of the archaeological evidence existing on the land; (b) any significant impact upon archaeological evidence or potential; (c) any increased likelihood of future development that is incompatible with a place or precinct of archaeological potential; (d) the statement of archaeological potential for the place or precinct identified in the relevant Local Provisions Schedule; and (e) any advice contained in a statement of archaeological potential.

C7.0 Natural Assets Code

C7.1 Code Purpose

The purpose of the Natural Assets Code is:

C7.1.1 To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.

C7.1.2 To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.

C7.1.3 To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.

C7.1.4 To minimise impacts on identified priority vegetation.

C7.1.5 To manage impacts on threatened fauna species by minimising clearance of significant habitat.

C7.2 Application of this Code

C7.2.1 This code applies to development on land within the following areas:

(a) a waterway and coastal protection area;

(b) a future coastal refugia area; and

(c) a priority vegetation area only if within the following zones:

(i) Rural Living Zone;
(ii) Rural Zone;
(iii) Landscape Conservation Zone;
(iv) Environmental Management Zone;
(v) Major Tourism Zone;
(vi) Utilities Zone;
(vii) Community Purpose Zone;
(viii) Recreation Zone;
(ix) Open Space Zone;
(x) Future Urban Zone;
(xi) Particular Purpose Zone; or
(xii) General Residential Zone or Low Density Residential Zone, only if an application for subdivision.

C7.2.2 This code does not apply to use.

C7.3 Definition of Terms

C7.3.1 In this code, unless the contrary intention appears:

Term	Definition
coastal values	means the values of coastal areas derived from their coastal habitat and vegetation, physical elements, landscape values, recreational values and economic values and the processes and functions that underpin them.
future coastal refugia	means land where coastal processes are likely to occur naturally and can continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes, and other sensitive coastal habitats due to sea-level rise.
future coastal refugia area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a future coastal refugia area.
littoral vegetation	means vegetation adjacent to a sea, lake or river that is close to the shore. It includes the intertidal zone to high water mark and can include wetlands.
natural streambank and streambed condition	means the natural rate of erosion or accretion of the bank and bed of a watercourse and natural hydrological processes, as determined using *The Tasmanian River Condition Index Book 2 Hydrology User's Manual and Book 3 Physical Form Field Manual*.
natural assets	means biodiversity, environmental flows, natural streambank and streambed condition, riparian vegetation, littoral vegetation, water quality, wetlands, river condition and waterway and/or coastal values.
priority vegetation	means native vegetation where any of the following apply: (a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the *Nature Conservation Act 2002*; (b) is a threatened flora species; (c) it forms a significant habitat for a threatened fauna species; or (d) it has been identified as native vegetation of local importance.
priority vegetation area	means land shown on an overlay map in the relevant Local Provisions Schedule, as within a priority vegetation area.
residual impacts	means those environmental effects predicted to remain after the initial effects of development have been avoided or minimised through design.

Term	Definition
riparian vegetation	means vegetation found within or adjacent to watercourses, wetlands, lakes and recharge basins.
river condition	means condition of a waterway as determined using the *Tasmanian River Condition Index.*
significant habitat	means the habitat within the known or core range of a threatened fauna species, where any of the following applies: (a) is known to be of high priority for the maintenance of breeding populations throughout the species' range; or (b) the conversion of it to non-priority vegetation is considered to result in a long-term negative impact on breeding populations of the threatened fauna species.
threatened fauna species	means listed under the *Threatened Species Protection Act 1995* or listed as threatened or migratory under the *Environment Protection and Biodiversity Conservation Act 1999*.
threatened flora species	means listed under the *Threatened Species Protection Act 1995* or as threatened under *the Environment Protection and Biodiversity Conservation Act 1999*.
waterway and coastal protection area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule as within a waterway and coastal protection area; or (b) within the relevant distance from a watercourse, wetland, lake or the coast shown in the Table C7.3 below, but does not include a piped watercourse or piped drainage line. If an inconsistency for the width exists between Table C7.3 and the area shown on the overlay map, the greater distance prevails, excluding the width measured from the high water mark of tidal waters where the distance shown on the overlay map in the relevant Local Provisions Schedule prevails. The depiction of a watercourse, or a section of a watercourse on an overlay map in the relevant Local Provisions Schedule, is definitive regardless of the actual area of the catchment.
waterway values	means the values of watercourses and wetlands derived from their aquatic habitat and riparian vegetation, physical elements, landscape function, recreational function and economic function.

Table C7.3 Spatial Extent of Waterway and Coastal Protection Areas

Spatial Extent of Waterway and Coastal Protection Areas	Width
Class 1: Watercourses named on the 1:100,000 topographical series maps, lakes, artificial water storages (other than farm dams), and the high water mark of tidal waters.	40m
Class 2: Watercourses from the point where their catchment exceeds 100ha.	30m
Class 3: Watercourses carrying running water for most of the year between the points where their catchment is from 50ha to 100ha.	20m
Class 4: All other watercourses carrying running water for part or all of the year for most years.	10m
Ramsar Wetlands: Wetlands listed under the Convention on Wetlands of International Importance, (the Ramsar Convention).	100m
Other Wetlands: Wetlands not listed under the Ramsar Convention.	50m

(a) For the purpose of spatially defining 'width' in Table C7.3:

(i) width is measured from the top of bank or high water mark of tidal waters, watercourses or freshwater lakes; and

(ii) in the case of watercourses or wetlands, the waterway and coastal protection area includes the waterway or wetland itself, being between the top of the banks on either side.

(b) Any watercourse, including the tidal waters of any river, creek or stream, within or adjoining the following zones is deemed to be a Class 4 watercourse:

(i) Inner Residential Zone;

(ii) General Residential Zone;

(iii) Low Density Residential Zone;

(iv) Urban Mixed Use Zone;

(v) Local Business Zone;

(vi) General Business Zone;

(vii) Central Business Zone;

(viii) Commercial Zone;

(ix) Light Industrial Zone;

(x) Major Tourism Zone;

(xi) Port and Marine Zone;

(xii) Particular Purpose Zone; or

(xiii) Future Urban Zone.

C7.4 Use or Development Exempt from this Code

C7.4.1 The following use or development is exempt from this code:

(a) works by or on behalf of the Crown, State authority, or council to remedy an unacceptable risk to public or private safety or to mitigate or prevent environmental harm;

(b) development assessed as a Level 2 Activity;

(c) clearance of native vegetation within a priority vegetation area,
   (i) on existing pasture or crop production land; or
   (ii) if the vegetation is within a private garden, public garden or park, national park, or within State-reserved land or a council reserve,

provided the native vegetation is not protected by legislation, a permit condition, an agreement made under section 71 of the Act, or a covenant;

(d) forest practices or forest operations in accordance with a forest practices plan certified under the *Forest Practices Act 1985*, unless for the construction of a building or the carrying out of any associated development;

(e) works by or on behalf of the Crown, State authority, or council for the protection of a water supply, watercourse, lake, wetland, or tidal waters or coastal assets as part of an endorsed or approved management plan;

(f) coastal protection works by or on behalf of the Crown, State authority, or council that have been designed by a suitably qualified person; and

(g) consolidation of lots.

C7.5 Use Standards

C7.5.1 There are no Use Standards in this code.

C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

Objective:	That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

Acceptable Solutions	**Performance Criteria**
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	**P1.1** Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the

	Wetlands and Waterways Works Manual; and (n) the guidelines in the *Tasmanian Coastal Works Manual*. **P1.2** Buildings and works within the spatial extent of tidal waters must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; or (f) provisions of open space or for marine-related educational, research, or recreational facilities.
A2 Buildings and works within a future coastal refugia area must be located within a building area on a sealed plan approved under this planning scheme.	**P2.1** Buildings and works within a future coastal refugia area must allow for natural coastal processes to continue to occur and avoid or minimise adverse impacts on natural assets, having regard to: (a) allowing for the landward transgression of sand dunes and the landward colonisation of wetlands, saltmarshes and other coastal habitats from adjacent areas; (b) avoiding the creation of barriers or drainage networks that would prevent future tidal inundation; (c) allowing the coastal processes of sand deposition or erosion to continue to occur; (d) the need to group new facilities with existing facilities, where reasonably practical; (e) the impacts on native vegetation; (f) minimising cut and fill; (g) building design that responds to the particular size, shape, contours or slope of the land; (h) the impacts of sea-level rise on natural coastal

	processes and coastal habitat; (i) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and (j) the guidelines in the *Tasmanian Coastal Works Manual*. **P2.2** Buildings and works within a future coastal refugia area must be for a use that relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of essential utility or marine infrastructure; and (f) provision of open space or for marine-related educational, research, or recreational facilities.
A3 Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	**P3** Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and (b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.
A4 Dredging or reclamation must not occur within a waterway and coastal protection area or a future coastal refugia area.	**P4.1** Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must minimise adverse impacts on natural coastal processes and natural assets, having regard to: (a) impacts caused by erosion, siltation,

	sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) the need to avoid land filling of wetlands; (d) impacts on sand movement and wave action; and (e) the potential for increased risk to inundation of adjacent land. **P4.2** Dredging or reclamation within a waterway and coastal protection area or a future coastal refugia area must be necessary: (a) to continue an existing use or development on adjacent land; or (b) for a use which relies upon a coastal location to fulfil its purpose, having regard to: (i) the need to access a specific resource in a coastal location; (ii) the need to operate a marine farming shore facility; (iii) the need to access infrastructure available in a coastal location; (iv) the need to service a marine or coastal related activity; (v) provision of essential utility or marine infrastructure; and (vi) provision of open space or for marine-related educational, research, or recreational facilities.
A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	**P5** Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to: (a) impacts on sand movement and wave action; and (b) the potential for increased risk of inundation to adjacent land.

C7.6.2 Clearance within a priority vegetation area

Objective:	That clearance of native vegetation within a priority vegetation area: (a) does not result in unreasonable loss of priority vegetation; (b) is appropriately managed to adequately protect identified priority vegetation; and (c) minimises and appropriately manages impacts from construction and development activities..

Acceptable Solutions	**Performance Criteria**
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	**P1.1** Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards;

	(b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.

C7.7 Development Standards for Subdivision

C7.7.1 Subdivision within a waterway and coastal protection area or a future coastal refugia area

Objective:	That: (a) works associated with subdivision within a waterway and coastal protection area or a future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on natural assets.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, services, bushfire hazard management area or vehicular access within a waterway and coastal protection area or future coastal refugia area.	**P1** Each lot, or a lot proposed in a plan of subdivision, within a waterway and coastal protection area or a future coastal refugia area, must minimise adverse impacts on natural assets, having regard to: (a) the need to locate building areas and any associated bushfire hazard management area to be outside a waterway and coastal protection area or a future coastal refugia area; and (b) future development likely to be facilitated by the subdivision.

C7.7.2 Subdivision within a priority vegetation area

Objective:	That: (a) works associated with subdivision will not have an unnecessary or unacceptable impact on priority vegetation; and (b) future development likely to be facilitated by subdivision is unlikely to lead to an unnecessary or unacceptable impact on priority vegetation.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must: (a) be for the purposes of creating separate lots for existing buildings; (b) be required for public use by the Crown, a council, or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of a lot; or (e) not include any works (excluding boundary fencing), building area, bushfire hazard management area, services or vehicular access within a priority vegetation area.	**P1.1** Each lot, or a lot proposed in a plan of subdivision, within a priority vegetation area must be for: (a) subdivision for an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmanian Fire Service or an accredited person; (b) subdivision for the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) subdivision involving clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) subdivision involving clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Works association with subdivision within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of any works, future development likely to be facilitated by the subdivision, and any constraints such as topography or land hazards;

	(b) any particular requirements for the works and future development likely to be facilitated by the subdivision; (c) the need to minimise impacts resulting from bushfire hazard management measures through siting and fire-resistant design of any future habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.

C8.0 Scenic Protection Code

C8.1 Code Purpose

The purpose of the Scenic Protection Code is:

C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values.

C8.2 Application of this Code

C8.2.1 This code applies to development on land within a scenic protection area or scenic road corridor and only if within the following zones:

(a) Rural Living Zone;

(b) Rural Zone;

(c) Agriculture Zone;

(d) Landscape Conservation Zone;

(e) Environmental Management Zone; or

(f) Open Space Zone.

C8.2.2 This code does not apply to use.

C8.3 Definition of Terms

C8.3.1 In this code, unless the contrary intention appears:

Term	Definition
management objectives	means the management objectives for the scenic protection area or scenic road corridor as detailed in the scenic protection areas list in the relevant Local Provisions Schedule.
scenic protection area	means an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic protection area, and is listed and described in the scenic protection areas list in the relevant Local Provisions Schedule.
scenic road corridor	means an area shown on an overlay map in the relevant Local Provisions Schedule, as within a scenic road corridor, that is: (a) measured from each frontage to a scenic road and shown on the overlay map; or (b) where there is no frontage, the area of land within 120m of the edge of the carriageway of the scenic road nearest the site, and is listed and described in the scenic road corridors list in the relevant Local Provisions Schedule.

Term	Definition
scenic value	means the specific characteristics or features of the landscape that collectively contribute to a scenic protection area or a scenic road corridor, as described in the scenic protection areas list or the scenic road corridors list in the relevant Local Provisions Schedule.

C8.4 Use or Development Exempt from this Code

C8.4.1 The following development is exempt from this code:

(a) planting or destruction of vegetation on existing pasture or crop production land, unless for the destruction of the following:

(i) exotic trees, other than part of an agricultural crop, more than 10m in height within a scenic road corridor; or

(ii) hedgerows adjoining a scenic road within a scenic road corridor,

(b) agricultural buildings and works, including structures for controlled environment agriculture, irrigation and netting, on land within an Agriculture Zone or Rural Zone, excluding the destruction of vegetation identified in C8.4.1(a);

(c) alterations or extensions to an existing building if:

(i) the gross floor area is increased by not more than 25% from that existing at the effective date;

(ii) there is no increase in the building height; and

(iii) external finishes are the same or similar to the existing building;

(d) subdivision not involving any works;

(e) development subject to the Telecommunications Code; and

(f) any development or works associated with road construction within a scenic road corridor.

C8.5 Use Standards

C8.5.1 There are no Use Standards in this code.

C8.6 Development Standards for Buildings and Works

C8.6.1 Development within a scenic protection area

Objective:	That: (a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and (b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.

Acceptable Solutions	**Performance Criteria**
A1 Buildings or works, including destruction of vegetation, within a scenic protection area must: (a) be on land not less than 50m in elevation below a skyline; and (b) not total more than 500m^2 in extent.	**P1.1** Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to: (a) the nature of the vegetation to be removed; (b) the area of vegetation to be removed; (c) the topography of the site; (d) any visual impact on a skyline; (e) the nature of the reduction of the scenic value; and (f) the purpose of any management objectives identified in the relevant Local Provisions Schedule, and **P1.2** Buildings or works within a scenic protection area must not cause an unreasonable reduction of the scenic value of a scenic protection area, having regard to: (a) the topography of the site; (b) the location of, and materials used in construction of, driveways or access tracks; (c) proposed reflectance and colour of external finishes; (d) design and proposed location of the buildings or works; (e) the extent of any cut or fill required; (f) any visual impact on a skyline; (g) any existing or proposed screening; and (h) the purpose of any management objectives identified in the relevant Local Provisions Schedule.

C8.6.2 Development within a scenic road corridor

Objective:	That: (a) destruction of native vegetation or exotic vegetation does not cause an unreasonable loss of scenic value of scenic road corridors; and (b) buildings and works do not cause an unreasonable loss of the scenic value of scenic road corridors.

Acceptable Solutions	**Performance Criteria**
A1 Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not be visible from the scenic road.	**P1** Destruction of exotic trees with a height more than 10m, native vegetation, or hedgerows within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: (a) the nature, extent and location of the exotic trees, native vegetation and hedgerows; and (b) the purpose of any management objectives identified in the relevant Local Provisions Schedule.
A2 Buildings or works within a scenic road corridor must not be visible from the scenic road.	**P2** Buildings or works within a scenic road corridor must not cause an unreasonable reduction of the scenic value of the road corridor, having regard to: (a) the topography of the site; (b) proposed reflectance and colour of external finishes; (c) design and proposed location of the buildings or works; (d) the extent of any cut or fill required; (e) any existing or proposed screening; (f) the impact on views from the road; and (g) the purpose of any management objectives identified in the relevant Local Provisions Schedule.

C9.0 Attenuation Code

C9.1 Code Purpose

The purpose of the Attenuation Code is:

C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions.

C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.

C9.2 Application of this Code

C9.2.1 This code applies to:

(a) activities listed in Tables C9.1 and C9.2;

(b) sensitive uses; and

(c) subdivision if it creates a lot where a sensitive use could be established, within an attenuation area.

C9.2.2 The code does not apply to attenuation areas between the activities listed in Tables C9.1 and C9.2 where those activities occur within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.3 The code does not apply to sensitive uses occurring within the Light Industrial Zone, General Industrial Zone, Port and Marine Zone, and Utilities Zone.

C9.2.4 The code does not apply to a plant nursery or controlled environment agriculture activities occurring within the Rural Zone and Agriculture Zone.

C9.3 Definition of Terms

C9.3.1 In this code, unless the contrary intention appears:

Term	Definition
aerated lagoon	means a lagoon with mechanical aerators sufficient to transfer the oxygen required for biological treatment of sewage and to maintain solids in suspension to undergo aerobic decomposition.
aerobic lagoon	means a lagoon where the water column is characterised by aerobic conditions, being where oxygen is freely available for biological purposes.
anaerobic lagoon	means a lagoon where the water column is characterised by anaerobic conditions, being where oxygen is totally depleted and oxidised nitrogen is absent.

Term	Definition
attenuation area	means land that is: (a) within the boundary of an attenuation area shown on an overlay map in the relevant Local Provisions Schedule; or (b) within the relevant attenuation distance from an activity listed in Table C9.1 or C9.2, which is an existing activity or an activity for which a planning permit is in force. If an inconsistency exists between the relevant attenuation distance in Tables C9.1 or C9.2, and an attenuation area shown on an overlay map in the relevant Local Provisions Schedule, the distance shown on the overlay map applies.
attenuation distance	means the distance listed in Tables C9.1 and C9.2 for the relevant activity measured as the shortest distance from the boundary of the site on which the activity is located.
facultative lagoon	means a lagoon similar to an aerobic lagoon, but with lower energy input, sufficient to transfer the oxygen required to biological treatment of sewage but not to maintain solids in suspension which settle onto the lagoon floor and undergo anaerobic decomposition.
level 1 activity	means as defined in the *Environmental Management and Pollution Control Act 1994.*

C9.4 Use or Development Exempt from this Code

C9.4.1 The following use or development is exempt from this code:

(a) use or development assessed as a level 2 activity; and

(b) additions or alterations to an existing building used for sensitive use, provided that the gross floor area does not increase by more than 50% or 100m^2, whichever is the greater, from that existing at the effective date.

C9.5 Use Standards

C9.5.1 Activities with potential to cause emissions

Objective:	That an activity with potential to cause emissions is located so that it does not cause an unreasonable impact on an existing sensitive use.

Acceptable Solutions	**Performance Criteria**
A1 The attenuation area of an activity listed in Tables C9.1 or C9.2 must not include: (a) a site used for a sensitive use which is existing; (b) a site that has a planning permit for a sensitive use; or (c) land within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone.	**P1** An activity listed in Tables C9.1 or C9.2 must not cause: (a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or (b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; (iii) degree of hazard or pollution that may be emitted from the activity; (iv) hours of operation of the activity; (v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; (vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and (vii) measures to eliminate, mitigate or manage emissions from the activity.

C9.5.2 Sensitive use within an attenuation area

Objective:	That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to: (a) the nature of the activity with potential to cause emissions including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity; (e) any advice from the Director, Environment Protection Authority; and (f) any advice from the Director of Mines.

C9.6 Development Standards for Subdivision

C9.6.1 Lot design

Objective:	To provide for subdivision so that a lot intended for a sensitive use: (a) is located to avoid an activity with potential to cause emissions and enable appropriate levels of amenity; and (b) does not conflict with, interfere with or constrain an existing activity with potential to cause emissions.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must: (a) be for the creation of separate lots for existing buildings; (b) be for the creation of a lot where a building for a sensitive use can be located entirely outside the attenuation area; or (c) not be for the creation of a lot intended for a sensitive use.	**P1** Each lot, or a lot proposed in a plan of subdivision, within an attenuation area must not result in the potential for a sensitive use to be impacted by emissions, having regard to: (a) the nature of the activity with the potential to cause emissions, including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of emissions from the activity; and (b) the intended use of the lot.

Table C9.1 Attenuation Distances

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Abattoir or slaughterhouse (primary) The conduct of meat processing within the meaning of the *Primary Produce Safety Act 2011*, excluding rendering or fat extraction works – emissions such as odour, noise, dust and light pollution		500m	1,000m
Abrasive blasting The cleaning of materials by the abrasive action of any metal shot or mineral particulate propelled in a gaseous or liquid medium.	Blasting in cabinets less than 5 cubic metres in volume or totally enclosed automatic blast cleaning units – emissions such as noise and dust.	100m	–
	All other types of operation – emissions such as noise and dust.	300m	–
Agricultural produce processing works The conduct of works for the processing of vegetables, seed, grain, or any other agricultural crop by deep fat frying or roasting or boiling or drying through application of heat – emissions such as odour and noise.		100m	300m
Animal saleyard Yards for the holding of live animals pending sale, shipment or slaughter–emissions such as odour, noise and dust.		500m	–
Aquaculture operation	Marine or estuarine operations - emissions such as odour and noise.	300m	–
	Land operations - emissions such as odour and noise.	100m	–
Bakery Excluding a bakery primarily selling produce directly to the public - emissions such as noise.		200m	–
Beverage production (non-alcoholic) Beverage production plants with the capacity to produce more than 2000L per day - emissions such as odour and noise.		300m	–

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Biosolids application to land Class 2 biosolids as classified in accordance with the requirement of Sections 4 and 5 of the *Tasmanian Biosolids Reuse Guidelines 1999* – emissions such as odour, noise and disease vectors.		100m	100m
Brewery or distillery The conduct of works for the production of beer by infusion, boiling or fermentation, or spirits by distillation with the capacity to produce more than 2000L per day - emissions such as odour and noise.		200m	500m
Cement works The conduct of works as described in Schedule 2 clause 2(a) of the *Environmental Management and Pollution Control Act 1994* - emissions such as noise and dust.		–	2,000m
Ceramic works The conduct of works for the production of any products such as bricks, tiles, pipes, pottery goods, refractories or glass that are manufactured or are capable of being manufactured in furnaces or kilns fired by fuel – emissions such as noise and dust.		200m	500m
Chemical works	The manufacture (through chemical reaction) of any inorganic chemical, including sulphuric acid, inorganic fertilisers, sodium silicate, lime or other calcium compound - emissions such as odour, noise and gases.	300m	1,000m
	The manufacture (through chemical reaction) or processing of any organic chemicals or chemical product or petrochemical - emissions such as odour, noise and gases.	500m	1,500m
Cidery	Bottling facilities only – emissions such as odour and noise.	300m	–
	Cider production facilities– emissions such as odour and noise.	500m	–

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Composting works Excluding backyard composting for domestic use, on-farm composting for use on agricultural land having the same owner as the land on which the compost is produced, and works in respect of silage for use on agricultural land.	Vegetation only - emissions such as odour and noise.	250m	500m
	Human or animal wastes - emissions such as odour and noise.	500m	1,000m
Concrete batching plants The conduct of works for the production of concrete by the mixing of cement, sand, rock, aggregate or other similar materials, excluding the manufacture of concrete products - emissions such as noise and dust.		200m	–
Concrete or stone product manufacture The conduct of works to manufacture concrete or stone products, excluding concrete batching plants - emissions such as odour, noise and dust.		300m	–
Crematoria Emissions such as odour and gases.		300m	–
Dog kennels Commercial operations only – emissions such as odour and noise.		300m	–
Effluent irrigation scheme Irrigation of land by treated sewage effluent.	Spray irrigation	200m	–
	Flood irrigation	50m	–
	Drip irrigation	20m	–
	Storage lagoon/holding dams	250m	–
	Effluent transfer/irrigation pumps	50m	–
Feedlot Intensive animal husbandry (excluding piggeries, poultry farms, horse stables, and any such operation carried out at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding) – emissions such as odour, noise and dust.		3,000m	–
Fibreglass manufacture Manufacture of fibre-reinforced plastic products - emissions such as odour and noise.		300m	–

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Fish processing The conduct of works for scaling, gilling, gutting, filleting, smoking, drying or otherwise processing fish for sale, other than by freezing, chilling or packing, excluding the processing of fish only in the course of a business selling fish directly to the public - emissions such as odour and noise.		250m	500m
Flour mill Grain or seed milling works, excluding non-commercial processing for on farm use - emissions such as noise and dust.		300m	–
Frost fan Emissions such as noise.		2,000m	–
Fuel burning Excluding fuel burning associated with a domestic or on-farm use.	Waste incinerator: Wood waste - emissions such as odour, particles and gases.	100m	300m
	Waste incinerator: Plastic or rubber waste - emissions such as odour, particles and gases.	500m	1,000m
	Waste incinerator: Chemical, biomedical or organic waste - emissions such as odour, particles and gases.	500m	1,000m
	All other types of operation - emissions such as odour, particles and gases.	100m	300m
Gas pressure reduction facility A facility for altering the pressure between a gas transmission pipeline and a gas distribution system - emissions such as odour, noise and gases.		300m	–
Horse stables Commercial operations only – emissions such as odour, noise and dust.		500m	–
Joinery Production of wooden furniture and household items such as doors, kitchen fittings, flooring and mouldings - emissions such as noise and dust		200m	–
Liquid waste spray application to land Spray application of liquid fruit or vegetable wastes, excluding spray application of treated sewage effluent	Primary treated	500m	–
	Secondary treated	200m	–

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Liquid waste treatment Lagoons for the treatment of wastewater, such as treatment of wastewater for wineries and cider production, excluding sewage treatment plants[1] and organic waste treatment – emissions such as odour.		300m	–
Marinas Excluding maritime construction and maintenance works - emissions such as noise.		200m	–
Maritime construction and maintenance works The conduct of works for the construction, maintenance or repair of ships, vessels or floating platforms or structures, being works with the capacity to construct or repair ships, vessels or floating platforms or structures.	Organotin compounds used or removed from ships, vessels, or floating platforms or structures – emissions such as odour, noise, dust and gases.	500m	–
	All other types of operation – emissions such as odour, noise, dust and gases.	300m	–
Materials handling Processing of chemicals, rubber, rock, ores and minerals by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner – emissions such as noise and dust.	Crushing or grinding.	750m	750m
	Other methods.	500m	500m
Metal fabrication The fabrication of sheet metal, structural metal and other iron and steel products, excluding metallurgical works, and ferrous and non-ferrous metal melting - emissions such as noise and particles.		500m	–
Metal melting (ferrous and non-ferrous) The melting of ferrous or non-ferrous metal in a furnace – emissions such as odour and noise.		300m	1,000m
Metallurgical works The conduct of metallurgical works as described in Schedule 2, clause 2(d) of the *Environmental Management and Pollution Control Act 1994* - emissions such as odour, noise, dust and gases.		–	2,000m
Milk processing works The conduct of works at which milk is evaporated or otherwise processed for the manufacture of milk powder, cheese, butter, ice cream or other similar dairy products – emissions such as odour and noise.		100m	500m

[1] For sewage treatment plants, refer to Table C9.2.

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Milking shed (dairy) Milk shed operations on dairy farms – emissions such as odour, noise and dust.		300m	–
Mine The extraction of any minerals, excluding a quarry or extractive pit - emissions such as noise, dust, ground vibration and shock waves.	Open cut.	1,000m	2,000m
	Underground.	1,000m	1,000m
Motor bodyworks Panel beating, spray painting, and the like – emissions such as odour and noise.		100m	–
Motor racing or performance trials The conduct of facilities designed for motor vehicles or motor-driven boat racing competitions, or speed or performance trials – emissions such as odour, noise and dust.		3,000m	–
Oil and gas extraction and production Land or offshore, excluding gas extraction from landfill sites – emissions such as odour, noise and gases.		2,000m	–
Oil refinery The conduct of oil refinery works as described in Schedule 2, clause 1(c) of the *Environmental Management and Pollution Control Act 1994*.	Refining of recycled oil – emissions such as odour, noise and gases.	–	500m
	All other refining – emissions such as odour, noise and gases.	–	2,000m
Organic waste treatment The treatment of organic waste such as animal manures, and solid waste from fruit or vegetable processing, excluding sewage treatment plants[2] and liquid waste treatment – emissions such as odour, gases and disease vectors.		500m	–
Piggery Intensive animal husbandry.	Less than 50 pigs – emissions such as odour and noise.	500m	–
	50 or more pigs – emissions such as odour and noise.	2,000m	–
Plant nurseries and controlled environment agriculture Excluding operations primarily selling directly to the public.	With manure or refuse use – emissions such as odour.	300m	–
	All other types of operation use – emissions such as odour.	100m	–

[2] For sewage treatment plants, refer to Table C9.2.

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Poultry farm Intensive animal husbandry – emissions such as odour, dust and noise.		500m	–
Pre-mix bitumen plant Works in which crushed or ground rock aggregates are mixed with bituminous or asphaltic materials for the purpose of producing road-building mixtures– emissions such as odour and noise.		500m	1,000m
Pulp and paper works The conduct of pulp and paper works as described in Schedule 2, clause 2(f) of the *Environmental Management and Pollution Control Act 1994.*	Process involving combustion of sulphur or sulphur-containing materials - emissions such as odour, noise, particles and gases.	–	5,000m
	All other processes - emissions such as odour, noise, particles and gases.	–	1,000m
Quarry or extractive pit Extraction of rock, gravel, sand or clay, excluding a mine – emissions such as noise, dust, ground vibration and shock waves.	No blasting, crushing or vibratory screening – emissions such as noise, dust, ground vibration and shock waves.	300m	300m
	Vibratory screening – emissions such as noise, dust, ground vibration and shock waves.	500m	500m
	Crushing or grinding – emissions such as noise, dust, ground vibration and shock waves.	750m	750m
	Blasting – emissions such as noise, dust, ground vibration and shock waves.	1,000m	1,000m
Rendering or fat extraction works The conduct of works at which animal, fish or grease trap wastes or other matter is processed or is capable of being processed by rendering or extraction or by some other means to produce tallow or fat or their derivatives or proteinaceous matter.	Processing of fish – emissions such as odour and noise.	500m	1,000m
	Processing of other matter – emissions such as odour and noise.	1,000m	1,500m

Activity		Attenuation Distance	
		Level 1 Activity	**Level 2 Activity**
Scrap metal recovery The conduct of works at which scrap metals are treated in any type of fuel burning equipment or electrically heated furnaces or are disintegrated by mechanical means for recovery of metal, excluding commercial printing establishments at which type metal is melted or re-melted in thermostatically controlled pots for the purpose of type casting – emissions such as noise, dust and light pollution.		500m	–
Shooting range The conduct of facilities for outdoor shooting competitions, practice or instruction - emissions such as noise.		2,000m	–
Smallgoods manufacture	Smoking, drying and curing - emissions such as odour, noise and smoke particles.	250m	–
	All other types of operation - emissions such as odour, noise and smoke particles.	100m	–
Storage	Petroleum products and crude oil with fixed roofs - emissions such as odour and noise.	500m	–
	Petroleum products and crude oil with floating roofs - emissions such as odour and noise.	200m	–
	Wet salted or unprocessed hides - emissions such as odour and noise.	300m	–
	Chemicals - emissions such as odour and noise.	500m	–
Surface coating The conduct of works for: (a) metal finishing, in which metal surfaces are prepared or finished by means of electroplating, electrolyse plating, anodising (chromating, phosphating and colouring), chemical etching or milling, or printed circuit board manufacture; (b) hot dip galvanising; or (c) spray painting and powder coating, excluding motor bodyworks. - emissions such as gases, odour, noise and dust.		300m	–

Activity		**Attenuation Distance**	
		Level 1 Activity	**Level 2 Activity**
Textile bleaching and dying The works involving bleaching, dyeing or printing of yarns, threads, fabrics or other textiles - emissions such as odour, noise and gases.	Textile bleaching and dying factory.	500m	1,000m
Waste depot The conduct of depots for the reception, storage, treatment or disposal of waste, excluding: (a) temporary storage at the place at which the waste is produced while awaiting transport to another place; (b) storage, treatment or disposal of clean fill; (c) storage, treatment or disposal of domestic waste at residential premises; or (d) a waste transfer station.	Waste depot non-putrescible waste only - emissions such as odour, noise, dust and disease vectors.	150m	300m
	Waste depot putrescible waste - emissions such as odour, noise, dust and disease vectors.	300m	750m
Waste transfer station Emissions such as odour, noise, dust, light pollution and disease vectors.		150m	–
Wind energy facility Output per wind turbine generator of less than 250kW.	single turbine generator <10kW - emissions such as noise, electromagnetic radiation, shadow flicker and blade glint.	60m	–
	single turbine generator >10kW - emissions such as noise, electromagnetic radiation, shadow flicker and blade glint.	250m	–
	wind farm with 2-4 turbine generators - emissions such as noise, electromagnetic radiation, shadow flicker and blade glint.	350m	–
	wind farm with 5 or more turbine generators - emissions such as noise, electromagnetic radiation, shadow flicker and blade glint.	500m	500m

Activity		**Attenuation Distance**	
		Level 1 Activity	**Level 2 Activity**
Wind energy facility Output per wind turbine generator 250kW or greater.	single turbine generator - emissions such as noise, electromagnetic radiation, shadow flicker and blade glint.	500m	–
	wind farm with 2-4 turbine generators- emissions such as noise, electromagnetic radiation, shadow flicker and blade glint.	750m	750m
	wind farm with 5 or more turbine generators - emissions such as noise, electromagnetic radiation, shadow flicker and blade glint.	1,000m	1,000m
Winery	Bottling facilities only – emissions such as odour and noise.	300m	–
	Wine making – emissions such as odour and noise.	500m	–
Woodchip mill	Less than 1000 tonnes per year production capacity - emissions such as noise and particles.	250m	–
	1000 tonnes to 20 000 tonnes per year production capacity - emissions such as noise and particles.	–	500m
	More than 20 000 tonnes per year production capacity - emissions such as noise and particles.	–	1,000m
Wood preservation works The conduct of wood preservation works as described in Schedule 2, clause 1(d) of the *Environmental Management and Pollution Control Act 1994* - emissions such as odour and noise.		–	300m
Wood processing works The conduct of works (other than works at a builders supply yard, home improvement centre or firewood depot) at which timber is sawn, cut, compressed, milled, machined or kiln-dried.	Sawmill - emissions such as noise and particles.	250m	500m
	All other types of operation (excluding joinery, firewood merchant or woodchip mill) - emissions such as noise and particles.	250m	1,000m

Activity	Attenuation Distance	
	Level 1 Activity	**Level 2 Activity**
Wool scouring, tannery or fellmongery The conduct of works for the scouring of wool or the commercial preservation or treatment or drying of animal skins or hides - emissions such as odour and noise.	250m	500m
Wrecking yard (automotive) Emissions such as noise and dust.	200m	–

Table C9.2 Attenuation Distances for Sewage Treatment Plant Processes

Activity (type of sewage treatment plant process)	**Attenuation distance according to sewage treatment plant designed capacity (average dry weather flow) in kL/day or person equivalent (pe)**				
	<275kL/day or <1000pe	**<1375kL/day or <5000pe**	**<5500kL/day or <20000pe**	**<13750kL/day or <50000pe**	**>13750kL/day or >50000pe**
Mechanical/biological treatment (includes aerated lagoons)	100m	200m	300m	400m	>400m
Aerobic lagoons	150m	350m	700m	1,000m	>1,000m
Facultative lagoons	300m	550m	700m	1,000m	>1,000m
Anaerobic lagoons	400m	700m	1,400m	2,200m	>2,200m

C10.0 Coastal Erosion Hazard Code

C10.1 Code Purpose

The purpose of the Coastal Erosion Hazard Code is:

C10.1.1 To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal erosion to other land or public infrastructure; and

(d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land.

C10.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C10.2 Application of this Code

C10.2.1 This code applies to:

(a) use and development of land within a coastal erosion hazard area; or

(b) development identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as located on an actively mobile landform within the coastal zone.

C10.2.2 The planning authority may only make a request under clause C10.2.1(b) where it reasonably believes, based on information in its possession, that the land is located on an actively mobile landform within the coastal zone.

C10.2.3 For the purposes of C10.5.1, Residential and Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C10.3 Definition of Terms

C10.3.1 In this code, unless the contrary intention appears:

Term	**Definition**
coastal erosion	means: (a) erosion of the coastline by water, wind and general weather conditions; or (b) coastal recession, which is the long-term movement of the coastline due to sea level rise.
coastal erosion hazard area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a coastal erosion hazard area, which is classified into one of three coastal erosion hazard bands; (b) shown on an overlay map in the relevant Local Provisions

Term	Definition
	Schedule as within a coastal erosion investigation area; or (c) identified in a report for the purposes of C10.2.1(b).
coastal erosion hazard bands	means the classification of land within a coastal erosion hazard area into one of the following coastal erosion hazard bands: (a) low; (b) medium; or (c) high.
coastal erosion hazard report	means a report prepared by geotechnical practitioner and must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; (d) a report of a geotechnical site investigation undertaken consistent with *Australian Standard AS 1726-2017 Geotechnical site investigations*; and (e) conclusions based on consideration of the proposed use and development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of coastal erosion on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for specific coastal erosion reduction or protection measures on the site; g. the need for coastal erosion reduction or protection measures beyond the boundary of the site; and h. any coastal erosion management plan in place for the site or adjacent land; (iii) any advice relating to the ongoing management of the use or development; (iv) as to whether the use or development is located on an actively mobile landform within the coastal zone; and (v) relating to any matter specifically required by Performance Criteria in this code.
coastal erosion investigation area	means land shown on an overlay map in the relevant Local Provisions

Term	Definition
	Schedule as within a coastal erosion investigation area.
coastal erosion investigation area report	means a report prepared by a suitably qualified person for a site that: (a) categorises the site in the relevant coastal erosion hazard band in accordance with the methodology in the *Coastal Erosion Investigation Area – Site Assessment*; and (b) considers any matter specifically required by Performance Criteria in this Code.
coastal erosion management plan	means a management plan for a coastal erosion hazard area endorsed by the relevant council.
critical use	means a use that is within one of the following Use Classes: (a) Emergency Services; or (b) Hospital Services.
geotechnical practitioner	means: (a) a person holding a building services license issued under the *Occupational Licensing Act 2005* in the class of engineer-civil; (b) a geotechnical engineer acting within their area of competence; or (c) an engineering geologist acting within their area of competence.
hazardous use	means a use that is within one of the following Use Classes: (a) Crematoria and Cemeteries; (b) Extractive Industry, if the use involves the storage of a hazardous chemical of a manifest quantity; (c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity; (d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity; (e) Recycling and Waste Disposal; (f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity; (g) Storage, if the use involves the storage of a hazardous chemical of a manifest quantity; (h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity; (i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or (j) Vehicle Fuel Sales and Service.

Term	Definition
non-urban zone	means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones: (a) Rural Living Zone; (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone; (e) Environmental Management Zone; (f) Utilities Zone; (g) Open Space Zone; and (h) Future Urban Zone.
urban zone	means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones: (a) General Residential Zone; (b) Inner Residential Zone; (c) Low Density Residential Zone; (d) Village Zone; (e) Urban Mixed Use Zone; (f) Local Business Zone; (g) General Business Zone; (h) Central Business Zone; (i) Commercial Zone; (j) Light Industrial Zone; (k) General Industrial Zone; (l) Major Tourism Zone; (m) Port and Marine Zone; (n) Community Purpose Zone; (o) Recreation Zone; and (p) any particular purpose zone.
vulnerable use	means a use that is within one of the following Use Classes: (a) Custodial Facility; (b) Educational and Occasional Care; (c) Residential, if for a respite centre, residential care facility, retirement village or assisted housing; or (d) Visitor Accommodation, if the use accommodates more than 12 guests.

C10.4 Use or Development Exempt from this Code

C10.4.1 Excluding where development occurs on an actively mobile landform in the coastal zone, the following use or development is exempt from this code:

(a) use or development that requires authorisation under the *Building Act 2016,* excluding:

(i) a critical use, hazardous use, or vulnerable use;

(ii) if located within a high coastal erosion hazard band; or

(iii) coastal protection works;

(b) intensification of an existing use, if not for a critical, hazardous, or vulnerable use;

(c) alterations or extensions to an existing building located within a high coastal erosion hazard band, if:

(i) the site coverage is not increased by more than $20m^2$ from that existing at the effective date; and

(ii) not for a critical, hazardous, or vulnerable use;

(d) use or development of land for:

(i) Natural and Cultural Values Management;

(ii) Passive Recreation;

(iii) Port and Shipping in a proclaimed wharf area;

(iv) Resource Development, excluding use or development in the high coastal erosion hazard band that requires authorisation under the *Building Act 2016*; or

(v) minor utilities;

(e) planting or disturbance of vegetation on existing pasture or crop production land; or

(f) consolidation of lots.

C10.5 Use Standards

C10.5.1 Use within a high coastal erosion hazard band

Objective:	That use within a high coastal erosion hazard band: (a) is reliant on a coastal location; and (b) can achieve and maintain a tolerable risk from coastal erosion.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** A use within a high coastal erosion hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of an essential utility or marine infrastructure; (f) provision of open space or for marine-related educational, research or recreational facilities; (g) any advice from a State authority, regulated entity or a council; and (h) the advice obtained in a coastal erosion hazard report, and **P1.2** A coastal erosion hazard report also demonstrates that: (a) any increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or (b) the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

C10.5.2 Uses located within a non-urban zone and within a low or medium coastal erosion hazard band

Objective:	That a use located within a non-urban zone and within a low or medium coastal erosion hazard band can achieve and maintain a tolerable risk from coastal erosion.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A tolerable risk for a use located within a non-urban zone and within a low or medium coastal erosion hazard band can be achieved and maintained, having regard to: (a) any increase in the risk from coastal erosion; (b) any requirement for specific hazard reduction or protection measures; (c) the need to minimise any: (i) increase in risk to public infrastructure; and (ii) reliance on coastal protection works; (d) any advice from a State authority, regulated entity or a council; and (e) the advice contained in a coastal erosion hazard report.

C10.5.3 Critical use, hazardous use or vulnerable use

Objective:	That critical, hazardous and vulnerable uses located within a coastal erosion hazard band can achieve and maintain a tolerable risk from coastal erosion.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** If located within a non-urban zone or a high coastal erosion hazard band, the use must be for a use which relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of an essential utility or marine infrastructure; (f) provision of open space or for marine-related educational, research, or recreational facilities; and (g) the advice contained in a coastal erosion hazard report, and **P1.2** A coastal erosion hazard report also demonstrates that: (a) an increase in the level of risk from coastal erosion does not require any specific hazard reduction or protection measures; or (b) the use can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

A2 No Acceptable Solution.	**P2** In addition to the requirements in clause C10.5.3 P1.2, a critical use within a coastal erosion hazard area must achieve and maintain a tolerable risk from coastal erosion in 2100, having regard to: (a) the ability of the use to function and maintain service during the coastal erosion event and recovery period; (b) any interruption to the operation of the critical use in locations external to the immediate impact of the coastal erosion event; (c) the creation of risk to the health or safety of people from damage or disruption to: (i) a water supply service; or (ii) the drainage and treatment of waste water; (d) the advice contained in a coastal erosion hazard report; and (e) any advice from a State authority, regulated entity or a council.
A3 No Acceptable Solution.	**P3** In addition to the requirements in clause C10.5.3 P1.2, the impact of coastal erosion on a hazardous use within a coastal erosion hazard band must have a tolerable risk in 2100, having regard to: (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a coastal erosion hazard report; and (e) any advice from a State authority, regulated entity or a council.

Acceptable Solutions	Performance Criteria
A4 No Acceptable Solution.	**P4** In addition to the requirements in clause C10.5.3 P1.2, vulnerable use within a coastal erosion hazard area, must be protected from coastal erosion, having regard to: (a) any protection measures, existing or proposed; (b) the ability and capability of people in a coastal erosion event who may live, work or visit the site, to: (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a coastal erosion hazard report; and (f) any advice from a State authority, regulated entity or a council.

C10.5.4 Uses located within a coastal erosion investigation area

Objective:	That use within a coastal erosion investigation area can achieve and maintain a tolerable risk from coastal erosion.

Acceptable Solutions	Performance Criteria
A1 No Acceptable Solution.	**P1** A coastal erosion investigation area report for a use within a coastal erosion investigation area demonstrates that: (a) it is not located within a low, medium or high coastal erosion hazard band; (b) it is located within a high coastal erosion hazard band and it meets the requirements in clause C10.5.1 P1; (c) it is located within a non-urban zone and within a low or medium coastal erosion hazard band

	and it meets the requirements in clause C10.5.2 P1; or (d) if it is for a critical use, hazardous use, or vulnerable use and is not located within a low, medium or high coastal erosion hazard band, it meets the relevant requirements in clause C10.5.4 P1, P2, P3 and P4.

C10.6 Development Standards for Buildings and Works

C10.6.1 Buildings and works, excluding coastal protection works, within a coastal erosion hazard area

Objective:	That: (a) building and works, excluding coastal protection works, within a coastal erosion hazard area, can achieve and maintain a tolerable risk from coastal erosion; and (b) buildings and works do not increase the risk from coastal erosion to adjacent land and public infrastructure.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** Buildings and works, excluding coastal protection works, within a coastal erosion hazard area must have a tolerable risk, having regard to: (a) whether any increase in the level of risk from coastal erosion requires any specific hazard reduction or protection measures; (b) any advice from a State authority, regulated entity or a council; and (c) the advice contained in a coastal erosion hazard report, and **P1.2** A coastal erosion hazard report demonstrates that: (a) the building and works: (i) do not cause or contribute to any coastal erosion on the site, on adjacent land or public infrastructure; and (ii) can achieve and maintain a tolerable risk from a coastal erosion event in 2100 for the intended life of the use without requiring any specific coastal erosion protection works; (b) buildings and works are not located on actively mobile landforms, unless for engineering or

	remediation works to protect land, property and human life.

C10.6.2 Coastal protection works within a coastal erosion hazard area

Objective:	That coastal protection works located within a coastal erosion hazard area are kept to a minimum, appropriately located, fit for purpose and do not increase the likely risks from coastal erosion to adjacent land.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Coastal protection works within a coastal erosion hazard area must be appropriately located, fit for purpose and kept to a minimum, having regard to: (a) if within a non-urban zone, the works are for the protection of a use that relies upon a coastal location to fulfil its purpose; (b) the advice contained in a coastal erosion hazard report that: (i) there is no increased risk from coastal erosion on the site, on adjacent land or public infrastructure; and (ii) risks from coastal erosion to 2100 can be mitigated; (c) the need for arrangements to be made, including with the applicant, to meet the cost of construction and ongoing maintenance of the coastal protection works; and (d) any advice from a State authority, regulated entity or a council.

C10.6.3 Buildings and works located within a coastal erosion investigation area

Objective:	That: (a) buildings and works, excluding coastal protection works, within a coastal erosion investigation area can achieve and maintain a tolerable risk from coastal erosion; and (b) coastal protection works located within a coastal erosion investigation area are kept to a minimum, appropriately located, fit for purpose and do not increase the likely risks from coastal erosion to adjacent land.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A coastal erosion investigation area report for buildings and works within a coastal erosion investigation area demonstrates that: (a) it is not located within a low, medium or high coastal erosion hazard band; (b) it is located within a low, medium or high coastal erosion hazard band and it meets the requirements in clause C10.6.1 P1; or (c) if for coastal protection works, it meets the requirements in clause C10.6.2 P1.

C10.7 Development Standards for Subdivision

C10.7.1 Subdivision within a coastal erosion hazard area

Objective:	That subdivision within a coastal erosion hazard area does not create opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal erosion.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located	**P1** Each lot, or a lot proposed in a plan of subdivision, within a coastal erosion hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal

outside a coastal erosion hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities, and not be located on an actively mobile landform.	erosion, having regard to: (a) any increase in risk from coastal erosion for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise, by coastal erosion, of access to the lot on or off site; (e) the need to locate building areas outside the coastal erosion hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a coastal erosion hazard report, and works must not be located on actively mobile landforms unless for engineering or remediation works to protect land, property and human life.

C11.0 Coastal Inundation Hazard Code

C11.1 Code Purpose

The purpose of the Coastal Inundation Hazard Code is:

C11.1.1 To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised;

(c) it does not increase the risk from coastal inundation to other land or public infrastructure; and

(d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land.

C11.1.2 To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

C11.2 Application of this Code

C11.2.1 This code applies to use and development of land within a coastal inundation hazard area.

C11.2.2 This code applies to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule and the standards relevant to each band apply.

C11.2.3 This code does not apply to land in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land in excess of the low hazard band level relevant for that land, as shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.

C11.2.4 For the purposes of C11.5.1 and C11.5.2, Residential or Visitor Accommodation are not Use Classes that are reliant on a coastal location.

C11.3 Definition of Terms

C11.3.1 In this code, unless the contrary intention appears:

Term	Definition
coastal inundation	means the risk of temporary or permanent inundation of land by the sea as a result of: (a) storm surge; (b) tides; or (c) sea-level rise.
coastal inundation hazard area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a coastal inundation hazard area, which is classified into one of

Term	Definition
	three coastal inundation hazard bands; or (b) in a coastal inundation investigation area where a suitably qualified person has provided a land survey showing an AHD for the land that falls within one of the coastal inundation hazard band levels shown in the coastal inundation hazard bands AHD levels list in the relevant Local Provisions Schedule.
coastal inundation hazard bands	means the classification of land within a coastal inundation hazard area into one of the following coastal inundation hazard bands: (a) low; (b) medium; or (c) high.
coastal inundation hazard report	means a report prepared by a suitably qualified person for a site that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and (d) conclusions based on consideration of the proposed use and development: (i) as to whether the use or development is likely to cause or contribute to coastal inundation on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for specific coastal inundation hazard reduction or protection measures on the site; g. the need for coastal inundation reduction or protection measures beyond the boundary of the site; h. any coastal inundation management plan in place for the site or adjacent land; (iii) any advice relating to the ongoing management of the use or development; and (iv) relating to any matter specifically required by Performance Criteria in this code.

coastal inundation investigation area	means land shown on an overlay map in the relevant Local Provisions Schedule as within a coastal inundation investigation area.
coastal inundation management plan	means a management plan for a coastal inundation hazard area endorsed by the relevant council.
critical use	means a use that is within one of the following Use Classes: (a) Emergency Services; or (b) Hospital Services.
hazardous use	means a use that is within one of the following Use Classes: (a) Crematoria and Cemeteries; (b) Extractive Industry, if the use involves the storage of a hazardous chemical of a manifest quantity; (c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity; (d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity; (e) Recycling and Waste Disposal; (f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity; (g) Storage, if the use involves the storage of a hazardous chemical of a manifest quantity; (h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity; (i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or (j) Vehicle Fuel Sales and Service.
non-urban zone	means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones: (a) Rural Living Zone; (b) Rural Zone; (c) Agriculture Zone; (d) Landscape Conservation Zone; (e) Environmental Management Zone; (f) Utilities Zone; (g) Open Space Zone; and (h) Future Urban Zone.
urban zone	means land shown on a zone map in the relevant Local Provisions Schedule, as within the following zones: (a) General Residential Zone; (b) Inner Residential Zone; (c) Low Density Residential Zone; (d) Village Zone; (e) Urban Mixed Use Zone; (f) Local Business Zone; (g) General Business Zone;

	(h) Central Business Zone; (i) Commercial Zone; (j) Light Industrial Zone; (k) General Industrial Zone; (l) Major Tourism Zone; (m) Port and Marine Zone; (n) Community Purpose Zone; (o) Recreation Zone; and (p) any particular purpose zone.
vulnerable use	means a use that is within one of the following Use Classes: (a) Custodial Facility; (b) Educational and Occasional Care; (c) Residential, if for respite centre, residential care facility, retirement village or assisted housing; or (d) Visitor Accommodation, if the use accommodates more than 12 guests.

C11.4 Use or Development Exempt from this Code

C11.4.1 The following use or development is exempt from this Code:

(a) development that requires authorisation under the *Building Act 2016,* excluding:

(i) a critical use, hazardous use, or vulnerable use;

(ii) if located within a high coastal inundation hazard band;

(iii) located within a non-urban zone and within a medium coastal inundation hazard band; or

(iv) coastal protection works;

(b) intensification of an existing use, if not for a critical, hazardous, or vulnerable use;

(c) alterations or extensions to an existing building located within a high coastal inundation hazard band, if:

(i) the site coverage is not increased by more than 20m^2 from that existing at the effective date; and

(ii) not for a critical, hazardous, or vulnerable use;

(d) use or development of land for:

(i) Natural and Cultural Values Management;

(ii) Passive Recreation;

(iii) Port and Shipping in a proclaimed wharf area;

(iv) Resource Development; or

(v) minor utilities;

(e) planting or disturbance of vegetation on existing pasture or crop production land; or

(f) consolidation of lots.

C11.5 Use Standards

C11.5.1 Uses within a high coastal inundation hazard band

Objective:	That use within a high coastal inundation hazard band: (a) is reliant on a coastal location; and (b) can achieve and maintain a tolerable risk from coastal inundation.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** A use within a high coastal inundation hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore

	facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of an essential utility or marine infrastructure; (f) provision of open space or for marine-related educational, research, or recreational facilities; (g) any advice from a State authority, regulated entity or a council; and (h) the advice obtained in a coastal inundation hazard report, and **P1.2** A coastal inundation hazard report also demonstrates that: (a) any increase in the level of risk from coastal inundation does not require any specific hazard reduction or protection measures; or (b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

C11.5.2 Uses located within a non-urban zone and within a medium coastal inundation hazard band

Objective:	To ensure that a use located within a non-urban zone and within a medium coastal inundation hazard band: (a) is reliant on a coastal location; and (b) can achieve and maintain a tolerable risk from exposure to coastal inundation.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** A use within a non-urban zone and within a medium coastal inundation hazard band must be for a use which relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to operate a marine farming shore

	facility; (c) the need to access infrastructure available in a coastal location; (d) the need to service a marine or coastal related activity; (e) provision of an essential utility or marine infrastructure; (f) provision of open space or for marine-related educational, research, or recreational facilities; (g) any advice from a State authority, regulated entity or a council; and (h) the advice obtained in a coastal inundation hazard report, and **P1.2** A coastal inundation hazard report also demonstrates that: (a) any increase in the level of risk from coastal inundation does not require any specific hazard reduction or protection measures; or (b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.

C11.5.3 Uses located within a non-urban zone and within a low coastal inundation hazard band

Objective:	That a use located within a non-urban zone and within a low coastal inundation hazard band can achieve and maintain a tolerable risk from coastal inundation.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A tolerable risk for a use located within a non-urban zone and within a low coastal inundation hazard band can be achieved and maintained, having regard to: (a) any increase in the level of risk from coastal inundation; (b) any requirement for specific hazard reduction or protection measures; (c) the need to minimise any:

	(i) increase in risk to public infrastructure; and (ii) reliance on coastal protection works; (d) any advice from a State authority, regulated entity or a council; and (e) the advice contained in a coastal inundation hazard report.

C11.5.4 Critical use, hazardous use or vulnerable use

Objective:	That critical, hazardous and vulnerable uses located within a coastal inundation hazard area can achieve and maintain a tolerable risk from coastal inundation.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** If located within a non-urban zone or a high coastal inundation hazard band, the use must be for a use which relies upon a coastal location to fulfil its purpose, having regard to: (a) the need to access a specific resource in a coastal location; (b) the need to access infrastructure available in a coastal location; (c) the need to operate a marine farming shore facility; (d) the need to service a marine or coastal related activity; (e) provision of an essential utility or marine infrastructure; and (f) provision of open space or for marine-related educational, research, or recreational facilities; (g) the advice contained in a coastal inundation hazard report, and **P1.2** A coastal inundation hazard report also demonstrates that: (a) an increase in the level of risk from a coastal inundation does not require any specific hazard reduction or protection measures; or (b) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability

	coastal inundation event in 2100 for the intended life of the use without requiring any specific hazard reduction or protection measures.
A2 No Acceptable Solution.	**P2** In addition to the requirements in clause C11.5.4 P1.2, a critical use within a coastal inundation hazard area must achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100, having regard to: (a) the ability of the use to function and maintain service during the coastal inundation event and recovery period; (b) any interruption to the operation of the critical use in locations external to the immediate impact of the coastal inundation event; (c) the creation of a risk to the health or safety of people from damage or disruption to: (i) a water supply service; or (ii) the drainage and treatment of waste water; (d) the advice contained in a coastal inundation hazard report; and (e) any advice from a State authority, regulated entity or a council.
A3 No Acceptable Solution.	**P3** In addition to the requirements in clause C11.5.4 P1.2, the impact of coastal inundation on a hazardous use within a coastal inundation hazard area must have a tolerable risk in a 1% annual exceedance probability coastal inundation event in 2100, having regard to: (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a coastal inundation hazard report; and (e) any advice from a State authority, regulated entity or a council.

A4 No Acceptable Solution.	**P4** In addition to the requirements in clause C11.5.4 P1.2, a vulnerable use in a coastal inundation hazard area must be protected from coastal inundation in a 1% annual exceedance probability coastal inundation event in 2100, having regard to: (a) any protection measures, existing or proposed; (b) the ability and capability of people in a coastal inundation event who may live, work or visit the site, to: (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a coastal inundation hazard report; and (f) any advice from a State authority, regulated entity or a council.

C11.6 Development Standards for Buildings and Works

C11.6.1 Buildings and works, excluding coastal protection works, within a coastal inundation hazard area

Objective:	That: (a) building and works, excluding coastal protection works, within a coastal inundation hazard area, can achieve and maintain a tolerable risk from coastal inundation; and (b) buildings and works do not increase the risk from coastal inundation to adjacent land and public infrastructure.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** Buildings and works, excluding coastal protection works, within a coastal inundation hazard area must have a tolerable risk, having regard to: (a) whether any increase in the level of risk from coastal inundation requires any specific hazard reduction or protection measures; (b) any advice from a State authority, regulated entity or a council; and (c) the advice contained in a coastal inundation hazard report, and **P1.2** A coastal inundation hazard report also demonstrates that the building or works: (a) do not cause or contribute to coastal inundation on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability coastal inundation event in 2100 for the intended life of the use without requiring any specific coastal inundation protection works.

C11.6.2 Coastal protection works within a coastal inundation hazard area

Objective:	That coastal protection works located within a coastal inundation hazard area are kept to a minimum, appropriately located, fit for purpose and do not increase the likely risks from coastal inundation to adjacent land.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Coastal protection works within a coastal inundation hazard area must be appropriately located, fit for purpose and kept to a minimum, having regard to: (a) if within a non-urban zone, the works are for the protection of a use that relies upon a coastal location to fulfil its purpose; (b) the advice contained in a coastal inundation hazard report that: (i) there will not be an increased risk of coastal inundation from a 1% annual exceedance probability coastal inundation event in 2100 on the site, on adjacent land or public infrastructure; and (ii) the risks from coastal inundation in a 1% annual exceedance probability coastal inundation event in 2100 can be mitigated; (c) the need for arrangements to be made, including with the applicant, to meet the cost of construction and ongoing maintenance of the coastal protection works; and (d) any advice from a State authority, regulated entity or a council.

C11.7 Development Standards for Subdivision

C11.7.1 Subdivision within a coastal inundation hazard area

Objective:	That subdivision within a coastal inundation hazard area does not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a coastal inundation hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a coastal inundation hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision within a coastal inundation hazard area must not create an opportunity for use or development that cannot achieve and maintain a tolerable risk from coastal inundation, having regard to: (a) any increase in risk from coastal inundation for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise, by coastal inundation, of access to the lot on or off site; (e) the need to locate building areas outside the coastal inundation hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a coastal inundation hazard report.

C12.0 Flood-Prone Areas Hazard Code

C12.1 Code Purpose

The purpose of the Flood-Prone Areas Hazard Code is:

C12.1.1 To ensure that use or development subject to risk from flood is appropriately located and managed, so that:

(a) people, property and infrastructure are not exposed to an unacceptable level of risk;

(b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; and

(c) it does not increase the risk from flood to other land or public infrastructure.

C12.1.2 To preclude development on land that will unreasonably affect flood flow or be affected by permanent or periodic flood.

C12.2 Application of this Code

C12.2.1 This code applies to development of land within a flood-prone hazard area.

C12.2.2 This code applies to use of land within a flood-prone hazard area if for:

(a) a change of use that converts a non-habitable building to a habitable building; or

(b) a new habitable room within an existing building.

C12.2.3 This code applies to use in a habitable building, or development of land, identified in a report prepared by a suitably qualified person, that is lodged with an application for a permit, or required in response to a request under section 54 of the Act, as subject to risk from flood or that has the potential to cause increased risk from flood.

C12.2.4 The planning authority may only make a request under clause C12.2.3 where it reasonably believes, based on information in its possession, that the land is subject to risk from flood or has the potential to cause increased risk from flood.

C12.2.5 This code does not apply to land subject to the Coastal Inundation Hazard Code.

C12.3 Definition of Terms

C12.3.1 In this code, unless the contrary intention appears:

Term	Definition
critical use	means a use that is within one of the following Use Classes: (a) Emergency Services; or (b) Hospital Services.
flood	means the risk of periodic or permanent flooding of land from a watercourse or other inland water source.
flood-prone hazard area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a flood-prone hazard area; or (b) identified in a report for the purposes of C12.2.3.
flood hazard report	means a report prepared by a suitably qualified person for a site, that must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; and (d) conclusions based on consideration of the proposed use or development: (i) as to whether the use or development is likely to cause or contribute to the occurrence of flood on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the use or development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the level of risk across the intended life of the use or development; d. the ability to adapt to a change in the level of risk; e. the ability to maintain access to utilities and services; f. the need for flood reduction or protection measures beyond the boundary of the site; g. any flood management plan in place for the site and/or adjacent land; and h. any advice relating to the ongoing management of the use or development; and (iii) any matter specifically required by Performance Criteria in this code.

Term	Definition
flood management plan	means a management plan for a flood-prone hazard area endorsed by the relevant council.
hazardous use	means a use that is within one of the following Use Classes: (a) Crematoria and Cemeteries; (b) Extractive Industry, if the use involves the storage of a hazardous chemical of a manifest quantity; (c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity; (d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity; (e) Recycling and Waste Disposal; (f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity; (g) Storage, if the use involves the storage of a hazardous chemical of a manifest quantity; (h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity; (i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or (j) Vehicle Fuel Sales and Service.
vulnerable use	means a use that is within one of the following Use Classes: (a) Custodial Facility; (b) Educational and Occasional Care; (c) Residential, if for a respite centre, residential care facility, retirement village or assisted housing; or (d) Visitor Accommodation, if the use accommodates more than 12 guests.

C12.4 Use or Development Exempt from this Code

C12.4.1 The following use or development is exempt from this code:

(a) alterations or extensions to an existing building if:

(i) the site coverage is not increased by more than 20m^2 from that existing at the effective date; and

(ii) not for a critical, hazardous, or vulnerable use;

(b) use or development of land for:

(i) Natural and Cultural Values Management;

(ii) Passive Recreation;

(iii) Port and Shipping in a proclaimed wharf area;

(iv) Resource Development, excluding a habitable building;

(v) minor utilities;

(vi) infrastructure for the generation of hydro-electricity; and

(vii) outbuildings;

(c) planting or disturbance of vegetation on existing pasture or crop production land; and

(d) consolidation of lots.

C12.5 Use Standards

C12.5.1 Uses within a flood-prone hazard area

Objective:	That a habitable building can achieve and maintain a tolerable risk from flood.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** A change of use that, converts a non-habitable building to a habitable building, or a use involving a new habitable room within an existing building, within a flood-prone hazard area must have a tolerable risk, having regard to: (a) the location of the building; (b) the advice in a flood hazard report; and (c) any advice from a State authority, regulated entity or a council, and **P1.2** A flood hazard report also demonstrates that: (a) any increase in the level of risk from flood does not require any specific hazard reduction

	or protection measures; or (b) the use can achieve and maintain a tolerable risk from a 1 % annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

C12.5.2 Critical use, hazardous use or vulnerable use

Objective:	That critical, hazardous and vulnerable uses, located within a flood-prone hazard area can achieve and maintain a tolerable risk from flood.
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A critical, hazardous, or vulnerable use within a flood-prone hazard area must achieve a tolerable level of risk from flood, having regard to: (a) the type form and duration of the use; and (b) a flood hazard report that demonstrates that: (i) any increase in the level of risk from flood does not warrant any specific hazard reduction or protection measures; or (ii) the use can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.
A2 No Acceptable Solution.	**P2** In addition to the requirements in clause C12.5.2 P1, a critical use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to: (a) the ability of the use to function and maintain service during the flood event and recovery period; (b) any interruption to the operation of the critical use in locations external to the immediate impact of the flood; (c) the creation of risk to the health or safety of people from damage or disruption to:

	(i) a water supply service; or (ii) the drainage and treatment of waste water; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council.
A3 No Acceptable Solution.	**P3** In addition to the requirements in clause C12.5.2 P1, the impact of flood on a hazardous use within a flood-prone hazard area must achieve and maintain a tolerable risk, having regard to: (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a flood hazard report; and (e) any advice from a State authority, regulated entity or a council.
A4 No Acceptable Solutions.	**P4** In addition to the requirements in clause C12.5.2 P1, a vulnerable use within a flood-prone hazard area, must be protected from flood, having regard to: (a) any protection measures, existing or proposed; (b) the ability and capability of people in a flood event who may live, work or visit the site, to: (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the level of risk for emergency personnel involved in evacuation and rescue tasks; (e) the advice contained in a flood hazard report; and (f) any advice from a State authority, regulated entity or a council.

C12.6 Development Standards for Buildings and Works

C12.6.1 Buildings and works within a flood-prone hazard area

Objective:	That: (a) building and works within a flood-prone hazard area can achieve and maintain a tolerable risk from flood; and (b) buildings and works do not increase the risk from flood to adjacent land and public infrastructure.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** Buildings and works within a flood-prone hazard area must achieve and maintain a tolerable risk from a flood, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from flood requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a flood hazard report, and **P1.2** A flood hazard report also demonstrates that the building and works: (a) do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and (b) can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.

C12.7 Development Standards for Subdivision

C12.7.1 Subdivision within a flood-prone hazard area

Objective:	That subdivision within a flood-prone hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from flood.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a flood-prone hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, within a flood-prone hazard area, must not create an opportunity for use or development that cannot achieve a tolerable risk from flood, having regard to: (a) any increase in risk from flood for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise by flood of access to the lot, on or off site; (e) the need to locate building areas outside the flood-prone hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a flood hazard report.

C13.0 Bushfire-Prone Areas Code

C13.1 Code Purpose

The purpose of the Bushfire-Prone Areas Code is:

C13.1.1 To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

C13.2 Application of this Code

C13.2.1 This code applies to:

(a) subdivision of land that is located within, or partially within, a bushfire-prone area; and

(b) a use, on land that is located within, or partially within, a bushfire-prone area, that is a vulnerable use or hazardous use.

C13.3 Definition of Terms

C13.3.1 In this code, unless the contrary intention appears:

Term	Definition
accredited person	means as defined in the Act.
bushfire attack level (BAL)	means the bushfire attack level as defined in *Australian Standard AS3959–2009 Construction of buildings in bushfire-prone areas* as 'a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per metre squared, and the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire'.
bushfire hazard management plan	means as defined in the Act.
bushfire protection measures	means the measures that might be used to reduce the risk of bushfire attack and the threat to life and property in the event of bushfire.
bushfire-prone area	means: (a) land shown on an overlay map in the relevant Local Provisions Schedule, as within a bushfire-prone area; or (b) where there is no overlay map in the relevant Local Provisions Schedule, land that is within 100m of an area of bushfire-prone vegetation equal to or greater than 1ha.
bushfire-prone vegetation	means contiguous vegetation including grasses and shrubs but not including maintained lawns, parks and gardens, nature strips, plant nurseries, golf courses, vineyards, orchards or vegetation on land that is used for horticultural purposes.

Term	Definition
carriageway	means the section of road formation which is used by traffic, and includes all the area of the traffic lane pavement together with the formed shoulders.
contiguous	means separated by less than 20m.
emergency management strategy (hazardous use)	means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering: (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; and (b) available fire protection measures to: (i) prevent the hazardous use from contributing to the spread or intensification of bushfire; (ii) limit the potential for bushfire to be ignited on the site; (iii) prevent exposure of people and the environment to the hazardous chemicals, explosives or emissions as a consequence of bushfire; and (iv) reduce risk to emergency service personnel.
emergency management strategy (vulnerable use)	means a strategy that provides for mitigation measures to achieve and maintain a level of tolerable risk that is specifically developed to address the characteristics, nature and scale of the use considering: (a) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (b) the ability of occupants of the vulnerable use to: (i) protect themselves and defend property from bushfire attack; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of a bushfire; and (c) any bushfire protection measures available to reduce risk to emergency service personnel.
fire fighting water point	means the point where a fire appliance is able to connect to a water supply for fire fighting purposes. This includes a coupling in the case of a fire hydrant, offtake or outlet, or the minimum water level in the case of a static water supply.
fire hydrant	means as described in *Australian Standard AS2419.1-2005 Fire hydrant installations, Part 1:System design, installation and commissioning*.
hardstand	means as described in *Australian Standard AS 2419.1-2005 Fire hydrant installations, Part1:System design, installation and commissioning*.
hazard management area	means the area, between a habitable building or building area and bushfire-prone vegetation, which provides access to a fire front for fire fighting, which is maintained in a minimal fuel condition and in which there are no other hazards present which will significantly contribute to the spread of a bushfire.
hazardous use	means a use where:

Term	Definition
	(a) hazardous chemicals of a manifest quantity are stored on a site; or (b) explosives are stored on a site and where classified as an explosives location or large explosives location as specified in the *Explosives Act 2012*.
hose lay	means the distance between two points established by a fire hose laid out on the ground, inclusive of obstructions.
property access	means the carriageway which provides vehicular access from the carriageway of a road onto land, measured along the centre line of the carriageway, from the edge of the road carriageway to the nearest point of the building area.
static water supply	means water stored in a tank, swimming pool, dam, or lake, that is available for fire fighting purposes at all times.
TFS	means Tasmania Fire Service.
vulnerable use	means a use that is within one or more of the following use classes: (a) Custodial Facility; (b) Education and Occasional Care; (c) Hospital Services; (d) Residential if the use is for assisted housing, residential care facility, respite centre or retirement village.
water corporation	means the corporation within the meaning of the *Water and Sewerage Corporation Act 2012*.

C13.4 Use or Development Exempt from this Code

C13.4.1 The following use or development is exempt from this code:

(a) any use or development that the TFS or an accredited person, having regard to the objective of all applicable standards in this code, certifies there is an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures; and

(b) adjustment of a boundary in accordance with clause 7.3 of this planning scheme.

C13.5 Use Standards

C13.5.1 Vulnerable uses

Objective:	That vulnerable uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the vulnerable use and the bushfire hazard.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A vulnerable use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use; (b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy (vulnerable use) and bushfire hazard management plan; and (e) other advice, if any, from the TFS.
A2 An emergency management strategy (vulnerable use) is endorsed by the TFS or accredited person.	**P2** No Performance Criterion.
A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	**P3** No Performance Criterion.

C13.5.2 Hazardous uses

Objective:	That hazardous uses can only be located on land within a bushfire-prone area where tolerable risks are achieved through mitigation measures that take into account the specific characteristics of both the hazardous use and the bushfire hazard.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** A hazardous use must only be located in a bushfire-prone area if a tolerable risk from bushfire can be achieved and maintained, having regard to: (a) the location, characteristics, nature and scale of the use;

	(b) whether there is an overriding benefit to the community; (c) whether there is no suitable alternative lower-risk site; (d) the emergency management strategy (hazardous use) and bushfire management plan; and (e) other advice, if any, from the TFS.
A2 An emergency management strategy (hazardous use) endorsed by the TFS or accredited person.	**P2** No Performance Criterion.
A3 A bushfire hazard management plan that contains appropriate bushfire protection measures that is certified by the TFS or an accredited person.	**P3** No Performance Criterion.

C13.6 Development Standards for Subdivision

C13.6.1 Provision of hazard management areas

Objective:	That subdivision provides for hazard management areas that: (a) facilitate an integrated approach between subdivision and subsequent building on a lot; (b) provide for sufficient separation of building areas from bushfire-prone vegetation to reduce the radiant heat levels, direct flame attack and ember attack at the building area; and (c) provide protection for lots at any stage of a staged subdivision.

Acceptable Solutions	**Performance Criteria**
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of hazard management areas as part of a subdivision; or (b) The proposed plan of subdivision: (i) shows all lots that are within or partly within a bushfire-prone area, including those developed at each stage of a staged subdivision; (ii) shows the building area for each lot; (iii) shows hazard management areas between bushfire-prone vegetation and	**P1** A proposed plan of subdivision shows adequate hazard management areas in relation to the building areas shown on lots within a bushfire-prone area, having regard to: (a) the dimensions of hazard management areas; (b) a bushfire risk assessment of each lot at any stage of staged subdivision; (c) the nature of the bushfire-prone vegetation including the type, fuel load, structure and flammability; (d) the topography, including site slope;

each building area that have dimensions equal to, or greater than, the separation distances required for BAL 19 in Table 2.4.4 of *Australian Standard AS3959–2009 Construction of buildings in bushfire-prone areas*; and (iv) is accompanied by a bushfire hazard management plan that addresses all the individual lots and that is certified by the TFS or accredited person, showing hazard management areas equal to, or greater than the separation distances required for BAL 19 in Table 2.4.4 of *Australian Standard AS3959-2009 Construction of buildings in bushfire-prone Areas*; and (c) if hazard management areas are to be located on land external to the proposed subdivision the application is accompanied by the written consent of the owner of that land to enter into an agreement under section 71 of the Act that will be registered on the title of the neighbouring property providing for the affected land to be managed in accordance with the bushfire hazard management plan.	(e) any other potential forms of fuel and ignition sources; (f) separation distances from the bushfire-prone vegetation not unreasonably restricting subsequent development; (g) an instrument that will facilitate management of fuels located on land external to the subdivision; and (h) any advice from the TFS.

C13.6.2 Public and fire fighting access

Objective:	That access roads to, and the layout of roads, tracks and trails, in a subdivision: (a) allow safe access and egress for residents, fire fighters and emergency service personnel; (b) provide access to the bushfire-prone vegetation that enables both property to be defended when under bushfire attack, and for hazard management works to be undertaken; (c) are designed and constructed to allow for fire appliances to be manoeuvred; (d) provide access to water supplies for fire appliances; and (e) are designed to allow connectivity, and where needed, offering multiple evacuation points.

Acceptable Solutions	**Performance Criteria**
A1 (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant specific measures for public access in the subdivision for the purposes of fire fighting;	**P1** A proposed plan of subdivision shows access and egress for residents, fire-fighting vehicles and emergency service personnel to enable protection from bushfires, having regard to:

or (b) A proposed plan of subdivision showing the layout of roads, fire trails and the location of property access to building areas, is included in a bushfire hazard management plan that: (i) demonstrates proposed roads will comply with Table C13.1, proposed property accesses will comply with Table C13.2 and proposed fire trails will comply with Table C13.3 and (ii) is certified by the TFS or an accredited person.	(a) appropriate design measures, including: (i) two way traffic; (ii) all weather surfaces; (iii) height and width of any vegetation clearances; (iv) load capacity; (v) provision of passing bays; (vi) traffic control devices; (vii) geometry, alignment and slope of roads, tracks and trails; (viii) use of through roads to provide for connectivity; (ix) limits on the length of cul-de- sacs and dead-end roads; (x) provision of turning areas; (xi) provision for parking areas; (xii) perimeter access; and (xiii) fire trails; and (b) the provision of access to: (i) bushfire-prone vegetation to permit the undertaking of hazard management works; and (ii) fire fighting water supplies; and (c) any advice from the TFS.

Table C13.1: Standards for Roads

Element		Requirement
A.	Roads.	Unless the development standards in the zone require a higher standard, the following apply: (a) two-wheel drive, all-weather construction; (b) load capacity of at least 20 tonnes, including for bridges and culverts; (c) minimum carriageway width is 7m for a through road, or 5.5m for a dead-end or cul-de-sac road; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; (h) curves have a minimum inner radius of 10m; (i) dead-end or cul-de-sac roads are not more than 200m in length unless the carriageway is 7m in width; (j) dead-end or cul-de-sac roads have a turning circle with a minimum 12m outer radius; and (k) carriageways less than 7m wide have 'No Parking' zones on one side, indicated by a road sign that complies with *Australian Standard, AS 1743-2001 Road signs-Specifications.*

Table C13.2: Standards for Property Access

Element		Requirement
A.	Property access length is less than 30m; or access is not required for a fire appliance to access a fire fighting water point.	There are no specified design and construction requirements.
B.	Property access length is 30m or greater; or access is required for a fire appliance to a fire fighting water point.	The following design and construction requirements apply to property access: (a) all-weather construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 0.5m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed roads, and 10 degrees (1:5.5 or 18%) for unsealed roads; and (j) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a property access encircling the building; or (iii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.
C.	Property access length is 200m or greater.	The following design and construction requirements apply to property access: (a) the requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.
D.	Property access length is greater than 30m, and access is provided to 3 or more properties.	The following design and construction requirements apply to property access: (a) complies with requirements for B above; and (b) passing bays of 2m additional carriageway width and 20m length must be provided every 100m.

Table C13.3: Standards for Fire Trails

Element		Requirement
A.	All fire trails.	The following design and construction requirements apply: (a) all-weather, 4-wheel drive construction; (b) load capacity of at least 20t, including for bridges and culverts; (c) minimum carriageway width of 4m; (d) minimum vertical clearance of 4m; (e) minimum horizontal clearance of 2m from the edge of the carriageway; (f) cross falls of less than 3 degrees (1:20 or 5%); (g) dips less than 7 degrees (1:8 or 12.5%) entry and exit angle; (h) curves with a minimum inner radius of 10m; (i) maximum gradient of 15 degrees (1:3.5 or 28%) for sealed fire trails, and 10 degrees (1:5.5 or 18%) for unsealed fire trails; (j) gates if installed at fire trail entry, have a minimum width of 3.6m, and if locked, keys are provided to TFS; and (k) terminate with a turning area for fire appliances provided by one of the following: (i) a turning circle with a minimum outer radius of 10m; or (ii) a hammerhead “T” or “Y” turning head 4m wide and 8m long.
B.	Fire trail length is 200m or greater.	The following design and construction requirements apply: (a) the requirements for A above; and (b) passing bays of 2m additional carriageway width and 20m length provided every 200m.

C13.6.3 Provision of water supply for fire fighting purposes

Objective:	That an adequate, accessible and reliable water supply for the purposes of fire fighting can be demonstrated at the subdivision stage to allow for the protection of life and property associated with the subsequent use and development of bushfire-prone areas.

Acceptable Solutions	**Performance Criteria**
A1 In areas serviced with reticulated water by the water corporation: (a) TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant the provision of a water supply for fire fighting purposes; (b) A proposed plan of subdivision showing the layout of fire hydrants, and building areas, is included in a bushfire hazard management plan approved by the TFS or accredited person as being compliant with Table C13.4; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	**P1** No Performance Criterion.
A2 In areas that are not serviced by reticulated water by the water corporation: (a) The TFS or an accredited person certifies that there is an insufficient increase in risk from bushfire to warrant provision of a water supply for fire fighting purposes; (b) The TFS or an accredited person certifies that a proposed plan of subdivision demonstrates that a static water supply, dedicated to fire fighting, will be provided and located compliant with Table C13.5; or (c) A bushfire hazard management plan certified by the TFS or an accredited person demonstrates that the provision of water supply for fire fighting purposes is sufficient to manage the risks to property and lives in the event of a bushfire.	**P2** No Performance Criterion.

Table C13.4: Reticulated Water Supply for Fire Fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 120m of a fire hydrant; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Design criteria for fire hydrants.	The following requirements apply: (a) fire hydrant system must be designed and constructed in accordance with *TasWater Supplement to Water Supply Code of Australia, WSA 03-2011-3.1 MRWA 2nd edition*; and (b) fire hydrants are not installed in parking areas.
C.	Hardstand.	A hardstand area for fire appliances must be provided: (a) no more than 3m from the hydrant, measured as a hose lay; (b) no closer than 6m from the building area to be protected; (c) with a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

Table C13.5: Static Water Supply for Fire Fighting

Element		Requirement
A.	Distance between building area to be protected and water supply.	The following requirements apply: (a) the building area to be protected must be located within 90m of the fire fighting water point of a static water supply; and (b) the distance must be measured as a hose lay, between the fire fighting water point and the furthest part of the building area.
B.	Static Water Supplies.	The static water supply: (a) may have a remotely located offtake connected to the static water supply; (b) may be a supply for combined use (fire fighting and other uses) but the specified minimum quantity of fire fighting water must be available at all times; (c) must be a minimum of 10,000L per building area to be protected. This volume of water must not be used for any other purpose including fire fighting sprinkler or spray systems; (d) must be metal, concrete or lagged by non-combustible materials if above ground; and (e) if a tank can be located so it is shielded in all directions in compliance with Section 3.5 of *Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas*, the tank may be constructed of any material provided that the lowest 400mm of the tank exterior is protected by: (i) metal; (ii) non-combustible material; or (iii) fibre-cement a minimum of 6mm thickness.
C.	Fittings, pipework and accessories (including stands and tank supports).	Fittings and pipework associated with a fire fighting water point for a static water supply must: (a) have a minimum nominal internal diameter of 50mm; (b) be fitted with a valve with a minimum nominal internal diameter of 50mm; (c) be metal or lagged by non-combustible materials if above ground; (d) if buried, have a minimum depth of 300mm[1]; (e) provide a DIN or NEN standard forged Storz 65 mm coupling fitted

[1] Compliant with *Australian/New Zealand Standard AS/NZS 3500.1:2003 Plumbing and drainage, Part 1: Water Services* Clause, 5.23

		with a suction washer for connection to fire fighting equipment; (f) ensure the coupling is accessible and available for connection at all times; (g) ensure the coupling is fitted with a blank cap and securing chain (minimum 220mm length); (h) ensure underground tanks have either an opening at the top of not less than 250mm diameter or a coupling compliant with this Table; and (i) if a remote offtake is installed, ensure the offtake is in a position that is: (i) visible; (ii) accessible to allow connection by fire fighting equipment; (iii) at a working height of 450 – 600mm above ground level; and (iv) protected from possible damage, including damage by vehicles.
D.	Signage for static water connections.	The fire fighting water point for a static water supply must be identified by a sign permanently fixed to the exterior of the assembly in a visible location. The sign must comply with: (a) water tank signage requirements of *Australian Standard AS 2304-2011 Water storage tanks for fire protection systems*; or (b) *Water Supply Signage Guideline, version 1.0*, Tasmanian Fire Service, February 2017.
E.	Hardstand.	A hardstand area for fire appliances must be: (a) no more than 3m from the firefighting water point, measured as a hose lay (including the minimum water level in dams, swimming pools and the like); (b) no closer than 6m from the building area to be protected; (c) a minimum width of 3m constructed to the same standard as the carriageway; and (d) connected to the property access by a carriageway equivalent to the standard of the property access.

C14.0 Potentially Contaminated Land Code

C14.1 Purpose of the Potentially Contaminated Land Code

The purpose of the Potentially Contaminated Land Code is:

C14.1.1 To ensure that use or development of potentially contaminated land does not adversely impact on human health or the environment.

C14.2 Application of this Code

C14.2.1 This code applies to a sensitive use, a use listed in a Use Class in Table C14.1 as one of the specified uses, or development, on land that:

(a) is shown on an overlay map in the relevant Local Provisions Schedule as within an area of potentially contaminated land;

(b) the planning authority knows to have been used for a potentially contaminating activity, by reference to:

(i) a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*; or

(ii) a previous permit;

(c) the planning authority reasonably suspects may be contaminated by reference to:

(i) a notice issued in accordance with Part 5A of the Environmental Management and Pollution Control Act 1994; or

(ii) advice from the Director that it is likely that contamination has migrated onto the land; or

(d) has been identified as having been used, or may have been used, for a potentially contaminating activity, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated:

(i) in a report lodged with the application; or

(ii) in a report prepared by a site contamination practitioner in response to a request under section 54 of the Act.

C14.2.2 The planning authority may only make a request under clause C14.2.1(d)(ii) where it reasonably believes, based on information in its possession that the land has been used, or may have been used, for one of the potentially contaminating activities listed in Table C14.2, or as land onto which it is likely that contamination from a potentially contaminating activity has migrated.

Table C14.1 Specified Use

Use Class	Specified Use
Passive Recreation	If for public parks, gardens and playgrounds.
Sports and Recreation	If for outdoor recreation facilities.

C14.3 Definition of Terms

C14.3.1 In this code, unless the contrary intention appears:

Term	Definition
background concentration	means as defined in Part 5A of the *Environmental Management and Pollution Control Act 1994.*
contaminated	means the condition of land or water, where any chemical substance, or waste, has been added as a direct or indirect result of human activity at above background concentration, and represents or potentially represents an adverse impact on human health or the environment.
environmental site assessment	means a report prepared by a site contamination practitioner or a person approved by the Director for the purpose of this code on the nature, extent and levels of existing contamination and the actual or potential risk to human health or the environment, on or off the site, resulting from that contamination, prepared in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999.*
Director	means as defined in the *Environmental Management and Pollution Control Act 1994*.
person approved by the Director for the purpose of this code	means a contaminated land auditor accredited under the following legislation: (a) *Contaminated Land Management Act 1997* (NSW); (b) *Environment Protection Act 1993* (SA); (c) *Environment Protection Act 1970* (Vic); (d) *Contaminated Sites Act 2003* (WA); or (e) *Environment Protection Act 1994* (Qld), and approved by the Director to provide certification of land in Tasmania.
potentially contaminating activity	means an activity listed in Table C14.2 as a potentially contaminating activity that is not directly associated with and subservient to Residential.
potentially contaminated land	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule as potentially contaminated land; (b) the planning authority knows to have been used for a potentially contaminating activity in accordance with C14.2.1(b); (c) the planning authority reasonably suspects may be contaminated in accordance with C14.2.1(c); or (d) identified in a report for the purposes of C14.2.1(d).
site history	means the collection of information from historical sources to determine if a site is likely to have been impacted by a potentially contaminating activity.
site contamination practitioner	means a person who is certified under the Site Contamination Practitioners Australia (SCP Australia) scheme, or a contaminated land practitioners scheme that is endorsed by the Director.

C14.4 Use or Development Exempt from this Code

C14.4.1 The following use or development is exempt from this code:

(a) development:

(i) to investigate whether a potentially contaminating activity has contaminated the land; or

(ii) in accordance with a notice issued in accordance with Part 5A of the *Environmental Management and Pollution Control Act 1994*;

(b) development that does not involve disturbance of more than 1m^2 of land;

(c) any use or development where a site history prepared by a site contamination practitioner or a person approved by the Director for the purpose of this code, has been provided to the planning authority and that site history confirms potentially contaminating activities did not contaminate the site;

(d) any use or development that the Director, or a person approved by the Director for the purpose of this code, having regard to the applicable standards in this code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures; or

(e) any use or development that operates in accordance with an approval granted as a result of an assessment of that use or development by the Board of the Environment Protection Authority.

C14.5 Use Standards

C14.5.1 Suitability for intended use

Objective:	That potentially contaminated land is suitable for a sensitive use or a Use Class listed in Table C14.1 and is one of the specified uses.

Acceptable solutions	**Performance Criteria**
A1 The Director, or a person approved by the Director for the purpose of this code: (a) certifies that land is suitable for the intended use; or (b) certifies a plan to manage contamination and associated risk to human health or the environment, so that the land is suitable for the intended use, or if in relation to redevelopment on land subject to the *Macquarie Point Development Corporation Act 2012*, the intended use must be in accordance with a certificate that has been or will be granted by an accredited environmental auditor.	**P1** Land is suitable for the intended use, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) an environmental site assessment that includes a plan, to manage contamination and associated risk to human health or the environment that includes: (i) any specific remediation and protection measures required to be implemented before any use commences; and (ii) a statement that the land will be suitable for the intended use.

C14.6 Development Standards for Building and Works

C14.6.1 Excavation works, excluding land subject to the *Macquarie Point Development Corporation Act 2012*

Objective:	That works involving excavation of potentially contaminated land, excluding on land subject to the *Macquarie Point Development Corporation Act 2012,* do not adversely impact on human health or the environment.

Acceptable solutions	**Performance Criteria**
A1 Excavation, excluding on land subject to the *Macquarie Point Development Corporation Act 2012,* must involve less than 250m^3 of site disturbance.	**P1** Excavation, excluding on land subject to the *Macquarie Point Development Corporation Act 2012,* must not have an adverse impact on human health or the environment, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) an environmental site assessment, including a plan to manage contamination and associated risk to human health and the environment, that includes: (i) any specific remediation and protection measures required to be implemented before excavation commences; and (ii) a statement that the excavation does not adversely impact on human health or the environment.

C14.6.2 Redevelopment on land subject to the *Macquarie Point Development Corporation Act 2012*

Objective:	That redevelopment of land subject to the *Macquarie Point Development Corporation Act 2012* occurs to a standard that is satisfactory for the purposes of redevelopment of the site, and does not have an adverse impact on human health or the environment, in accordance with section 39F of the *Macquarie Point Development Corporation Act 2012*.

Acceptable Solutions	**Performance Criteria**
A1 Redevelopment of land subject to the *Macquarie Point Development Corporation Act 2012* must be in accordance with a certificate that has been or will be granted by an accredited environmental auditor.	**P1** No Performance Criterion.

C14.7 Development Standards for Subdivision

C14.7.1 Subdivision for sensitive use

Objective:	That subdivision of potentially contaminated land that allows for a sensitive use or a Use Class listed in Table C14.1, and is one of the specified uses, does not adversely impact on human health or the environment.

Acceptable solutions	**Performance Criteria**
A1 For subdivision of land, the Director, or a person approved by the Director for the purpose of this code: (a) certifies that the land is suitable for the intended use or development; or (b) certifies a plan to manage contamination and associated risk to human health or the environment, so that the subdivision does not adversely impact on human health or the environment and is suitable for its intended use or development.	**P1** Subdivision of potentially contaminated land does not adversely impact on human health or the environment and is suitable for its intended use or development, having regard to: (a) an environmental site assessment that demonstrates there is no evidence the land is contaminated; (b) an environmental site assessment that demonstrates that the level of contamination does not present a risk to human health or the environment; or (c) an environmental site assessment, including a plan to manage contamination and associated risk to human health and the environment, that includes: (i) any specific remediation and protection measures required to be implemented before any use or development commences; and (ii) a statement that the land is suitable for the intended use or development.

Table C14.2 Potentially Contaminating Activities

Potentially Contaminating Activity	**Potentially Contaminating Activity**
Acid / alkali plant and formulation	Mineral processing
Ammunition manufacture and usage (e.g. shooting ranges)	Mine sites involving waste rock or tailings deposits
Asbestos production, handling or disposal	Oil or gas production or refining
Asphalt/bitumen manufacturing	Paint manufacture and formulation
Battery manufacturing or recycling	Pesticide manufacture and formulation
Boat/ship building, marinas, slip ways and associated boat yards	Petroleum product or oil storage
Boiler or kiln usage	Pharmaceutical manufacture and formulation
Chemical manufacture and formulation (e.g. fertilisers, paints, pesticides, photography, plastics, solvents)	Power stations
Commercial engine and machinery repair sites	Printing
Drum conditioning works	Radio-active material usage (e.g. hospitals)
Dry cleaning establishments	Railway yards
Electrical transformers	Scrap yards and recycling facilities
Ethanol production plants	Sewage treatment plants
Explosives industries	Sheep and cattle dips
Fertiliser manufacturing plants	Sites of fires involving hazardous materials, including firefighting foam use
Fill material imported onto a site from a potentially contaminated source	Sites of incidents involving release of hazardous materials
Foundry operations	Spray painting industries
Gas works	Spray storage and mixing sites (e.g. for orchards)
Herbicide manufacture	Tanning and associated trades
Industrial activities involving hazardous chemicals in significant quantities	Textile operations
Iron and steel works	Tyre manufacturing and retreading works

Potentially Contaminating Activity	**Potentially Contaminating Activity**
Landfill sites, including on-site waste disposal and refuse pits	Wood preservation and storage or cutting of treated timber
Metal smelting, refining or finishing	Wool scouring
Metal treatments (e.g. electroplating) and abrasive blasting	

C15.0 Landslip Hazard Code

C15.1 Code Purpose

The purpose of the Landslip Hazard Code is:

C15.1.1 To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

C15.2 Application of this Code

C15.2.1 This code applies to:

(a) use or development of land within a landslip hazard area; or

(b) use or development of land identified in a report, that is lodged with an application, or required in response to a request under section 54 of the Act, as having potential to cause or contribute to a landslip.

C15.2.2 The planning authority may only make a request under clause C15.2.1(b) where it reasonably believes, based on information in its possession, that the use or development of land has the potential to cause or contribute to landslip.

C15.3 Definition of Terms

C15.3.1 In this code, unless the contrary intention appears:

Term	**Definition**
critical use	means a use that is within one of the following Use Classes: (a) Emergency Services; or (b) Hospital Services.
geotechnical practitioner	means: (a) a person holding a building services license issued under the *Occupational Licensing Act 2005* in the class of engineer-civil; (b) a geotechnical engineer acting within their area of competence; or (c) an engineering geologist acting within their area of competence.
hazardous use	means a use that is within one or more of the following use classes: (a) Crematoria and Cemeteries; (b) Extractive Industries, if the use involves the storage of a hazardous chemical of a manifest quantity; (c) Hospital Services, if the use involves the storage of a hazardous chemical of a manifest quantity; (d) Manufacturing and Processing, if the use involves the storage of a hazardous chemical of a manifest quantity; (e) Recycling and Waste Disposal; (f) Research and Development, if the use involves the storage of a hazardous chemical of a manifest quantity; (g) Storage, if the use involves the storage of a hazardous chemical of a

Term	Definition
	manifest quantity; (h) Transport Depot and Distribution, if the use involves the storage of a hazardous chemical of a manifest quantity; (i) Utilities, if the use involves the storage of a hazardous chemical of a manifest quantity; or (j) Vehicles Fuel Sales and Service.
landslide	means landslip for the purposes of this code.
landslip	means the downslope movement of a mass of rock, debris, or earth.
landslip hazard area	means land: (a) shown on an overlay map in the relevant Local Provisions Schedule, as within a landslip hazard area, which is classified into one of four landslip hazard bands; or (b) identified in a report for the purposes of C15.2.1 (b).
landslip hazard bands	means the classification of land within a landslip hazard area into one of the following landslip hazard bands: (a) low (b) medium; (c) medium-active; or (d) high
landslip hazard report	means a report prepared using the methodology of the *Practice Note Guidelines for Landslide Risk Management 2007* by a geotechnical practitioner and must include: (a) details of, and be signed by, the person who prepared or verified the report; (b) confirmation that the person has the appropriate qualifications and expertise; (c) confirmation that the report has been prepared in accordance with any methodology specified by a State authority; (d) a report of a geotechnical site investigation undertaken consistent with *Australian Standard AS 1726-2017 Geotechnical site investigations*; (e) conclusions based on consideration of the proposed use or development; (i) as to whether the use or development is likely to cause or contribute to the occurrence of a landslip event on the site or on adjacent land; (ii) as to whether the use or development can achieve and maintain a tolerable risk for the intended life of the development, having regard to: a. the nature, intensity and duration of the use; b. the type, form and duration of any development; c. the likely change in the risk across the intended life of the use or development; d. the ability to adapt to a change in the risk; e. the ability to maintain access to utilities and services; f. the need for specific landslip reduction or protection

Term	Definition
	measures on the site; g. the need for landslip reduction or protection measures beyond the boundary of the site; and h. any landslip management plan in place for the site or adjacent land; (iii) any advice relating to the ongoing management of the use or development; and (iv) relating to any matter specifically required by Performance Criteria in this code.
landslip management plan	means a management plan for a landslip hazard area endorsed by the relevant council.
significant works	means any of the following: (a) excavation equal to or greater than 1m in depth, including temporary excavations for the installation or maintenance of services or pipes; (b) excavation or land filling of greater than $100m^3$ whether or not material is sourced on the site or imported; (c) felling or removal of vegetation over a contiguous area greater than $1000m^2$; (d) the collection, pooling or storage of water in a dam, pond, tank or swimming pool with a volume of more than 45 000L; (e) removal, redirection, or introduction of drainage for surface or groundwater; and (f) discharge of stormwater, sewage, water storage overflow or other wastewater.
vulnerable use	means a use that is within one or more of the following Use Classes: (a) Custodial Facility; (b) Education and Occasional Care; (c) Residential, if for respite centre, residential care facility, retirement village or assisted housing; or (d) Visitor Accommodation, if the use is to accommodate more than 12 guests.

C15.4 Use or Development Exempt from this Code

C15.4.1 The following use or development is exempt from this code:

(a) use of land within a low or medium landslip hazard band, excluding for a critical use, hazardous use or vulnerable use;

(b) use or development of land for Extractive Industry where a mining lease under the *Mineral Resources and Development Act 1995* is in force, excluding a hazardous use;

(c) use of land for:

(i) Natural and Cultural Values Management;

(ii) Passive Recreation;

(iii) Resource Development; or

(iv) Utilities;

(d) development on land within a low or medium landslip hazard band that requires authorisation under the *Building Act 2016*;

(e) development, including subdivision, on land within a low landslip hazard band, if it does not involve significant works;

(f) development for Resource Development on land within the low or medium landslip hazard band, if it does not involve significant works;

(g) development for minor utilities or linear utilities associated with sewer, water, or stormwater systems, electricity, gas, telecommunications and roads, if it does not involve significant works;

(h) subdivision of land within the medium-active or high landslip hazard band, if it does not involve any works; and

(i) subdivision of land within a medium landslip hazard band if:

(i) it does not involve significant works; or

(ii) it does not create a new road, or extend an existing road.

C15.5 Use Standards

C15.5.1 Use within a landslip hazard area

Objective:	That uses, including critical, hazardous or vulnerable use, can achieve and maintain a tolerable risk from exposure to a landslip for the nature and intended duration of the use.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** A use, including a critical use, hazardous use, or vulnerable use, within a landslip hazard area achieve and maintain a tolerable risk from exposure to landslip, having regard to: (a) the type, form and duration of the use; and (b) a landslip hazard report that demonstrates that: (i) any increase in the level of risk from landslip does not require any specific hazard reduction or protection measure; or (ii) the use can achieve and maintain a tolerable risk for the intended life of the use, and **P1.2** If landslip reduction or protection measures are required on land beyond the boundary of the site, the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the landslip reduction or protection measures.
A2 No Acceptable Solution.	**P2** In addition to the requirements in clause C15.5.1 P1.1, a critical use within a landslip hazard area must achieve and maintain a tolerable risk from landslip, having regard to: (a) the impact on the ability of the use to respond to a landslip event; (b) the impact on ability of the use to function and maintain service during the landslip and recovery period; (c) any interruption to the operation of the critical use in locations external to the immediate impact of the landslip event; (d) the creation of risk to the health or safety of people from damage or disruption to: (i) a water supply service; (ii) an energy supply; or (iii) the drainage and treatment of waste water;

	(e) any advice contained in a landslip hazard report; and (f) any advice from a State authority, regulated entity or a council.
A3 No Acceptable Solution.	**P3** In addition to the requirements in clause C15.5.1 P1.1, a hazardous use within a landslip hazard area must achieve and maintain a tolerable risk, having regard to: (a) the health and safety of people; (b) any impact on property; (c) any impact on the environment; (d) the advice contained in a landslip hazard report; and (e) any advice from a State authority, regulated entity or a council.
A4 No Acceptable Solution.	**P4** In addition to the requirements in clause C15.5.1 P1.1, a vulnerable use within a landslip hazard area must be protected from landslip, having regard to: (a) any protection measures, existing or proposed; (b) the ability and capability of people in a landslip event who may live, work or visit the site, to: (i) protect themselves; (ii) evacuate in an emergency; and (iii) understand and respond to instructions in the event of an emergency; (c) any emergency evacuation plan; (d) the advice contained in a landslip hazard report; and (e) any advice from a State authority, regulated entity or a council.

C15.6 Development Standards for Buildings and Works

C15.6.1 Building and works within a landslip hazard area

Objective:	That building and works on land within a landslip hazard area can: (a) minimise the likelihood of triggering a landslip event; and (b) achieve and maintain a tolerable risk from a landslip.

Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1.1** Building and works within a landslip hazard area must minimise the likelihood of triggering a landslip event and achieve and maintain a tolerable risk from landslip, having regard to: (a) the type, form, scale and intended duration of the development; (b) whether any increase in the level of risk from a landslip requires any specific hazard reduction or protection measures; (c) any advice from a State authority, regulated entity or a council; and (d) the advice contained in a landslip hazard report, and **P1.2** A landslip hazard report also demonstrates that the buildings and works do not cause or contribute to landslip on the site, on adjacent land or public infrastructure, and **P1.3** If landslip reduction or protection measures are required beyond the boundary of the site the consent in writing of the owner of that land must be provided for that land to be managed in accordance with the specific hazard reduction or protection measures.

C15.7 Development Standards for Subdivision

C15.7.1 Subdivision within a landslip hazard area

Objective:	That subdivision within a landslip hazard area does not create an opportunity for use or development that cannot achieve a tolerable risk from a landslip.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area, must: (a) be able to contain a building area, vehicle access, and services, that are wholly located outside a landslip hazard area; (b) be for the creation of separate lots for existing buildings; (c) be required for public use by the Crown, a council or a State authority; or (d) be required for the provision of Utilities.	**P1** Each lot, or a lot proposed in a plan of subdivision, within a landslip hazard area must not create an opportunity for use or development that cannot achieve a tolerable risk from landslip, having regard to: (a) any increase in risk from a landslip for adjacent land; (b) the level of risk to use or development arising from an increased reliance on public infrastructure; (c) the need to minimise future remediation works; (d) any loss or substantial compromise, by a landslip, of access to the lot on or off site; (e) the need to locate building areas outside the landslip hazard area; (f) any advice from a State authority, regulated entity or a council; and (g) the advice contained in a landslip hazard report.

C16.0 Safeguarding of Airports Code

C16.1 Code Purpose

The purpose of the Safeguarding of Airports Code is:

C16.1.1 To safeguard the operation of airports from incompatible use or development.

C16.1.2 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

C16.2 Application of this Code

C16.2.1 This code applies to:

(a) a sensitive use within an airport noise exposure area; and

(b) development within an airport obstacle limitation area.

C16.3 Definition of Terms

C16.3.1 In this code, unless the contrary intention appears:

Term	**Definition**
airport master plan	means a final master plan: (a) approved under the *Airports Act 1996* (Commonwealth); or (b) prepared and adopted for a non-Commonwealth-leased airport.
airport noise exposure area	means land shown on an overlay map in the relevant Local Provisions Schedule to be within an airport noise exposure area.
airport obstacle limitation area	means land in the vicinity of an airport shown on an overlay map in the relevant Local Provisions Schedule on which specific limits expressed by AHD apply for the height of development as are necessary to protect aircraft movement and safety in accordance with the applicable Obstacle Limitation Surfaces and Procedures for Air Navigation Services – Aircraft Operations for that airport.
Commonwealth-leased airport	means the: (a) Hobart International Airport; and (b) Launceston Airport.
Obstacle Limitation Surfaces	means the conceptual surfaces associated with an airport runway which: (a) are defined by reference to the conventional pattern required by aircraft to manoeuvre for take-off and approach for landing when the pilot is flying by sight; and (b) specify a height limitation for vertical obstacles that have the potential to become obstacles to aircraft operations.

Term	Definition
Procedures for Air Navigation Services – Aircraft Operations	means the conceptual surfaces associated with an airport runway which: (a) are defined by reference to the safe minimum altitude to which an aircraft can manoeuvre for circumstances where the aircraft is guided solely by instruments in conditions of poor visibility; and (b) specify a height limitation for vertical obstacles that have the potential to become obstacles to aircraft operations.

C16.4 Use or Development Exempt from this Code

C16.4.1 The following use or development is exempt from this code:

(a) development that is not more than the AHD height specified for the site of the development in the relevant airport obstacle limitation area.

C16.5 Use Standards

C16.5.1 Sensitive use within an airport noise exposure area

Objective:	That: (a) sensitive uses are appropriately located or designed to minimise exposure to excessive aircraft noise; and (b) the operation of airports are not compromised by the amenity expectations of sensitive uses.

Acceptable Solutions	Performance Criteria
A1 A sensitive use must not be located within an airport noise exposure area.	**P1** A sensitive use within an airport noise exposure area must be located and designed to minimise exposure to excessive aircraft noise, having regard to: (a) the location, orientation and elevation of the site relative to aircraft flight paths; (b) the current and future type and frequency of aircraft operating from the airport; (c) the type of use and the operational requirements for the use; (d) the layout and construction of buildings associated with the use; (e) the need to not compromise the future operation of the airport; (f) the noise attenuation measures required by Section 3 of the *Australian Standard AS 2021 – 2015, Acoustics – Aircraft Noise Intrusion –*

	Building Siting and Construction; (g) the requirements of any relevant airport master plan; and (h) any advice from the airport operator or Airservices Australia.

C16.6 Development Standards for Buildings and Works

C16.6.1 Buildings and works within an airport obstacle limitation area

Objective:	That buildings and works do not interfere with safe aircraft operations in the vicinity of an airport and on land within an airport obstacle limitation area.
Acceptable Solutions	**Performance Criteria**
A1 Buildings and works within an airport obstacle limitation area associated with a Commonwealth-leased airport that exceed the specified height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must have approval from the relevant Commonwealth department under the *Airports Act 1996* (Commonwealth).	**P1** No Performance Criterion.
A2 No Acceptable Solution.	**P2** Buildings and works within an airport obstacle limitation area associated with a non-Commonwealth-leased airport that exceed the specified height limit shown on the airport obstacle limitation area overlay applicable for the site of the development must not create an obstruction or hazard for the operation of aircraft, having regard to any advice from: (a) Airservices Australia; (b) the Civil Aviation Safety Authority; and (c) the airport operator.

C16.7 Development Standards for Subdivision

C16.7.1 Subdivision

Objective:	To provide for subdivision: (a) that allows for sensitive use to be suitably located to avoid exposure to excessive aircraft noise; and (b) so that future development for sensitive use does not compromise the operation of airports.

Acceptable Solutions	**Performance Criteria**
A1 Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must be: (a) be for the creation of separate lots for existing buildings; (b) be required for public use by the Crown, a council or a State authority; (c) be required for the provision of Utilities; (d) be for the consolidation of lots; (e) be for the creation of a lot that contains a building area not less than 10m x 15m entirely located outside of the airport noise exposure area; or (f) not be intended for a sensitive use.	**P1** Each lot, or a lot proposed in a plan of subdivision, within an airport noise exposure area must not create an opportunity for a sensitive use to be exposed to excessive aircraft noise, having regard to: (a) the location, orientation and elevation of the site relative to aircraft flight paths; (b) the current and future type and frequency of aircraft operating from the airport; (c) the type of use and the operational requirements for the use; (d) the layout and construction of buildings associated with the use; (e) the need to not compromise the future operation of the airport; (f) the requirements of any relevant airport master plan; and (g) any advice from the airport operator or Airservices Australia.

State Planning Provisions - Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in State Planning Provision
Australian/New Zealand Standard AS/NZS1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements		C2.6.4 A1 C2.6.7 A1
Australian Standard AS 1726:2017 Geotechnical site investigations		C10.3.1 C15.3.1
Australian Standard AS 1743-2001 Road signs-Specifications		Table C13.1
Australian Standard AS 2021 – 2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction		C16.5.1
Australian Standard AS 2304-2011 Water storage tanks for fire protection systems		Table C13.5
Australian Standard, AS 2419.1-2005 Fire hydrant installations, Part 1:System design, installation and commissioning		C13.3.1
Australian Standard AS2890 – Parking facilities, Parts 1-6		C.2.6.2 A1.1
Australian Standard AS2890.1:2004 – Parking facilities, Part 1: Off-street car parking		C.2.6.2 P1
Australian Standard, AS2890.2:2002 - Parking facilities, Part 2: Off-street commercial vehicle facilities		C2.6.2 P1 C2.6.6 A1 C2.6.6 A2
Australian Standard, AS2890.3-2015 Parking facilities Part 3: Bicycle Parking		C2.6.7 A2 C2.6.7 P2
Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Off-street parking for people with disabilities		C2.6.2 A1.2
Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas		C13.3.1 C13.6.1 A1 Table C13.5

Document Title	Publication Details	Relevant Clause in State Planning Provision
Australian/ New Zealand Standard AS/NZS 3500.1:2003 Plumbing and drainage		Table C13.5
Building Code of Australia	Australian Building Codes Board	3.1.3
The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance, 7th edition, 2013	Kerr, J.S., National Trust of Australia (NSW)	7.4.3
Geocentric Datum of Australia Technical Manual, version 2.4	Intergovernmental Committee on Surveying and Mapping	3.1.3
Guide to Road Design, Part 6A: Paths for Walking and Cycling 2016	Austroads Inc	8.6.2 P1 9.6.2 P1 10.6.2 P1
Guide to Traffic Management Part 12: Traffic Impacts of Development	Austroads Inc	C3.3.1
Practice Note Guidelines for Landslide Risk Management 2007	Australian Geomechanics Society Landslide Taskforce, Landslide Practice Note Working Group	C15.3.1
Land Capability Handbook, Guidelines for the Classification of Agricultural Land in Tasmania, 2nd edition, 1999	Grose, C. J., Department of Primary Industries, Water and Environment	3.1.3
National Environment Protection (Assessment of Site Contamination) Measure 1999	National Environment Protection Council, Department of Environment (Commonwealth), Canberra	C14.3.1
Noise Measurement Procedures Manual, 2nd edition, July 2008	Environment Division, Department of Environment, Parks, Heritage and the Arts, Hobart	C3.6.1 A1
State Road Hierarchy	Department of State Growth	C3.3.1
Tasmanian Biosolids Reuse Guidelines 1999	Department of Primary Industries, Water and Environment	Table C9.1
Tasmanian Coastal Works Manual	Page and Thorp, Department of Primary Industries, Parks, Water and Environment 2010	C7.6.1 P1.1 and P1.2

Document Title	Publication Details	Relevant Clause in State Planning Provision
Tasmanian River Condition Index (TRCI) - Book 2 Hydrology User's	Natural Resource Management South 2009	C7.3.1

Document Title	Publication Details	Relevant Clause in State Planning Provision
Manual		
Tasmanian River Condition Index (TRCI) - Book 3 Physical Form Field Manual	Natural Resource Management South 2009	C7.3.1
TasWater Supplement to Water Supply Code of Australia WSA 03-2011-3.1 MRWA 2nd edition	Tasmanian Water and Sewerage Corporation	Table C13.4
Water Supply Signage Guideline, version 1.0	Tasmanian Fire Service, February 2017	Table C13.5
Wetlands and Waterways Works Manual	Department of Primary Industries Water and Environment 2003	C7.6.1 P1.1 and P2.1

LP1.0 Local Provisions Schedule Requirements

LP1.1 Local Provisions Schedule Structure and Numbering

LP1.1.1 The structure to which each Local Provisions Schedule (LPS) is to conform to the requirements set out in Appendix A.

LP1.1.2 Each clause in each LPS must contain the relevant numbering prefix specified in Table LP1.0 and as shown in Appendix A.

Table LP1.0 Local Provisions Schedule Numbering

Municipal Area	**Prefix**
Break O'Day	BRE
Brighton	BRI
Burnie	BUR
Central Coast	CCO
Central Highlands	CHI
Circular Head	CIR
Clarence	CLA
Derwent Valley	DER
Devonport	DEV
Dorset	DOR
Flinders	FLI
George Town	GEO
Glamorgan-Spring Bay	GLA
Glenorchy	GLE
Hobart	HOB
Huon Valley	HUO
Kentish	KEN
Kingborough	KIN
King Island	KIC
Latrobe	LAT
Launceston	LAU
Meander Valley	MEA
Northern Midlands	NOR
Sorell	SOR
Southern Midlands	SOU
Tasman	TAS
Waratah-Wynyard	WAR
West Coast	WCO
West Tamar	WTA

LP1.2 Zone Maps

LP1.2.1 Each LPS must contain a map that provides for the spatial application of the zones to land in the municipal area.

LP1.2.2 The zone map contained within each LPS must differentiate between Rural Living Zone A, Rural Living Zone B, Rural Living Zone C and Rural Living Zone D and any particular purpose zones.

LP1.3 Local Area Objectives

LP1.3.1 Each LPS may include local area objectives in zones and specific area plans.

LP1.3.2 Local area objectives must be listed in a table in the LPS in separate sub-clauses for each zone or in the specified sub-clause in a specific area plan.

LP1.3.3 If a local area objective is included in a LPS it must be shown on an overlay map identifying the area of the local area objective.

LP1.4 Particular Purpose Zones

LP1.4.1 A particular purpose zone must include:

(a) Zone Purpose;

(b) Use Table;

(c) Development Standards for Buildings and Works; and

(d) Development Standards for Subdivision.

LP1.4.2 The provisions of a particular purpose zone must include each of the headings shown in Appendix A, followed by either the substance of the provision, or the words “This sub-clause is not used in this particular purpose zone”, as the case may be.

LP1.4.3 Any defined terms within a particular purpose zone must be additional to those set out in clause 3.0 and must not change the meaning of a defined term.

LP1.4.4 A particular purpose zone may include two or more areas, such as precincts, within the area of the zone. A particular purpose zone with two or more areas may include:

(a) additional subclauses to identify the application of the particular purpose zone to the different areas; and

(b) separate local area objectives, use tables, and use and development standards to reflect the different areas within the area of the particular purpose zone.

LP1.5 Specific Area Plans

LP1.5.1 A specific area plan must include:

(a) Plan Purpose; and

(b) Application,

as well as at least one other sub-clause, excluding local area objectives, definition of terms or tables.

LP1.5.2 The provisions of a specific area plan must include each of the headings shown in Appendix A followed by either the substance of the provision, or the words “This sub-clause is not used in this specific area plan”, as the case may be.

LP1.5.3 Any defined terms within a specific area plan must be additional to those set out in clause 3.0 and must not change the meaning of an existing defined term.

LP1.5.4 If a specific area plan is included in a LPS it must be shown on an overlay map identifying the area of the specific area plan.

LP1.5.5 A specific area plan may include two or more areas, such as precincts, within the area of the specific area plan. A specific area plan with two or more areas may include:

(a) additional subclauses to identify the application of the specific area plan to the different areas; and

(b) separate local area objectives, use tables, and use and development standards to reflect the different areas within the area of the specific area plan.

LP1.6 Site-specific Qualifications

LP1.6.1 Site-specific qualifications for a particular area of land must be shown on the overlay maps, annotated with the reference number and all information requirements completed in a relevant list in the LPS.

LP1.7 Code Overlay Maps

LP1.7.1 Parking and Sustainable Transport Code

(a) If the planning authority has:

(i) a pedestrian priority street for; or

(ii) parking precinct plan within,

its municipal area, the LPS must contain an overlay map showing that plan, or that street, for the purposes of the application of the Parking and Sustainable Transport Code.

LP1.7.2 Road and Railway Assets Code

(a) Where part of the municipal area is reserved or allocated for the purposes of:

(i) a future major road; or

(ii) a future railway,

the planning authority must contain in the LPS an overlay map showing the reservation or application for the purposes of the application of the Road and Railway Assets Code.

(b) Each LPS may contain an overlay map showing a road or railway attenuation area for the application of the Road and Railway Assets Code.

LP1.7.3 Electricity Transmission Infrastructure Protection Code

(a) Each LPS must contain an overlay map for the application of the Electricity Transmission Infrastructure Protection Code, produced by TasNetworks, showing:

(i) a communications station buffer area;

(ii) an electricity transmission corridor;

(iii) an inner protection area;

(iv) a substation facility; and

(v) a substation facility buffer area,

unless modified by the planning authority for part of the municipal area. If modified, the modified map must be shown.

LP1.7.4 Local Historic Heritage Code

(a) If the planning authority has:

(i) local heritage landscape precincts;

(ii) local heritage precincts; or

(iii) places or precincts of archaeological potential,

within its municipal area, the LPS must include an overlay map showing the place or precinct for the application of the Local Historic Heritage Code.

(b) Each LPS may contain an overlay map showing local heritage places for the application of the Local Historic Heritage Code.

(c) Each LPS may contain an overlay map showing significant trees in the relevant Local Provisions Schedule, for the application of the Local Historic Heritage Code.

LP1.7.5 Natural Assets Code

(a) If a planning authority has areas identified for:

(i) future coastal refugia; or

(ii) waterway and coastal protection,

in its municipal area, the LPS must contain an overlay map showing those areas for the application of the Natural Assets Code.

(b) Each LPS must contain an overlay map showing priority vegetation areas, produced in accordance with sub-clauses LP1.7.5(c) and (d), for the application of the Natural Assets Code.

(c) The priority vegetation area must:

(i) include threatened native vegetation communities as identified on TASVEG Version 3 mapping, as published on the Department of Primary Industries, Parks, Water and the Environment's website and available on the Land Information System Tasmania;

(ii) be derived from threatened flora data from the Natural Values Atlas, as published on the Department of Primary Industries, Parks, Water and the Environment's website and available on the Land Information System Tasmania; and

(iii) be derived from threatened fauna data from the Natural Values Atlas, as published on the Department of Primary Industries, Parks, Water and the Environment's website for the identification of significant habitat for threatened fauna species; and

(d) the planning authority may modify the priority vegetation area derived under clause LP1.7.5(c) based on field verification, analysis or mapping undertaken by, the planning authority or a suitably qualified person on behalf of the planning authority, at a local or regional level, which:

(i) addresses any anomalies or inaccuracies in the mapping and data in sub-clause LP1.7.5(c);

(ii) provides more recent or detailed local assessment of the mapping and data in sub-clause LP1.7.5(c); or

(iii) identifies native vegetation of local importance, including habitat for native fauna of local importance.

LP1.7.6 Scenic Protection Code

(a) If the planning authority has:

(i) a scenic protection area; or

(ii) a scenic road corridor,

within its municipal area, the LPS must contain an overlay map showing the area or road for the application of the Scenic Protection Code.

LP1.7.7 Attenuation Code

(a) Each LPS may contain an overlay map showing attenuation areas for the spatial application of the Attenuation Code.

LP1.7.8 Coastal Erosion Hazard Code

(a) Each LPS must contain an overlay map produced by the Department of Premier and Cabinet, showing:

(i) coastal erosion hazard areas; and

(ii) coastal erosion investigation areas,

for the application of the Coastal Erosion Hazard Code, unless modified by the planning authority for part of the municipal area. If modified, the modified map must be shown.

LP1.7.9 Coastal Inundation Hazard Code

(a) Each LPS must contain an overlay map produced by the Department of Premier and Cabinet, showing:

(i) coastal inundation hazard areas; and

(ii) coastal inundation investigation areas,

for the application of the Coastal Inundation Hazard Code, unless modified by the planning authority for part of the municipal area. If modified, the modified map must be shown.

LP1.7.10 Flood-Prone Areas Hazard Code

(a) If a planning authority has flood-prone areas in its municipal area, the LPS must contain an overlay showing the areas for the application of the Flood-Prone Areas Hazard Code.

LP1.7.11 Bushfire-Prone Areas Code

(a) Each LPS may contain an overlay map showing bushfire-prone areas for the application of the Bushfire-Prone Areas Code.

LP1.7.12 Landslip Hazard Code

(a) Each LPS must contain an overlay map produced by the Department of Premier and Cabinet, showing landslip hazard areas for the application of the Landslip Hazard Code, unless modified by the planning authority for part of the municipal area. If modified, the modified map must be shown.

LP1.7.13 Potentially Contaminated Land Code

(a) Each LPS may contain an overlay map showing potentially contaminated land for the purposes of the application of the Potentially Contaminated Land Code.

LP1.7.14 Safeguarding of Airports Code

(a) If a planning authority has:

(i) airport noise exposure areas based on airport noise contours contained in an airport master plan or otherwise adopted for the relevant airport; and

(ii) airport obstacle limitation area based on the Obstacle Limitation Surfaces and Procedures for Air Navigation Services – Aircraft Operations for the relevant airport,

in its municipal area, the LPS must contain an overlay map showing those areas for the application of the Safeguarding of Airports Code.

LP1.8 Code Lists in Tables

LP1.8.1 Each LPS may contain lists in a table for the application of the Road and Railway Assets Code, Local Historic Heritage Code, Scenic Protection Code and Coastal Inundation Hazard Code. All information requirements are to be completed in the tables.

LP1.8.2 If a planning authority does not list any:

(a) other major roads;

(b) local heritage places;

(c) local heritage precincts;

(d) local historic landscape precincts;

(e) places or precincts of archaeological potential;

(f) significant trees;

(g) scenic protection areas;

(h) scenic road corridors; or

(i) coastal inundation hazard bands AHD levels**,**

the relevant table must be used with “This table is not used in this Local Provisions Schedule” inserted in the second row of the first column of the table.

Appendix A - Local Provisions Schedule Structure

<municipal area name> Local Provisions Schedule

<prefix>-Local Provisions Schedule Title

<prefix>1.1 This Local Provisions Schedule is called the <municipal area name> Local Provisions Schedule and comprises all the land within the municipal area.

<prefix> Effective Date

<prefix>-1.2 The effective date for this Local Provisions Schedule is <insert date>.

<prefix>-Local Area Objectives

<prefix>-<zone number>.0 <name> Zone Local Area Objectives

Reference Number	Area Description	Local Area Objectives

<prefix>-P<number>.0 Particular Purpose Zone – <name>

<prefix>-P<number>.1 Zone Purpose

The purpose of the Particular Purpose Zone – <name> is:

<prefix>-P<number>.1.1 <insert zone purpose statement>

<prefix>-P<number>.1.2 <insert zone purpose statement>

<prefix>-P<number>.2 Local Area Objectives

Reference Number	Area Description	Local Area Objectives

<prefix>-P<number>.3 Definition of Terms

<prefix>-P<number>.3.1 In this Particular Purpose Zone, unless the contrary intention appears:

Terms	Definition

<prefix>-P<number>.4 Use Table

Use Class	Qualification
No Permit Required	
Permitted	
Discretionary	
Prohibited	
All other uses	

<prefix>-P<number>.5 Use Standards

<prefix>-P<number>.5.1 <Title>

Objective:	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

<prefix>-P<number>.6 Development Standards for Buildings and Works

<prefix>-P<number>.6.1 <Title>

Objective:	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

<insert prefix>-P<number>.7 Development Standards for Subdivision

<prefix>-P<number>.7.1 <Title>

Objective:	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

<insert prefix>-P<number>.8 Tables

<prefix>-S<number>.0 <name> Specific Area Plan

<prefix>-S<number>.1 Plan Purpose

The purpose of the <name> Specific Area Plan is:

<prefix>-S<number>.1.1 <purpose statement>

<prefix>-S<number>.1.2 <purpose statement>

<prefix>-S<number>.2 Application of this Plan

<prefix>-S<number>.2.1 The specific area plan applies to the area of land designated as <insert name> Specific Area Plan on the overlay maps [and in Figure S<number>.1].

<prefix>-S<number>.3 Local Area Objectives

<prefix>-S<number>.3.1 Local Area Objectives

Sub-clause	Area Description	Local Area Objectives

<prefix>-S<number>.4 Definition of Terms

<prefix>-S<number>.4.1 In this Specific Area Plan, unless the contrary intention appears:

Terms	Definition

<prefix>-S<number>.5 Use Table

Use Class	Qualification
No Permit Required	
Permitted	
Discretionary	
Prohibited	
All other uses	

<prefix>-S<number>.6 Use Standards

<prefix>-S<number>.6.1 <Title>

Objective:	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

<prefix>-S<number>.7 Development Standards for Buildings and Works

<prefix>-S<number>.7.1 <Title>

Objective:	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

<prefix>-S<number>.8 Development Standards for Subdivision

<prefix>-S<number>.8.1 <Title>

Objective:	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

<prefix>-S<number>.9 Tables

<prefix>-Site-specific Qualifications

Reference Number	Site reference	Folio of the Register	Description (modification, substitution or addition)	Relevant Clause in State Planning Provisions

<prefix>-Code Lists

<prefix>-Table C3.1 Other Major Roads

Road	From	To

<prefix>-Table C6.1 Local Heritage Places

Reference Number	THR Number	Town/Locality	Street address	Property Name	Folio of the Register	Description, Specific Extent, Statement of Local Historic Heritage Significance and Historic Heritage Values

<prefix>-Table C6.2 Local Heritage Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy

<prefix>-Table C6.3 Local Historic Landscape Precincts

Reference Number	Town/Locality	Name of Precinct	Description, Statement of Local Historic Heritage Significance, Historic Heritage Values and Design Criteria / Conservation Policy

<prefix>-Table C6.4 Places or Precincts of Archaeological Potential

Reference Number	Town/Locality	Property Name / Address/ Name of Precinct	Folio of the Register	Description, Specific Extent and Archaeological Potential

<prefix>-Table C6.5 Significant Trees

Reference Number	Town/ Locality	Property Name and Street Address	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees

<prefix>-Table C8.1 Scenic Protection Areas

Reference Number	Scenic Protection Area Name	Description	Scenic Value	Management Objectives

<prefix>-Table C8.2 Scenic Road Corridors

Reference Number	Scenic Road Corridor Description	Scenic Value	Management Objectives

<prefix>-Table C11.1 Coastal Inundation Hazard Bands AHD Levels

Locality	High Hazard Band (m AHD)	Medium Hazard Band (m AHD)	Low Hazard Band (m AHD)	Defined Flood Level (m AHD)
	Sea Level Rise 2050	1% annual exceedance probability 2050 with freeboard	1% annual exceedance probability 2100 (design flood level) with freeboard	1% annual exceedance probability 2100

<prefix>-Applied, Adopted or Incorporated Documents

Document Title	Publication Details	Relevant Clause in the LPS