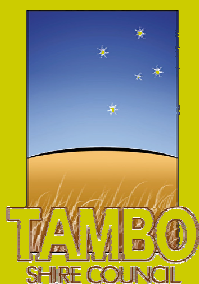




Campbell Higginson
Town Planning



Planning Scheme Tambo Shire

Integrated Planning Act 1997

PLANNING SCHEME FOR TAMBO SHIRE

Adoption

The local government for Tambo Shire adopted this planning scheme on 16 June 2006.

“Commencement”


This planning scheme took effect on 30 June 2006.

State Planning Policies

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

1. State Planning Policy 1/92 – Development and Conservation of Agricultural Land
2. The bushfire and landslide components of the State Planning Policy 1/03 - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide
3. State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities

The Minister for Local Government and Planning has advised the Integrated Development Assessment System trigger for Department of Main Roads continues to have effect.



Rob Hayward
Chief Executive Officer
Tambo Shire Council

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PART 1 INTRODUCTION

1.1 Purpose of the Planning Scheme

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

1.2 Planning Scheme Functions as Part of IDAS

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

1.3 Structure of the Planning Scheme

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

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

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

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

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

SCHEDULES

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

POLICIES

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

MAPPING

Zone Mapping

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

Land Characteristic Areas Mapping

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

1.4 General Assessment Provisions

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

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

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

³ Section 2.6.5 of IPA

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

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

(3) Self-assessable Development

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

(4) Assessable Development

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

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

(a) Code Assessment

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

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

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

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

For assessable development - code assessment:

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

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

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

(b) Impact Assessment

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

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

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

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

For assessable development - impact assessment:

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

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

PART 2 DEFINITIONS¹

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

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

"Act" – means the Integrated Planning Act 1997.

"Agriculture" - means the use of "*Premises*" for commercial or other non-domestic activities involving the cultivation or harvesting of plants and includes forestry. The term does not include "*Intensive agriculture*".

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

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

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

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

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

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

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

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

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

"Child oriented uses" includes the following uses:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

"Home business" – means "Premises" used for a commercial activity undertaken within the curtilage of a "Detached house" or "Dwelling unit", excluding the use of "Premises" as a shop selling goods not produced on the "Premises" or for any "Industrial activities". The term includes home-based childcare service, caring for up to 6 children.

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

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

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

- (1) **"Extractive industry"**;
- (2) **"Industry"**;
- (3) **"Noxious industry"**;

- (4) **"Service station"**;
- (5) **"Storage facility"**; and
- (6) **"Transport terminal"**.

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

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

"Intensive agriculture" – means the use of "*Premises*" for commercial or other non-domestic activities involving the cultivation or harvesting of plants where the use involves the application of agricultural chemicals (other than for the treatment of pests or diseases declared under a statute such as the Rural Lands Protection Act 1985 or the Plant Protection Act 1989) or of irrigation water.

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

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

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

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

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

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

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

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

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

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

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

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

"Noxious industry" – means an industry where:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

“Residential activities” – means “Premises” used for activities involving the accommodation of persons, including:

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

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

- (1) **“Agriculture”**;
- (2) **“Grazing”**;
- (3) **“Intensive agriculture”**; and
- (4) **“Intensive animal industry”**.

“Scheme” - means the Planning Scheme for the Shire of Tambo.

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

“Service station” - means “Premises” used for:

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

The term does not include “Shop” or “Industry”.

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

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

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

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

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

“Structure” – has the meaning given in the Building Act 1975.

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

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

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

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

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

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

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

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

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

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

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

PART 3 STRATEGIC DIRECTION

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

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

The desired environmental outcomes for Tambo Shire are as follows:

3.1 The Natural Environment

In Tambo Shire, ecological systems (including the Lake Eyre Basin) and the natural environment, items and places of cultural heritage significance are protected and enhanced by development.

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

3.2 Economic Development

The economy of Tambo Shire is enhanced and diversified through the sustainable use of rural land, natural resources and a range of other economic activities.

- The Planning Scheme reinforces and consolidates the role of Tambo as the principal place for business, industry and commerce within the Shire.
- Productive rural land, rural industries and natural features are protected to reflect and enhance their continued economic potential and viability.
- The industrial area in Tambo is consolidated and protected to ensure its role as the key area for industrial activity is reinforced.

3.3 Community and Services

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

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

PART 4 ZONES

4.1 Rural “Zone”

4.1.1 Intent:

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

4.1.2 Rural “Zone” Table of Assessment:

(1) “Material change of use”

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

(2) *“Reconfiguring a lot”*

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

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

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

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

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

4.1.3 Rural “Zone” Code

4.1.3.1 Applicability

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

4.1.3.2 Self-assessable Development - Applicable Provisions

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

Table 4.1.3.2

“Material change of use”	Applicable Acceptable Solutions
“Agriculture”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.5 AS13.6 AS15.1 AS15.2 AS17 AS18.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS32 AS35 AS36
“Bed and breakfast premises”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS38.1 AS38.2 AS40.1 AS40.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building work”	AS3 AS4.1 AS4.2 AS12 AS14.1 AS14.2 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS35
“Caretaker’s residence”	AS5.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36
“Detached house”	AS5.1 AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36
“Grazing”	AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.4 AS13.5 AS13.6 AS15.1 AS15.2 AS17 AS18.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS32 AS35 AS36
“Home business”	AS4.1 AS4.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS40.1 AS40.2 AS40.3 AS40.4 AS40.5
“Home business” providing home-based childcare	AS4.1 AS4.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS40.1 AS40.4 AS40.5
“Visitor accommodation”	AS4.1 AS4.2 AS6 AS7.1 AS7.2 AS10 AS12 AS13.1 AS13.3 AS13.5 AS13.6 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS26.1 AS26.2 AS30.1 AS30.2 AS30.3 AS31 AS32 AS35 AS36 AS43.1 AS43.2 AS43.3
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS3 AS4 AS5 AS6 AS7.1 AS7.2 AS8 AS9 AS10
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS8

4.1.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

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

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

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

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
<p>PC4 Non-“Rural activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Rural activities” occurs at appropriate times to protect the amenity of the Rural “Zone”.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 7:00am and 6:00pm, Monday to Friday and (b) 7:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> - A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” - “Visitor accommodation” - “Home business” - A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” - “Visitor accommodation” - “Home business”
<p>PC5 “Residential Activities” - Density</p> <p>Land within the Rural “Zone” is maintained for rural activities.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> - “Detached house” - “Caretaker’s residence”
<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Rural “Zone” and is consistent with the predominant rural form.</p>	<p>AS6 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building” and excluding windmills, silos and other rural operational equipment).</p>	<ul style="list-style-type: none"> - “Agriculture” - “Bed and breakfast premises” - “Caretaker’s residence” - “Detached house” - “Grazing” - “Home business” - “Visitor accommodation”

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

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

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

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
<p>PC14 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p>or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p>or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 22 000 litres where not in a reticulated water supply area; (b) 11 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Visitor accommodation” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Visitor accommodation” <ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Visitor accommodation” – “Home business”

Infrastructure

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)	
Infrastructure	<p>PC15 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p style="text-align: center;">or</p> <p>AS15.2 “Premises” not in a sewerage area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation” <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Infrastructure	<p>PC16 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Visitor accommodation”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Infrastructure	<p>PC17 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS17 All “Premises” have a supply of electricity.</p> <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “Agriculture”, “Bed and breakfast premises”, “Caretaker’s residence”, a “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” where not involving “Building work”, “Detached house”, “Grazing”, “Home business” and “Visitor accommodation”:</p> <p>AS18.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS18.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p> <ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Infrastructure <i>PC19 Vehicle Parking and Service Vehicle Provision</i> Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.	AS19.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business” – “Visitor accommodation” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Infrastructure <i>PC20 Roads</i> Adequate all-weather road access is provided between the “Premises” and the existing road network.	AS20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)	

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

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

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

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Environmental	<p><i>PC28 Noise Emissions</i></p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	
Environmental	<p><i>PC29 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.³</p>	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC29 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

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

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
Environment	<p>PC31 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS31 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Visitor accommodation”
Constraint	<p>PC32 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS32 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	<ul style="list-style-type: none"> – “Agriculture” – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Grazing” – “Home business” – “Visitor accommodation”
Constraint	<p>PC33 Good Quality Agricultural Land Areas</p> <p>Good Quality Agricultural Land areas as identified on the Land Characteristics Map – Good Quality Agricultural Land are conserved and managed for the longer term and protected from development that may lead to its alienation or diminished productivity.⁵</p>	No acceptable solution is prescribed.	

⁴ One way an applicant may demonstrate compliance with PC32 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁵ In order to demonstrate compliance with PC33 the applicant shall prepare a study that identifies how the development is in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land and Separating Agricultural and Residential Land Uses 1997.

"Material change of use"			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the "Scheme")
Constraint	<p>PC34 Flooding</p> <p>"Premises" are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁶</p>	No acceptable solution is prescribed.	
Constraint	<p>PC35 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS35 "Development" is not undertaken on slopes greater than 15%.	<ul style="list-style-type: none"> - "Agriculture" - "Bed and breakfast premises" - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" - "Caretaker's residence" - "Detached house" - "Grazing" - "Home business" - "Visitor accommodation"
Constraint	<p>PC36 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible "Development"; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining "Uses".</p>	AS36 "Buildings" and "Structures" maintain a minimum separation distance to State Controlled Roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.	<ul style="list-style-type: none"> - "Agriculture" - "Bed and breakfast premises" - "Caretaker's residence" - "Detached house" - "Grazing" - "Home business" - "Visitor accommodation"

⁶ To assist an applicant to demonstrate compliance with PC34, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
“Use” PC37 “Airport” <i>“Airport”</i> activities: (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding “Premises”. ⁷	No acceptable solution is prescribed.	
“Use” PC38 “Bed and breakfast premises” <i>“Premises”</i> used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AS38.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time. AS38.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.	– “Bed and breakfast premises” – “Bed and breakfast premises”
“Use” PC39 “Extractive industry” <i>“Premises”</i> used for extractive industries: (a) do not impact adversely on the amenity of other “Uses” in the Rural “Zone” or other “Zones”; (b) are designed and operated to ensure the protection and maintenance of environmental values; (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity; and (d) are designed and operated so that the safety of persons and property is not compromised.	No acceptable solution is prescribed.	

⁷ One way an applicant may demonstrate compliance with PC37 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
<p>“Use”</p> <p>PC40 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS40.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS40.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS40.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS40.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS40.5 Operate only between the hours of 7:00am and 6:00pm.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p>
<p>“Use”</p> <p>PC41 “Intensive agriculture”</p> <p>“Intensive agriculture” activities are designed and operated to ensure the maintenance and protection of:</p> <p>(a) flow characteristics and environmental flows of major “watercourses”; and</p> <p>(b) environmental values within the Lake Eyre Basin.</p>	No acceptable solution is prescribed.	
<p>“Use”</p> <p>PC42 “Intensive animal industries”</p> <p>“Intensive animal industries”:</p> <p>(a) do not impact adversely on the amenity of the Rural “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable solution is prescribed.	

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the “Scheme”)
<p>PC43 “Visitor accommodation”</p> <p>“Premises” used for “Visitor accommodation” purposes are of a scale and are operated in a manner so as not to impact adversely on the amenity or the future productivity capabilities of the Rural “Zone”.</p>	<p>AS43.1 Provision is made for no more than 12 (twelve) paying guests to be accommodated at any one time.</p> <p>AS43.2 “Premises” contain not more than 6 (six) “Accommodation units” or camping or caravan sites.</p> <p>AS43.3 “Premises” are not located on Good Quality Agricultural Land areas as identified on the Land Characteristics Map – Good Quality Agricultural Land.</p>	<p>– “Visitor accommodation”</p> <p>– “Visitor accommodation”</p> <p>– “Visitor accommodation”</p>

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

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

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the "Scheme")
Environmental	<p>PC7 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS7.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS7.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC8 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁸</p>	<p>AS8 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC9 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS9 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>
Constraint	<p>PC10 Transport Infrastructure</p> <p>Separation distances are provided to ensure:</p> <p>(a) transport infrastructure items are protected from incompatible "Development"; and</p> <p>(b) an appropriate standard of amenity and public safety is provided to adjoining "Uses".</p>	<p>AS10 "Buildings" and "Structures" maintain a minimum separation distance State Controlled Roads (as identified on Land Characteristics Map – Features Map) as stated in Schedule 2, Division 4: Separation Distances – Infrastructure Items, Section 4.1.</p>	<p>– "Building Works"</p>

⁸ One way an applicant may demonstrate compliance with PC8 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

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

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

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.1.2 and 4.1.3.2 of the <i>“Scheme”</i>)
Environmental	<p>PC6 Cultural Heritage</p> <p><i>“Development”</i> ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A separation distance of not less than 50 metres is provided to the <i>“Bed and banks”</i> of <i>“Watercourses”</i> and <i>“Lakes”</i>.</p> <p>AS6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC7 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from <i>“Premises”</i> ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.⁹</p>	No acceptable solution is prescribed	
Constraint	<p>PC8 Sloping Land</p> <p><i>“Development”</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS8 <i>“Development”</i> is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC7 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 4 ZONES

4.2 Small Town “Zone”

4.2.1 Intent:

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

4.2.2 Small Town “Zone” Table of Assessment:

(1) “Material change of use”

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

(2) **“Reconfiguring a lot”**

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

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

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

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

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

4.2.3 Small Town “Zone” Code

4.2.3.1 Applicability

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

4.2.3.2 Self-assessable Development - Applicable Provisions

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

Table 4.2.3.2

“Material change of use”	Applicable Acceptable Solutions
“Bed and breakfast premises”	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS33 AS35.1 AS35.2
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building work”	AS3 AS4.1 AS4.2 AS12 AS14.1 AS14.2 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS33
“Caretaker’s residence”	AS5.2 AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS33
“Detached house”	AS5.1 AS7 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS33
“Home business”	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS33 AS36.1 AS36.2 AS36.3 AS36.4 AS36.5 AS36.6
“Home business” providing home-based childcare	AS7 AS8.1 AS8.2 AS8.3 AS12 AS14.1 AS14.2 AS14.3 AS15.1 AS15.2 AS16 AS17 AS18.1 AS19.1 AS21.1 AS21.2 AS22 AS23 AS24 AS25.1 AS25.2 AS29.1 AS29.2 AS29.3 AS30 AS31 AS33 AS36.1 AS36.4 AS36.5 AS36.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.2.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

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

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

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Residential activities” - Locational Criteria</p> <p>Non-“Residential activities” are located so as:</p> <p>(a) not to impact adversely on the residential amenity of the Small Town “Zone”;</p> <p>(b) not to prejudice the consolidation of like non-“Residential activities” in other more appropriate “Zones”;</p> <p>(c) not to prejudice the landscape values of the town.</p>	<p>For “Commercial activities”: AS1 “Commercial Activities” are located on Landsborough Highway (Arthur Street).</p> <p>For all other “Uses”: No acceptable solution is prescribed.</p>	
Amenity	<p>PC2 Non-“Residential activities” - Scale</p> <p>Non-“Residential activities” are of an appropriate scale to protect the residential amenity of the Small Town “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Small Town “Zone” or other “Zones”.</p>	<p>AS2 The “Total use area” is less than 60m² on a lot.</p>	
Amenity	<p>PC3 Non-“Residential activities” - Operating Hours</p> <p>Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the amenity of the Small Town “Zone”.</p>	<p>AS3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.</p>	<p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Amenity	<p>PC4 Non-“Residential activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the amenity of the Small Town “Zone”.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of: (a) 7:00am and 6:00pm, Monday to Friday and (b) 7:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Amenity	<p>PC5 “Residential Activities” - Density</p> <p>The density of “Residential activities” does not impact adversely on the residential amenity of the Small Town “Zone” through over intensification.</p>	<p>For “Detached houses”: AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”: AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For “Multiple Dwelling”: AS5.3 No more than one “Dwelling unit” per 300 sq metres of site area.</p> <p>For “Accommodation building”: AS5.4 No more than one “Accommodation unit” per 150 sq metres of site area.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
Amenity	<p>PC6 “Residential Activities” - “Total use area”</p> <p>“Development” does not impact adversely on the residential amenity of the Small Town “Zone” through over intensification.</p>	<p>For “Residential activities” other than a “Detached house” and “Caretakers residence”: AS6 “Total use area” is no more than 50% of site area.</p>	
Amenity	<p>PC7 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Small Town “Zone” and is consistent with the predominant residential form.</p>	<p>AS7 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
<i>PC8 Setbacks and Boundary Clearances</i> <i>“Buildings”</i> and <i>“Structures”</i> are located to ensure the local amenity and streetscape are protected and enhanced.	For all <i>“Uses”</i> other than a <i>“Detached House”</i> : AS8.1 <i>“Buildings”</i> and <i>“Structures”</i> have a setback of not less than 6 metres from any road frontage. or AS8.2 <i>“Buildings”</i> and <i>“Structures”</i> have a setback within 20% of the existing setbacks of adjoining <i>“Buildings”</i> and <i>“Structures”</i> . For all <i>“Uses”</i> other than a <i>“Detached House”</i> : AS8.3 <i>“Buildings”</i> and <i>“Structures”</i> have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing <i>“Building”</i> and no <i>“Building works”</i> are being undertaken for that existing <i>“Building”</i>).	– <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i> – <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i> – <i>“Bed and breakfast premises”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i>
<i>PC9 Transport Movements</i> Transport movements associated with the use protect the residential amenity of the locality.	For non- <i>“Residential activities”</i> : AS9 Transport movements do not occur through residential areas. For all other <i>“Uses”</i> : No acceptable solution is prescribed.	
<i>PC10 “Building” and “Structure” Design</i> <i>“Buildings”</i> and <i>“Structures”</i> are designed so that the domestic scale, form and character of the Small Town <i>“Zone”</i> are protected and the character and streetscape of the main street are enhanced.	No acceptable solution is prescribed.	
<i>PC11 Landscaping and External Activity Areas</i> Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Small Town <i>“Zone’s”</i> positive visual qualities.	No acceptable solution is prescribed.	

<i>"Material change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the "Scheme")
Amenity	<p>PC12 Lighting</p> <p>The design of lighting does not prejudice the amenity of the Small Town "Zone" through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<ul style="list-style-type: none"> - "Bed and breakfast premises" - A "Material Change of Use" from one to another of: "Commercial premises", "Professional office" or "Shop" - where not involving "Building work" - "Caretaker's residence" - "Detached house" - "Home business"
Amenity	<p>PC13 Separation of Incompatible Land Uses</p> <p>Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding "Uses"; (b) infrastructure items are protected from incompatible "Development"; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible "Uses" is minimised. 	<p>For "Grazing":</p> <p>AS13 Pens and yards maintain a minimum separation distance of 300 metres to "sensitive land uses" not associated with the "grazing".</p> <p>For all other "uses": No acceptable solution is prescribed.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC14 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p style="text-align: center;">or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p style="text-align: center;">or</p> <p>For “Residential Activities”: AS14.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 22 000 litres where not in a reticulated water supply area; (b) 11 000 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC15 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p style="text-align: center;">or</p> <p>AS15.2 “Premises” not in a sewerred area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC16 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Infrastructure	<p>PC17 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS17 All “Premises” have a supply of electricity.</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “Bed and breakfast premises”, “Caretaker’s residence”, a “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” where not involving “Building work”, “Detached house” and “Home business”:</p> <p>AS18.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS18.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
PC19 Vehicle Parking and Service Vehicle Provision Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.	AS19.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a) AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
PC20 Roads Adequate all-weather road access is provided between the “Premises” and the existing road network.	AS20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC23 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS23 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environmental	<p>PC24 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS24 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC25 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS25.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS25.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p> <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC26 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.¹</p>	<p>No acceptable solution is prescribed.</p>

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC26 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environmental	<p><i>PC27 Noise Emissions</i></p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	
Environmental	<p><i>PC28 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.³ 	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
Environmental	<p>PC29 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS29.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS29.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS29.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: <ul style="list-style-type: none"> “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environment	<p>PC30 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS30 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC31 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS31 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC32 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁵</p>	<p>No acceptable solution is prescribed.</p>	

⁴ One way an applicant may demonstrate compliance with PC31 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁵ To assist an applicant to demonstrate compliance with PC32, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Constraint	<p>PC33 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS33 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
“Use”	<p>PC34 “Airport”</p> <p>“Airport” activities:</p> <p>(a) do not adversely impact on the amenity of surrounding residents;</p> <p>(b) ensure the safe operation of aeronautical and support activities; and</p> <p>(c) ensure the safety of surrounding “Premises”.⁶</p>	<p>No acceptable solution is prescribed.</p>	
“Use”	<p>PC35 “Bed and breakfast premises”</p> <p>“Premises” used for a “Bed and breakfast premises” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS35.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time.</p> <p>AS35.2 “Premises” contains not more than 2 (two) “Accommodation units” for guest accommodation purposes.</p>	<ul style="list-style-type: none"> – “Bed and breakfast premises” – “Bed and breakfast premises”

⁶ One way an applicant may demonstrate compliance with PC34 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)	
“Use”	<p>PC36 “Home business”</p> <p>“Premises” used for a “Home business” are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.</p>	<p>AS36.1 No more than 1 (one) person other than the residents of the “Premises” is employed in the “Home business”.</p> <p>AS36.2 No more than 50m² of “Total use area” is used for the purposes of a “Home business”.</p> <p>AS36.3 No more than 2 (two) clients normally attend the “Premises” at any one time.</p> <p>AS36.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area.</p> <p>AS36.5 Operate only between the hours of 7:00am and 6:00pm.</p> <p>AS36.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.</p>	<p>– “Home business”</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business” – excluding “home business” providing home-based child care</p> <p>– “Home business”</p> <p>– “Home Business”</p> <p>– “Home Business”</p>
“Use”	<p>PC37 “Intensive animal industries”</p> <p>“Intensive animal industries”:</p> <p>(a) do not impact adversely on the amenity of the Small Town “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	<p>No acceptable solution is prescribed.</p>	

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

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Small Town “Zone” and is consistent with the predominant residential form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the residential amenity is protected and enhanced.</p>	<p>For all “Uses” other than a “Detached House”:</p> <p>AS2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>or</p> <p>AS2.2 “Buildings” and “Structures” have a setback within 20% of the existing setbacks of adjoining “Buildings” and “Structures” .</p> <p>For all “Uses” other than a “Detached House”:</p> <p>AS2.3 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<p>– “Building work”</p> <p>– “Building work”</p> <p>– Building work”</p>
Infrastructure	<p>PC3 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS3 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC4 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS4 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC5 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS5 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work"</i> where not associated with a <i>"Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the "Scheme")
Environmental	<p>PC6 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC7 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁷</p>	<p>AS7 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC8 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

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

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

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity of the Small Town “Zone” is protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– Excavation or Filling
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– Excavation or Filling
Environmental	<p>PC5 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS5.1 A separation distance of not less than 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS5.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.2.2 and 4.2.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁸ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

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

PART 4 ZONES

4.3 Industrial “Zone”

4.3.1 Intent:

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

4.3.2 Industrial “Zone” Table of Assessment:

(1) “Material change of use”

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

(2) “Reconfiguring a lot”

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

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

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

4.3.3 Industrial “Zone” Code

4.3.3.1 Applicability

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

4.3.3.2 Self-assessable Development - Applicable Provisions

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

Table 4.3.3.2

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

4.3.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

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

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

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Location	<p>PC1 Non-“Industrial activities”- Locational Criteria</p> <p>Non-“Industrial activities” are located in the industrial “Zone” only where:</p> <p>(a) it can be demonstrated those activities are associated with industrial activities and cannot reasonably be established in other more appropriate “zones”; and</p> <p>(b) those activities do not prejudice the operation of “industrial activities”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Protection of Surrounding Areas</p> <p>“Uses” are operated to ensure the amenity of the surrounding areas is protected.</p>	AS2 “Uses” are operated only between the hours of 7:00am and 6:00pm.	
Amenity	<p>PC3 Delivery of Goods</p> <p>The loading and unloading of goods occurs at appropriate times to protect the amenity of the Industrial “Zone” and surrounding areas.</p>	<p>AS3.1 Loading and unloading occurs only between the hours of:</p> <p>(a) 7:00am and 6:00pm, Monday to Friday and</p> <p>(b) 7:00am and 12:00 (noon) on Saturdays.</p> <p>AS3.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	
Amenity	<p>PC4 “Total use area”</p> <p>“Development” is of a scale that contributes to the amenity of the Industrial “Zone”.</p>	AS4 “Total use area” is no more than 75% of site area.	
Amenity	<p>PC5 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Industrial “Zone” and surrounding areas.</p>	AS5 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).	– “Caretaker’s residence”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Amenity	<p>PC6 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the local character and streetscape are protected and enhanced.</p>	<p>AS6.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>AS6.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>
Amenity	<p>PC7 Transport Movements</p> <p>Transport movements associated with the use protect the amenity of surrounding residential areas.</p>	<p>AS7 Transport movements do not occur through residential areas.</p>	
Amenity	<p>PC8 “Building” and “Structure” Design</p> <p>“Buildings” and “Structures” are designed so that the amenity of the Industrial “Zone” is maintained and the amenity of surrounding areas is protected.</p>	<p>No acceptable solution is prescribed.</p>	
Amenity	<p>PC9 Landscaping and External Activity Areas</p> <p>Landscaping and external activity areas are provided on - site to:</p> <p>(a) contribute to built form and streetscape;</p> <p>(b) provide positive sun and breeze control; and</p> <p>(c) make provision for recreation areas.</p>	<p>No acceptable solution is prescribed.</p>	
Amenity	<p>PC10 Lighting</p> <p>The design of lighting does not prejudice the local amenity.</p>	<p>AS10 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC11 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS11.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p>or</p> <p>AS11.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)	
Infrastructure	<p>PC12 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS12.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS12.2 “Premises” not in a sewered area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC13 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS13 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC14 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS14 All “Premises” have a supply of electricity.</p>	<p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC15 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AS15 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	
Infrastructure	<p>PC16 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking, service vehicle areas, loading and unloading areas (including refuse storage areas) are:</p> <p>(a) adequate for the “Use”;</p> <p>(b) ensure safe and functional operation for motorists and pedestrians; and</p> <p>(c) located to allow for the servicing of the “Use”, while protecting the amenity of surrounding “Uses”.</p>	<p>AS16.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS16.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC17 Roads</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p>	<p>AS17 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Infrastructure	<p>PC18 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS18.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS18.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>
Infrastructure	<p>PC19 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS19 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<p>– “Caretaker’s residence”</p>
Environmental	<p>PC20 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS20 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<p>– “Caretaker’s residence”</p>
Environmental	<p>PC21 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS21.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS21.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– “Caretaker’s residence”</p> <p>– “Caretaker’s residence”</p>
Environmental	<p>PC22 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.¹</p>	<p>No acceptable solution is prescribed.</p>	

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC22 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Environmental	<i>PC23 Noise Emissions</i> Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”. ²	No acceptable solution is prescribed.	
Environmental	<i>PC24 Water Quality</i> The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for: (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use. ³	No acceptable solution is prescribed.	
Environmental	<i>PC25 Excavation or Filling</i> Excavating or filling of land: (a) ensures safety and amenity for the users of the “Premises” and land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality.	AS25.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm. AS25.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height. AS25.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– “Caretaker’s residence” – “Caretaker’s residence” – “Caretaker’s residence”
Environment	<i>PC26 Construction Activities</i> Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.	AS26 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1	– “Caretaker’s residence”

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC23 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC24 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Constraint	<p>PC27 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS27 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	– “Caretaker’s residence”
Constraint	<p>PC28 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁵</p>	No acceptable solution is prescribed.	
Constraint	<p>PC29 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS29 “Development” is not undertaken on slopes greater than 15%.	– “Caretaker’s residence”

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

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

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
“Use”	<p>PC30 “Airport”</p> <p>“Airport” activities:</p> <ul style="list-style-type: none"> (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding “Premises”.⁶ 	No acceptable solution is prescribed.	
“Use”	<p>PC31 “Intensive animal industries”</p> <p>“Intensive animal industries”:</p> <ul style="list-style-type: none"> (a) do not impact adversely on the amenity of the Industrial “Zone”, and surrounding areas; (b) are designed and operated to ensure the protection and maintenance of environmental values; and (c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity. 	No acceptable solution is prescribed.	

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

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

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

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the "Scheme")
Environmental	<p>PC6 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC7 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁷</p>	<p>AS7 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC8 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

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

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

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

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.3.2 and 4.3.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁸ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

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

PART 4 ZONES

4.4 Mixed Use “Zone”

4.4.1 Intent:

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

4.4.2 Mixed Use “Zone” Table of Assessment:

(1) “Material change of use”

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

(2) “Reconfiguring a lot”

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

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

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

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

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

4.4.3 Mixed Use “Zone” Code

4.4.3.1 Applicability

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

4.4.3.2 Self-assessable Development - Applicable Provisions

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

Table 4.4.3.2

“Material change of use”	Applicable Acceptable Solutions
“Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” and where not involving “Building work”	AS3 AS4.1 AS4.2 AS11 AS13.1 AS13.2 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS32
“Caretaker’s residence”	AS5.2 AS6 AS7.1 AS7.2 AS7.3 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS32
“Detached house”	AS5.1 AS6 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS32
“Home business”	AS6 AS7.1 AS7.2 AS7.3 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS32 AS35.1 AS35.2 AS35.3 AS35.4 AS35.5 AS35.6
“Home business” providing home-based childcare	AS6 AS7.1 AS7.2 AS7.3 AS11 AS13.1 AS13.2 AS13.3 AS14.1 AS14.2 AS15 AS16 AS17.1 AS18.1 AS20.1 AS20.2 AS21 AS22 AS23 AS24.1 AS24.2 AS28.1 AS28.2 AS28.3 AS29 AS30 AS32 AS35.1 AS35.4 AS35.5 AS35.6
“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS7 AS8
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5.1 AS5.2 AS7

4.4.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

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

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

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Location	<p>PC1 “Uses” other than “Dwelling house” and “Industrial activities” located on the same lot as a “Dwelling house” - Locational Criteria</p> <p>“Uses” other than “Dwelling house” and “Industrial activities” located on the same lot as a “Dwelling house” are located in the Mixed use “Zone” only where those “Uses”:</p> <p>(a) do not prejudice the operation of small scale “industrial activities”</p> <p>(b) do not impact adversely on the residential amenity and character of the Mixed use “Zone”, and</p> <p>(c) can not reasonably be located in other more appropriate “Zones”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Non-“Residential activities” - Scale</p> <p>Non-“Residential activities” are of a domestic scale, intensity, form and character to protect the residential amenity of the Mixed Use “Zone” and do not prejudice the operation and viability of other “Uses” or activities in the Mixed Use “Zone” or other “Zones”.</p>	<p>For “Industrial activities” located on the same lot as a “Dwelling house”:</p> <p>AS2.1 The “Total use area” of the “industrial activity” is less than 150m² on a lot.</p> <p>For all other non-“Residential activities”:</p> <p>AS2.2 The “Total use area” is less than 60m² on a lot.</p>	
Amenity	<p>PC3 Non-“Residential activities” - Operating Hours</p> <p>Non-“Residential activities” are operated so as to ensure that the activities and the operation of equipment occur at appropriate times to protect the residential amenity.</p>	<p>AS3 Non-“Residential activities” are operated only between the hours of 7:00am and 6:00pm.</p>	<p>– A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”</p>

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Amenity	<p>PC4 Non-“Residential activities” - Delivery of Goods</p> <p>The loading and unloading of goods in connection with non-“Residential activities” occurs at appropriate times to protect the residential amenity.</p>	<p>AS4.1 Loading and unloading occurs only between the hours of:</p> <p>(a) 8:00am and 6:00pm, Monday to Friday and</p> <p>(b) 8:00am and 12:00 (noon) on Saturdays.</p> <p>AS4.2 No loading and unloading occurs on Sundays and Public Holidays.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Amenity	<p>PC5 “Residential Activities” - Density</p> <p>The density of “Residential activities” does not impact adversely on the residential amenity of the Mixed use “Zone” through over intensification.</p>	<p>For “Detached houses”:</p> <p>AS5.1 No more than 1 (one) “Detached house” per lot.</p> <p>For “Caretaker’s residences”:</p> <p>AS5.2 No more than 1 (one) “Caretaker’s residence” per lot.</p> <p>For all other “Residential activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – “Detached house” – “Caretaker’s residence”
Amenity	<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Mixed use “Zone” and is consistent with the predominant residential form.</p>	<p>AS6 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken).</p>	<ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
PC7 Setbacks and Boundary Clearances <i>“Buildings”</i> and <i>“Structures”</i> are located to ensure the local amenity and streetscape are protected and enhanced.	For all <i>“Uses”</i> other than a <i>“Detached House”</i> : AS7.1 <i>“Buildings”</i> and <i>“Structures”</i> have a setback of not less than 6 metres from any road frontage. or AS7.2 <i>“Buildings”</i> and <i>“Structures”</i> have a setback within 20% of the existing setbacks of adjoining <i>“Buildings”</i> and <i>“Structures”</i> For all <i>“Uses”</i> other than a <i>“Detached House”</i> : AS7.3 <i>“Buildings”</i> and <i>“Structures”</i> have side boundary clearances of not less than 2.5 metres and rear boundary clearance of not less than 6 metres from property boundaries. (Except where establishing in an existing <i>“Building”</i> and no <i>“Building works”</i> are being undertaken for that existing <i>“Building”</i>).	– <i>“Caretaker’s residence”</i> – <i>“Home business”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i> – <i>“Caretaker’s residence”</i> – <i>“Home business”</i>
PC8 Transport Movements Transport movements associated with the use protect the amenity of the locality.	For non- <i>“Residential activities”</i> : AS8 Transport movements do not occur through residential areas adjoining the Mixed use <i>“Zone”</i> . For all other <i>“Uses”</i> : No acceptable solution is prescribed.	
PC9 “Building” and “Structure” Design <i>“Buildings”</i> and <i>“Structures”</i> are of a domestic scale, form and character to maintain the residential amenity.	No acceptable solution is prescribed.	
PC10 Landscaping and External Activity Areas Landscaping and external activity areas are provided on - site to: (a) contribute to a pleasant and functional built form; (b) provide positive sun and breeze control; (c) make provision for recreation areas; and (d) contribute to the Mixed use <i>“Zone’s”</i> positive visual qualities.	No acceptable solution is prescribed.	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Amenity	<p><i>PC11 Lighting</i></p> <p>The design of lighting does not prejudice the amenity of the Mixed use “Zone” through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS11 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house – “Home business”
Amenity	<p><i>PC12 Separation of Incompatible Land Uses</i></p> <p>Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding “Uses”; (b) infrastructure items are protected from incompatible “Development”; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible “Uses” is minimised. 	<p>For “Grazing”: AS12 Pens and yards maintain a minimum separation distance of 300 metres to “sensitive land uses” not associated with the “grazing”.</p> <p>For all other “uses”: No acceptable solution is prescribed.</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Infrastructure	<p>PC13 Water Supply</p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS13.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p style="text-align: center;">or</p> <p>AS13.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p> <p style="text-align: center;">or</p> <p>For “Residential Activities”: AS13.3 “Premises” are connected to a rain water tank with a minimum capacity of: (a) 45 000 litres where not in a reticulated water supply area; (b) 22 500 litres where in a reticulated water supply area.</p> <p>For all “Uses” other than “Residential Activities”: No acceptable solution is prescribed.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Infrastructure	<p>PC14 Effluent Disposal</p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p style="text-align: center;">or</p> <p>AS14.2 “Premises” not in a sewerage area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” <ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC15 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <p>(a) protect the stability of buildings or the use of adjacent land; and</p> <p>(b) protect and maintain environmental values</p>	<p>AS15 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC16 Electricity</p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS16 All “Premises” have a supply of electricity.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Infrastructure	<p>PC17 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>For “Caretaker’s residence”, a “Material Change of Use” from one to another of, “Commercial premises”, “Professional office” or “Shop” where not involving “Building work”, “Detached house” and “Home business”:</p> <p>AS17.1 All “Premises” must have vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(2).</p> <p>For all other “Uses”:</p> <p>AS17.2 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC18 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS18.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS18.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	<ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work”
Infrastructure	<p>PC19 Roads</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p>	<p>AS19 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Infrastructure	<p>PC20 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS20.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS20.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <p>(a) a visual buffer to the easement; and</p> <p>(b) a separation distance from the easement.</p>	<p>AS21 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Infrastructure	<p>PC22 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located to ensure community safety.</p>	<p>AS22 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>	<ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Environmental	<p>PC23 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS23 A minimum 10 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC24 Cultural Heritage</p> <p>“Development” ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS24.1 A minimum separation distance of 10 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”.</p> <p>AS24.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environmental	<p>PC25 Air Emissions</p> <p>Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.¹</p>	No acceptable solution is prescribed.	

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC25 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Environmental	<p><i>PC26 Noise Emissions</i></p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	
Environmental	<p><i>PC27 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.³ 	No acceptable solution is prescribed.	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC26 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)	
Environmental	<p>PC28 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS28.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS28.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS28.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business” – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”
Environment	<p>PC29 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS29 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Constraint	<p>PC30 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS30 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	<ul style="list-style-type: none"> – “Caretaker’s residence” – “Detached house” – “Home business”
Constraint	<p>PC31 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁵</p>	No acceptable solution is prescribed.	
Constraint	<p>PC32 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS32 “Development” is not undertaken on slopes greater than 15%.</p>	<ul style="list-style-type: none"> – A “Material Change of Use” from one to another of: “Commercial premises”, “Professional office” or “Shop” - where not involving “Building work” – “Caretaker’s residence” – “Detached house” – “Home business”

⁴ One way an applicant may demonstrate compliance with PC30 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁵ To assist an applicant to demonstrate compliance with PC31, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
“Use” PC33 “Airport” <i>“Airport”</i> activities: (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding <i>“Premises”</i> . ⁶	No acceptable solution is prescribed.	
“Use” PC34 “Bed and breakfast premises” <i>“Premises”</i> used for a <i>“Bed and breakfast premises”</i> are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AS34.1 Provision is made for no more than 6 (six) paying guests to be accommodated at any one time. AS34.2 <i>“Premises”</i> contains not more than 2 (two) <i>“Accommodation units”</i> for guest accommodation purposes.	
“Use” PC35 “Home business” <i>“Premises”</i> used for a <i>“Home business”</i> are of a scale and are operated in a manner so as not to impact adversely on the amenity of the locality.	AS35.1 No more than 2 (two) persons other than the residents of the <i>“Premises”</i> are employed in the <i>“Home business”</i> . AS35.2 No more than 60m ² of <i>“Total use area”</i> is used for the purposes of a <i>“Home business”</i> . AS35.3 No more than 2 (two) clients normally attend the <i>“Premises”</i> at any one time. AS35.4 No goods or products produced by other businesses are displayed for sale in any window or outdoor area. AS35.5 Operate only between the hours of 7:00am and 6:00pm. AS35.6 Delivery of goods occurs only between the hours of 8:00am and 6:00pm Monday to Friday, excluding Public Holidays.	<ul style="list-style-type: none"> – <i>“Home business”</i> – <i>“Home business”</i> – excluding <i>“home business”</i> providing home-based child care – <i>“Home business”</i> – excluding <i>“home business”</i> providing home-based child care – <i>“Home business”</i> – <i>“Home Business”</i> – <i>“Home Business”</i>

⁶ One way an applicant may demonstrate compliance with PC33 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
“Use”	<p>PC36 “Intensive animal industries”</p> <p><i>“Intensive animal industries”:</i></p> <p>(a) do not impact adversely on the amenity of the Mixed Use “Zone”, and surrounding areas;</p> <p>(b) are designed and operated to ensure the protection and maintenance of environmental values; and</p> <p>(c) are rehabilitated to provide for future re-use of the land and to prevent ongoing risk of adverse impacts on the local environment and amenity.</p>	No acceptable solution is prescribed.	

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

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

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the "Scheme")
Environmental	<p>PC6 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A minimum separation distance of 10 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS6.2 A minimum separation distance of 20 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC7 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁷</p>	<p>AS7 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC8 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS8 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

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

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

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

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.4.2 and 4.4.3.2 of the “Scheme”)
Environmental	<p><i>PC6 Water Quality</i></p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <ul style="list-style-type: none"> (a) the biological integrity of aquatic ecosystems; (b) recreational use; (c) supply as drinking water after minimal treatment; (d) agricultural use; or (e) industrial use.⁸ 	No acceptable solution is prescribed	
Constraint	<p><i>PC7 Sloping Land</i></p> <p>“Development” is undertaken to ensure:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	AS7 “Development” is not undertaken on slopes greater than 15%.	– Excavation or Filling

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

PART 4 ZONES

4.5 Open Space and Recreation “Zone”

4.5.1 Intent:

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

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

(1) “Material change of use”

“Use”	Assessment Category	Applicable Code
All “Uses” defined in the “Scheme”	Code Assessment	Open Space and Recreation “Zone” Code
All other “Uses” not defined in the “Scheme”	Impact Assessment	Open Space and Recreation “Zone” Code

(2) “Reconfiguring a lot”

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

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

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

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

Type	Assessment Category	Applicable Code
Excavation or filling	Self-assessable where: <ol style="list-style-type: none"> (1) less than 1 metre above or below natural ground level and involving less than 100m³ of material; or (2) 1 metre or more above or below natural ground level and involving less than 50m³ of material; and where complying with the applicable acceptable solutions in the Open Space and Recreation “Zone” Code	Open Space and Recreation “Zone” Code

	Code Assessment otherwise, or if any applicable acceptable solution is not met	Open Space and Recreation "Zone" Code
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4.5.3 Open Space and Recreation “Zone” Code

4.5.3.1 Applicability

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

4.5.3.2 Self-assessable Development - Applicable Provisions

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

Table 4.5.3.2

“Building work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
“Building work”	AS1 AS2.1 AS2.2 AS3 AS4 AS5 AS6 AS7.1 AS7.2 AS8 AS9
“Operational work” where not associated with a “Material Change of use”	Applicable Acceptable Solutions
Excavation or Filling	AS2.1 AS2.2 AS2.3 AS3 AS4 AS5 AS6.1 AS6.2 AS8

4.5.3.3 Code Purpose

The following outcomes are the Purpose of the Code:

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

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

“Material change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Location	<p>PC1 “Uses” - General</p> <p>“Uses” in the Open Space and Recreation “Zone”:</p> <p>(a) provide areas, activities and or facilities directly related to the provision of sporting and / or recreational activities for the community;</p> <p>(b) can not reasonably locate in other more appropriate “Zones”; and</p> <p>(c) are consistent with the amenity and character of the “Zone”.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC2 Scale</p> <p>“Development” is of an appropriate scale to protect the local amenity.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC3 Operating Hours</p> <p>“Development” is operated so as to protect the local amenity.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC4 Delivery of Goods</p> <p>The loading and unloading of goods occurs at appropriate times to protect the local amenity.</p>	No acceptable solution is prescribed.	
Amenity	<p>PC5 “Total use area”</p> <p>“Development” is of a scale that maintains the local amenity.</p>	AS5 “Total use area” is no more than 75% of site area	
Amenity	<p>PC6 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the local amenity of the Open Space and Recreation “Zone”.</p>	AS6 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	<p>PC7 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure the local amenity is protected and enhanced.</p>	<p>AS7.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>AS7.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearances of not less than 6 metres from property boundaries. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”).</p>	
Amenity	<p>PC8 Transport Movements</p> <p>Transport movements associated with the use protect the amenity of surrounding residential areas.</p>	<p>AS8 Transport movements do not occur through residential areas.</p>	
Amenity	<p>PC9 “Building” and “Structure” Design</p> <p>“Buildings” and “Structures” are designed so that the local amenity is maintained and the amenity of surrounding areas is protected.</p>	<p>No acceptable solution is prescribed.</p>	
Amenity	<p>PC10 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect local character and landscape values.</p>	<p>AS10 All “Buildings” and “Structures” maintain a minimum 20 metre separation distance to a ridgeline or escarpment. (Except where establishing in an existing “Building” and no “Building works” are being undertaken.)</p>	
Amenity	<p>PC11 Landscaping</p> <p>Landscaping is provided on-site to:</p> <ul style="list-style-type: none"> (a) contribute to a pleasant and functional built form; and (b) contribute to the local visual qualities. 	<p>No acceptable solution is prescribed.</p>	
Amenity	<p>PC12 Lighting</p> <p>The design of lighting does not impact adversely on the local amenity through poorly directed lighting, lighting overspill or lighting glare.</p>	<p>AS12 Direct lighting or lighting does not exceed 8.0 lux at 1.5 metres beyond the boundary of the site.</p>	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	<p><i>PC13 Separation of Incompatible Land Uses</i></p> <p>Separation distances are provided to ensure:</p> <ul style="list-style-type: none"> (a) the future viability of surrounding “Uses”; (b) infrastructure items are protected from incompatible “Development”; (c) an appropriate standard of amenity and public safety; and (d) conflict arising from incompatible “Uses” is minimised. 	No acceptable solution is prescribed.	
Infrastructure	<p><i>PC14 Water Supply</i></p> <p>All “Premises” have an adequate volume and supply of water for the “Use”.</p>	<p>AS14.1 “Premises” are connected to Council’s reticulated water supply system.</p> <p>or</p> <p>AS14.2 “Premises” are connected to an approved water allocation as provided by the relevant agency.</p>	
Infrastructure	<p><i>PC15 Effluent Disposal</i></p> <p>All “Premises” provide for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	<p>AS15.1 “Premises” are connected to Council’s reticulated sewerage system.</p> <p>or</p> <p>AS15.2 “Premises” not in a sewerred area have an on-site effluent disposal system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2.</p>	
Infrastructure	<p><i>PC16 Stormwater</i></p> <p>Stormwater is collected and discharged so as to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values. 	<p>AS16 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>	
Infrastructure	<p><i>PC17 Electricity</i></p> <p>“Premises” are provided with an adequate supply of electricity for the “Use”.</p>	<p>AS17 All “Premises” have a supply of electricity.</p>	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Infrastructure	<p>PC18 Vehicle Access</p> <p>Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AS18 All “Premises” must have vehicle access to a formed road. Access to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1).</p>	
Infrastructure	<p>PC19 Vehicle Parking and Service Vehicle Provision</p> <p>Vehicle parking and service vehicle provision is adequate for the “Use” and ensures safe and functional operation for motorists and pedestrians.</p>	<p>AS19.1 All “Uses” provide vehicle parking in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(a)</p> <p>AS19.2 Car parking, service vehicle parking and manoeuvring areas are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b)</p>	
Infrastructure	<p>PC20 Roads</p> <p>Adequate all-weather road access is provided between the “Premises” and the existing road network.</p>	<p>AS20 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>	
Infrastructure	<p>PC21 “Electricity transmission line easement” - Vegetation</p> <p>Transmission lines within an “Electricity transmission line easement” are protected from vegetation.</p>	<p>AS21.1 Planted vegetation within an “Electricity transmission line easement” shall have a mature height not exceeding 2.5 metres as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p> <p>AS21.2 No part of planted vegetation, at its mature size, is located closer than 2.5 metres to an electricity transmission line as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 3.</p>	
Infrastructure	<p>PC22 “Electricity transmission line easement” - Vegetated Buffers</p> <p>Vegetated buffers adjoining an “Electricity transmission line easement” are maintained to provide:</p> <ul style="list-style-type: none"> (a) a visual buffer to the easement; and (b) a separation distance from the easement. 	<p>AS22 Existing vegetation, comprising trees and/or shrubs, shall be retained within 20 metres of an “Electricity transmission line easement” as shown in Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.2 Diagram 4.</p>	

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Infrastructure	PC23 “Electricity transmission line easement” - Separation Distance “Habitable buildings” and “Child oriented uses” are located to ensure community safety.	AS23 “Habitable buildings” and “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.	
Environmental	PC24 “Watercourses” and “Lakes” “Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.	AS24 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”. Buffer areas include a cover of vegetation, including grasses.	
Environmental	PC25 Vegetation Retention “Development” retains vegetation for the: (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; and (d) establishment of open space corridors and networks.	AS25 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.	
Environmental	PC26 Cultural Heritage “Development” ensures the protection and maintenance of places and items of cultural heritage.	AS26.1 A minimum separation distance of 50 metres is provided to the “Bed and banks” of “Watercourses” and “Lakes”. AS26.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.	
Environmental	PC27 Air Emissions Air emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”. ¹	No acceptable solution is prescribed.	

¹ One way an applicant may demonstrate how the development achieves the outcomes stated in PC27 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Air) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Environmental	<p>PC28 Noise Emissions</p> <p>Noise emissions from “Premises” do not cause environmental harm or nuisance to adjoining properties or “Sensitive land uses”.²</p>	No acceptable solution is prescribed.	
Environmental	<p>PC29 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from “Premises” ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.³</p>	No acceptable solution is prescribed.	
Environmental	<p>PC30 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity;</p> <p>(b) minimises soil erosion; and</p> <p>(c) limits detrimental impacts on water quality.</p>	<p>AS30.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS30.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS30.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	
Environment	<p>PC31 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS31 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	

² One way an applicant may demonstrate how the development achieves the outcomes stated in PC28 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Noise) Policy 1997.

³ One way an applicant may demonstrate how the development achieves the outcomes stated in PC29 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

<i>“Material change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Constraint	<p>PC32 “Development” in the vicinity of “Airports”</p> <p>“Development” in the vicinity of “Airports”:</p> <p>(a) protects the operation of the “Airport”;</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the “Airport”.⁴</p>	<p>AS32 “Buildings” and “Structures” within 100 metres of the boundary of an “Airport” are less than 7.5 metres in height at any point above natural ground level. (Except where establishing in an existing “Building” and no “Building works” are being undertaken for that existing “Building”.)</p>	
Constraint	<p>PC33 Flooding</p> <p>“Premises” are designed and located so as:</p> <p>(a) not to be adversely impacted upon by flooding;</p> <p>(b) to protect life and property; and</p> <p>(c) not to have an undesirable impact on the extent or magnitude of flooding.⁵</p>	No acceptable solution is prescribed.	
Constraint	<p>PC34 Environmental Areas</p> <p>“Development” is undertaken to ensure areas of significant biodiversity and habitat value and high scenic quality are protected.</p>	No acceptable solution is prescribed.	
Constraint	<p>PC35 Sloping Land</p> <p>“Development” is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS35 “Development” is not undertaken on slopes greater than 15%.</p>	

⁴ One way an applicant may demonstrate compliance with PC32 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

⁵ To assist an applicant to demonstrate compliance with PC33, the maximum recorded flood may be adopted as an indication of flood level.

<i>“Material change of use”</i>		
Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
“Use” PC36 “Airport” <i>“Airport”</i> activities: (a) do not adversely impact on the amenity of surrounding residents; (b) ensure the safe operation of aeronautical and support activities; and (c) ensure the safety of surrounding <i>“Premises”</i> . ⁶	No acceptable solution is prescribed.	

⁶ One way an applicant may demonstrate compliance with PC36 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed airport facility and its operational characteristics.

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

<i>“Building work” where not associated with a “Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	<p>PC1 Height</p> <p>The height of “Buildings” and “Structures” does not impact adversely on the amenity of the Open Space and Recreation “Zone” and is consistent with the predominant rural form.</p>	<p>AS1 “Buildings” and “Structures” other than those within 100 metres of the boundary of an “Airport” are less than 8.5 metres in height and are not more than 2 (two) storeys at any point above natural ground level.</p>	– “Building work”
Amenity	<p>PC2 Setbacks and Boundary Clearances</p> <p>“Buildings” and “Structures” are located to ensure that local amenity is protected and enhanced.</p>	<p>AS2.1 “Buildings” and “Structures” have a setback of not less than 6 metres from any road frontage.</p> <p>AS2.2 “Buildings” and “Structures” have side boundary clearances of not less than 2.5 metres and rear boundary clearances of not less than 6 metres from property boundaries.</p>	<p>– “Building work”</p> <p>– “Building work”</p>
Amenity	<p>PC3 Ridgelines and Escarpments</p> <p>Ridgelines and escarpments are maintained in a natural state to protect rural character and landscape values.</p>	<p>AS3 All “Buildings” and “Structures” maintain a minimum 20 metre separation distance to a ridgeline or escarpment.</p>	– “Building work”
Infrastructure	<p>PC4 “Electricity transmission line easement” - Separation Distance</p> <p>“Habitable buildings” and “Child oriented uses” are located so as to promote community safety.</p>	<p>AS4 “Habitable buildings” and “Buildings” and “Structures” associated with “Child oriented uses” maintain a minimum separation distance from the most proximate boundary of an “Electricity transmission line easement” in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1(1) and Section 3.1 Diagram 1.</p>	– “Building work”
Environmental	<p>PC5 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS5 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	– “Building work”
Environmental	<p>PC6 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS6 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	– “Building work”

<i>"Building work" where not associated with a "Material Change of use"</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the "Scheme")
Environmental	<p>PC7 Cultural Heritage</p> <p>"Development" ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS7.1 A minimum separation distance of 50 metres is provided to the "Bed and banks" of "Watercourses" and "Lakes".</p> <p>AS7.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– "Building work"</p> <p>– "Building work"</p>
Constraint	<p>PC8 "Development" in the Vicinity of "Airports"</p> <p>"Development" in the vicinity of "Airports".</p> <p>(a) protects the operation of the "Airport";</p> <p>(b) is designed and located to achieve a suitable standard of amenity for the proposed activity; and</p> <p>(c) does not restrict the future operational requirements of the "Airport".⁷</p>	<p>AS8 "Buildings" and "Structures" within 100 metres of the boundary of an "Airport" are less than 7.5 metres in height at any point above natural ground level.</p>	<p>– "Building work"</p>
Constraint	<p>PC9 Sloping Land</p> <p>"Development" is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	<p>AS9 "Development" is not undertaken on slopes greater than 15%.</p>	<p>– "Building work"</p>

⁷ One way an applicant may demonstrate compliance with PC8 is to prepare a study identifying that the proposed development is in accordance with the relevant outcomes for State Planning Policy 1/02 – Development in the Vicinity of Certain Airports and Aviation Facilities and the Planning Guidelines: Development in the Vicinity of Certain Airports and Aviation Facilities as may be applicable to the proposed development having regard to the nature of the airport facility and its operational characteristics.

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

“Operational work” where not associated with a “Material Change of use”			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the “Scheme”)
Amenity	<p>PC1 General Design</p> <p>“Operational works” are designed and constructed so that the visual amenity and environmental values of the locality are protected.</p>	No acceptable solution is prescribed.	
Environmental	<p>PC2 Excavation or Filling</p> <p>Excavating or filling of land:</p> <p>(a) ensures safety and amenity for the users of the “Premises” and land in close proximity; and</p> <p>(b) minimises soil erosion.</p>	<p>AS2.1 Batters have a maximum slope of 25%, are terraced at every rise of 1.5 metres and each terrace has a minimum depth of 750mm.</p> <p>AS2.2 Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p> <p>AS2.3 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC3 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS3 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC4 “Watercourses” and “Lakes”</p> <p>“Development” ensures the maintenance of riparian areas and water quality including protection from off-site transfer of sediment.</p>	<p>AS4 A minimum 50 metre wide buffer area is provided extending out from the high bank of any “Watercourse” or “Lake”.</p>	<p>– Excavation or Filling</p>
Environmental	<p>PC5 Vegetation Retention</p> <p>“Development” retains vegetation for the:</p> <p>(a) protection of scenic quality;</p> <p>(b) protection of general habitat;</p> <p>(c) protection of soil quality; and</p> <p>(d) establishment of open space corridors and networks.</p>	<p>AS5 Vegetation comprising 20% of each regional ecosystem type is retained within each lot with retained vegetation made up of woody remnant, regrowth or replanted natural species, excluding deep-rooted crops and clear fell plantation forestry. The shade lines are a minimum of 10 metres in width; clumps have an area greater than 2 hectares.</p>	<p>– Excavation or Filling</p>

<i>“Operational work”</i> where not associated with a <i>“Material Change of use”</i>			
	Performance Criteria	Acceptable Solution	Self Assessable Development Applicability (to be read as per table 4.5.2 and 4.5.3.2 of the <i>“Scheme”</i>)
Environmental	<p>PC6 Cultural Heritage</p> <p><i>“Development”</i> ensures the protection and maintenance of places and items of cultural heritage.</p>	<p>AS6.1 A separation distance of not less than 50 metres is provided to the <i>“Bed and banks”</i> of <i>“Watercourses”</i> and <i>“Lakes”</i>.</p> <p>AS6.2 A minimum separation distance of 50 metres is provided to cemeteries and burial sites as identified in Schedule 2, Division 6: Places and Items of Cultural Heritage, Section 6.1.</p>	<p>– Excavation or Filling</p> <p>– Excavation or Filling</p>
Environmental	<p>PC7 Water Quality</p> <p>The standard of effluent and / or stormwater runoff from <i>“Premises”</i> ensures the quality of surface and underground water is suitable for:</p> <p>(a) the biological integrity of aquatic ecosystems;</p> <p>(b) recreational use;</p> <p>(c) supply as drinking water after minimal treatment;</p> <p>(d) agricultural use; or</p> <p>(e) industrial use.⁸</p>	No acceptable solution is prescribed	
Constraint	<p>PC8 Sloping Land</p> <p><i>“Development”</i> is undertaken to ensure:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) safety of persons and property is not compromised.</p>	AS8 <i>“Development”</i> is not undertaken on slopes greater than 15%.	– Excavation or Filling

⁸ One way an applicant may demonstrate how the development achieves the outcomes stated in PC 7 is to prepare a study that identifies how the development is in accordance with Environmental Protection (Water) Policy 1997.

PART 5 RECONFIGURING A LOT CODE

5.1 Applicability

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

5.2 Code Purpose

The following outcomes are the Purpose of the Code:

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

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

“Reconfiguring a Lot”	
Performance Criteria	Acceptable Solution
Rural “Zone” PC1 Rural “Zone” – Minimum Lot Size The reconfiguring of lots ensures the Rural “Zone” retains its viability as an area of primary production, consistent with the local character. ¹	AS1 All lots have: (a) a minimum area of 5000 hectares; (b) a minimum frontage of 1000 metres; and (c) a minimum width to depth ratio of 1:5.
Small Town “Zone” PC2 Small Town “Zone” – Minimum Lot Size Lots within the Small Town “Zone” are of a sufficient size to accommodate residential uses, consistent with the local character.	AS2 All lots have: (a) a minimum area of 800 sq metres; (b) a minimum frontage of 18 metres; and (c) a minimum width to depth ratio of 1:5.
Industrial “Zone” PC3 Industrial “Zone” – Minimum Lot Size Lots within the Industrial “Zone” are of a sufficient size to accommodate industrial uses, consistent with the local character.	AS3 All lots have: (a) a minimum area of 800 sq metres; (b) a minimum frontage of 18 metres; and (c) a minimum width to depth ratio of 1:5.
Mixed Use “Zone” PC4 Mixed Use “Zone” – Minimum Lot Size Lots within the Mixed Use “Zone” are of a sufficient size to accommodate industrial uses, consistent with the local character.	AS4 All lots have: (a) a minimum area of 800 sq metres; (b) a minimum frontage of 18 metres; and (c) a minimum width to depth ratio of 1:5.
Open Space and Recreation “Zone” PC5 Open Space and Recreation “Zone” – Minimum Lot Size Lots within the Open Space and Recreation “Zone” are of a sufficient size to accommodate recreational uses, consistent with the local character.	No acceptable solution is prescribed
Need PC6 Need - General The reconfiguring a lot satisfies a community need.	No acceptable solution is prescribed

¹Where lot sizes are proposed below 5000 hectares in an area identified as Good Quality Agricultural Land on the Land Characteristics Map, the applicant shall demonstrate compliance with PC1 by preparing a study in accordance with the requirements of State Planning Policy 1/92 – The Development and Conservation of Agricultural Land and the Planning Guidelines: The Identification of Good Quality Agricultural Land and Separating Agricultural and Residential Land Uses 1997.

"Reconfiguring a Lot"		
Performance Criteria	Acceptable Solution	
Layout and Design	<p>PC7 Layout and Design</p> <p>The reconfiguring of lots:</p> <ul style="list-style-type: none"> (a) ensures safe and liveable communities; (b) ensures safe and legible vehicle and pedestrian movements areas and roads; (c) integrates with adjoining land; and (d) ensures and protects environmental values, significant features, open space areas and areas of high conservation or landscape value. 	No acceptable solution is prescribed
Layout and Design	<p>PC8 "Electricity Transmission Line Easement"</p> <p>Lot layout and design adjoining an "Electricity transmission line easement" promotes community safety and health and well being.</p>	AS8 Lot layout and design is in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1, Diagram 2.
Layout and Design	<p>PC9 Siting of Buildings and Structures</p> <p>Lot size, layout and design enable future uses to comply with separation distances for buildings and structures in respect of:</p> <ul style="list-style-type: none"> (a) "Watercourses" and "lakes"; (b) ridgelines and escarpments; and (c) cultural heritage places. 	No acceptable solution is prescribed
Infrastructure	<p>PC10 Street Lighting</p> <p>Street lighting is provided:</p> <ul style="list-style-type: none"> (a) to ensure safety for vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard. 	AS10 Street lighting is designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)
Infrastructure	<p>PC11 Water Supply</p> <p>Each lot has an adequate volume and supply of water, which is also adequate for fire fighting purposes.</p>	AS11 Each lot is connected to Council's reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply.
Infrastructure	<p>PC12 Effluent Disposal</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water to ensure the protection of public health and environmental values.</p>	AS12 Each lot is connected to Council's reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1.

"Reconfiguring a Lot"		
	Performance Criteria	Acceptable Solution
Infrastructure	<p>PC13 Stormwater</p> <p>Stormwater is collected and discharged so as to:</p> <ul style="list-style-type: none"> (a) protect the stability of buildings or the use of adjacent land; and (b) protect and maintain environmental values 	<p>AS13 Stormwater is collected and discharged in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1.</p>
Infrastructure	<p>PC14 Electricity</p> <p>Each lot is provided with an adequate supply of electricity.</p>	<p>AS14 Each lot is connected to the reticulated electricity supply.</p>
Infrastructure	<p>PC15 Vehicle Access</p> <p>Vehicle access is provided to each lot to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AS15 Each lot has vehicle access to a formed road. Access is to be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1) and (2).</p>
Infrastructure	<p>PC16 Roads</p> <p>Adequate all-weather road access is provided between each lot and the existing road network.</p>	<p>AS16 Roads are designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.1(1)</p>
Infrastructure	<p>PC17 "Electricity transmission line easement" - Separation Distance</p> <p>"Habitable buildings" and "Child oriented uses" are located to ensure community safety.</p>	<p>AS17 "Habitable buildings" and "Child oriented uses" maintain a minimum separation distance from the most proximate boundary of an "Electricity transmission line easement" in accordance with Schedule 2, Division 3: Powerline / Electricity Easements, Section 3.1 (1) and Section 3.1 Diagram 1.</p>
Environmental	<p>PC18 Excavation or Filling</p> <p>Excavating or filling of land:</p> <ul style="list-style-type: none"> (a) ensures safety and amenity for each lot and for land in close proximity; (b) minimises soil erosion; and (c) limits detrimental impacts on water quality. 	<p>AS18 Excavation or filling is undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>
Environmental	<p>PC19 Vegetation Retention</p> <p>Reconfiguring a lot retains vegetation for the:</p> <ul style="list-style-type: none"> (a) protection of scenic quality; (b) protection of general habitat; (c) protection of soil quality; (d) establishment of open space corridors and networks; and (e) purpose of positive climate response 	<p>No acceptable solution is prescribed</p>

<i>"Reconfiguring a Lot"</i>		
	Performance Criteria	Acceptable Solution
Environment	<p>PC20 Construction Activities</p> <p>Erosion control measures and silt collection measures ensure that environmental values are protected during construction activities.</p>	<p>AS20 During construction soil erosion and sediment is controlled in accordance with standards contained in Schedule 1, Division 1: Standards for Construction Activities, Section 1.1</p>
Constraint	<p>PC21 Sloping Land</p> <p>Reconfiguring a lot ensures:</p> <ul style="list-style-type: none"> (a) vulnerability to landslip, erosion and land degradation is minimised; and (b) safety of persons and property is not compromised. 	<p>AS21 Reconfiguring a lot is not undertaken on slopes greater than 15%.</p>

SCHEDULE 1 DESIGN AND CONSTRUCTION STANDARDS

Division 1: Standards for Construction Activities

1.1 Construction Standards

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

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

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

2.1 Standards for Roads

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

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

2.2 Standards for Carparking and Manoeuvring Areas

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

(a) Carparking Requirements

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

(b) Carparking and Manoeuvring Design Standards

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

2.3 Access Standards

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

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

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

(a) Crossover Standards:

The crossover is not:

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

The crossover is not within:

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

The crossover does not:

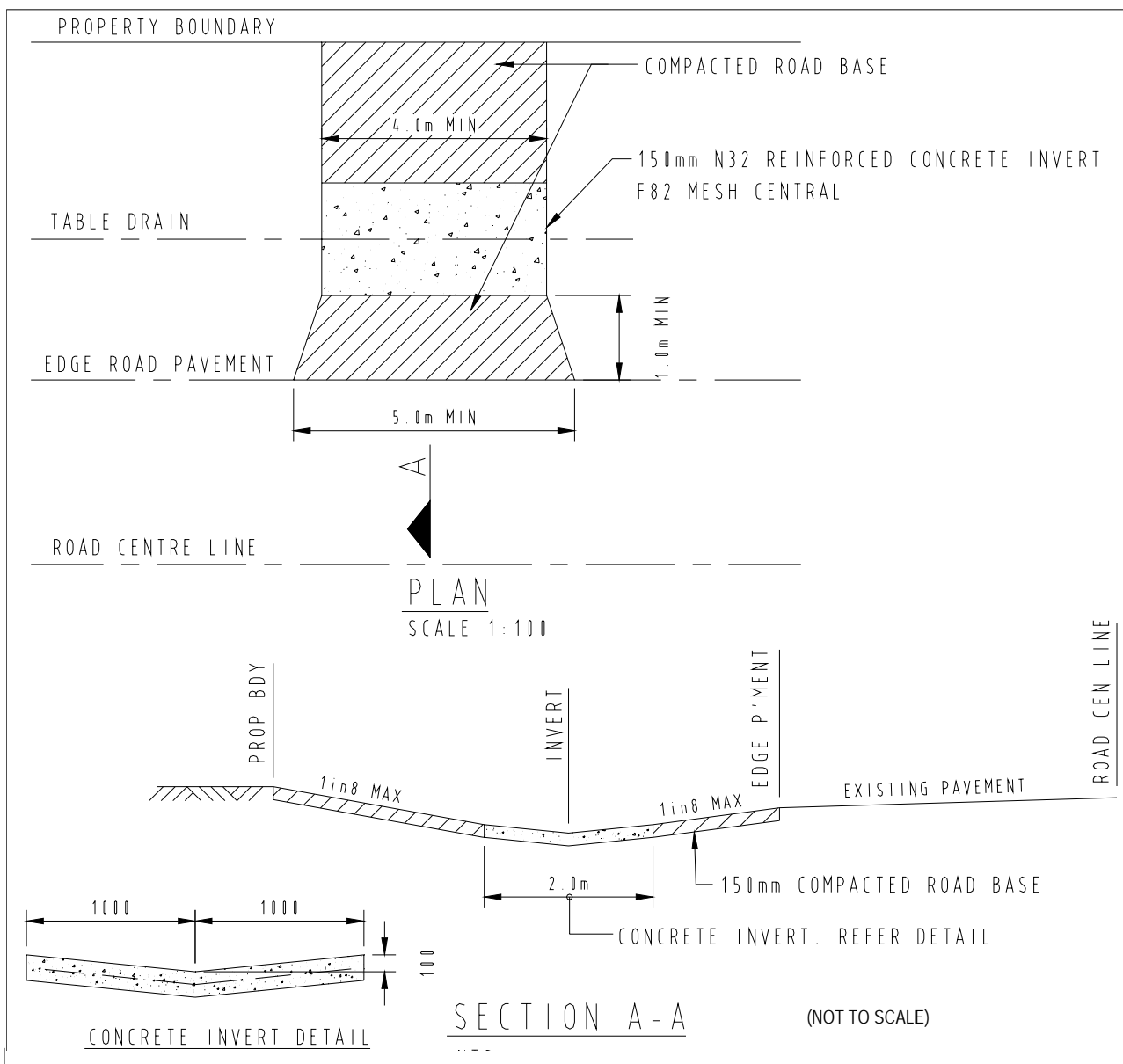
- (i) require the modification, relocation, or removal of any existing infrastructure (e.g. street trees, fire hydrants, water meters, manholes or stormwater gully pits);

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

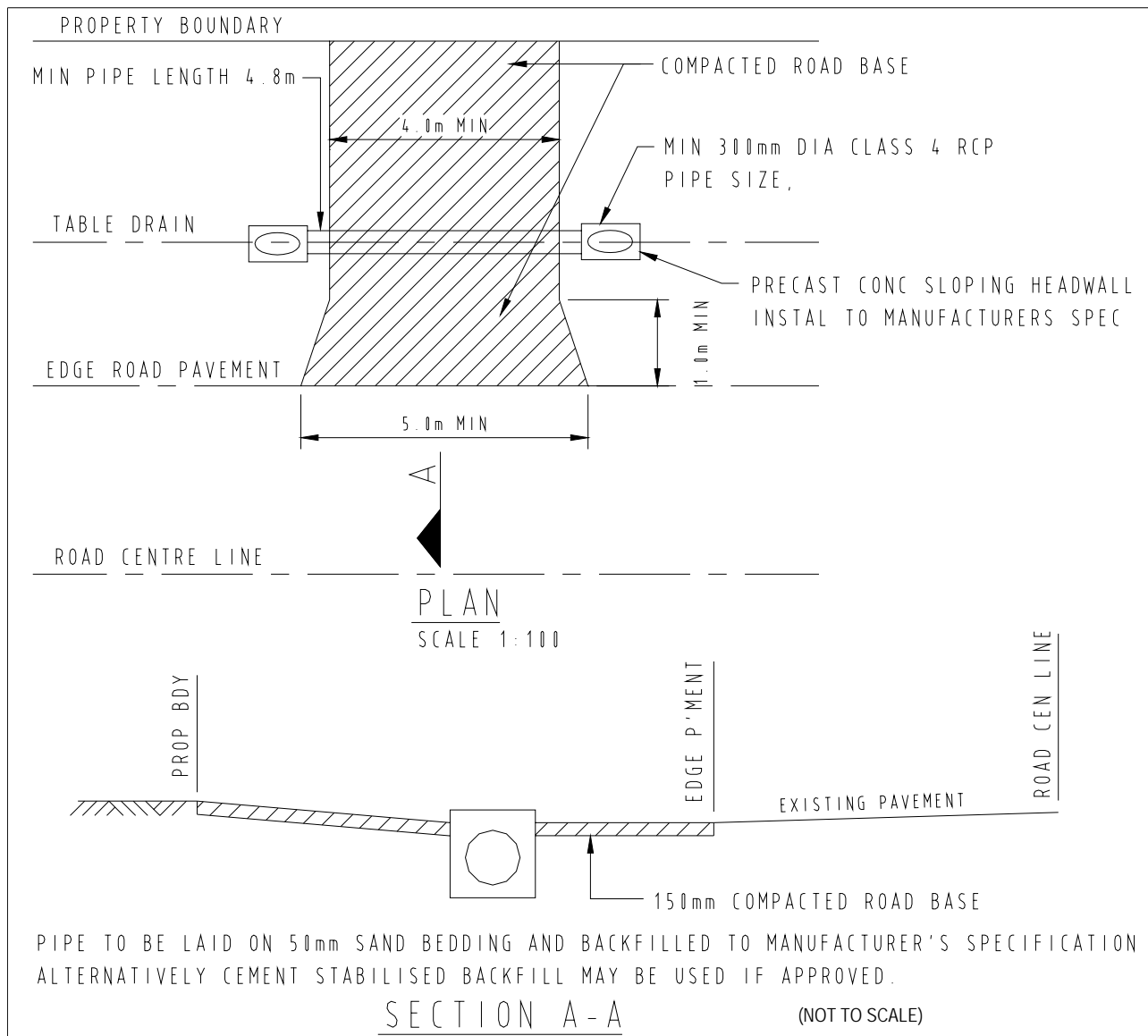
The crossover is constructed of gravel, reinforced concrete, bitumen or pavers where it is located in the Rural or Rural Residential “Zones”.

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

(b) Standard Crossover Drawings



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



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

Division 3: Standards For Water Supply

3.1 Standards for Reticulated Water Supply

- (1) Reticulated Water Supply is in accordance:

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

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

Division 4: Standards For Sewerage

4.1 Standards for Reticulated Sewerage

- (1) Reticulated Sewerage is in accordance with:

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

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

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

4.2 Standards for On-Site Sewerage

- (1) On-Site Sewerage is in accordance with:

On-Site Sewerage Code DLGP

AS1547.2000

On-Site Sewerage Facilities Guidelines for Effluent Quality DLGP

Division 5: Standards For Stormwater Drainage

5.1 Standards for Stormwater Drainage

- (1) Stormwater Drainage is in accordance with:

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

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

SCHEDULE 2 SEPARATION DISTANCES

Division 1: Separation Distances – Intensive Animal Industries

1.1 Separation of Intensive Animal Industries from Sensitive Land Uses

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

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

1.2 Separation of Sensitive Land Uses from Intensive Animal Industries

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

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

Division 2: Separation Distances – Extractive Industries

2.1 Separation Distances to Extractive Industries

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

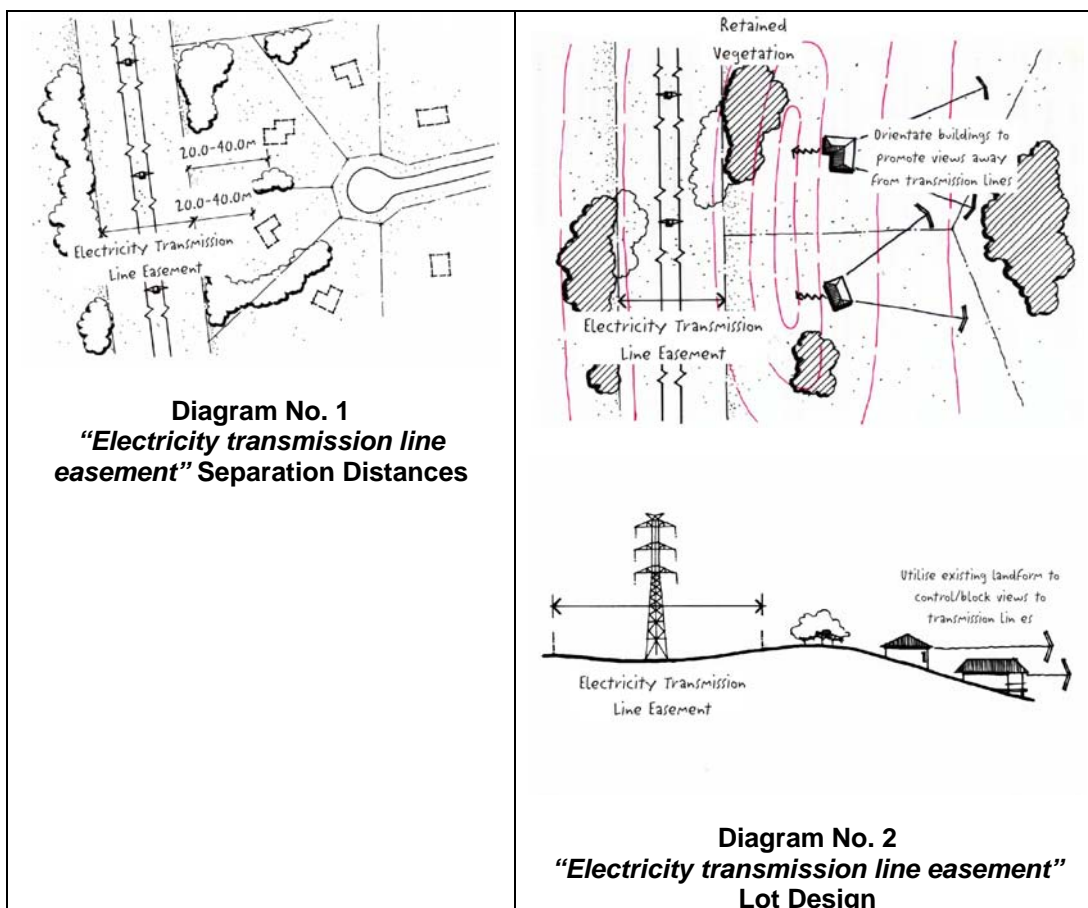
Mining Tenure/Extractive Industry	Resource Property	Separation Distance (metres)
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Division 3: Powerline / Electricity Easements

3.1 Separation from Powerline / Electricity Easements

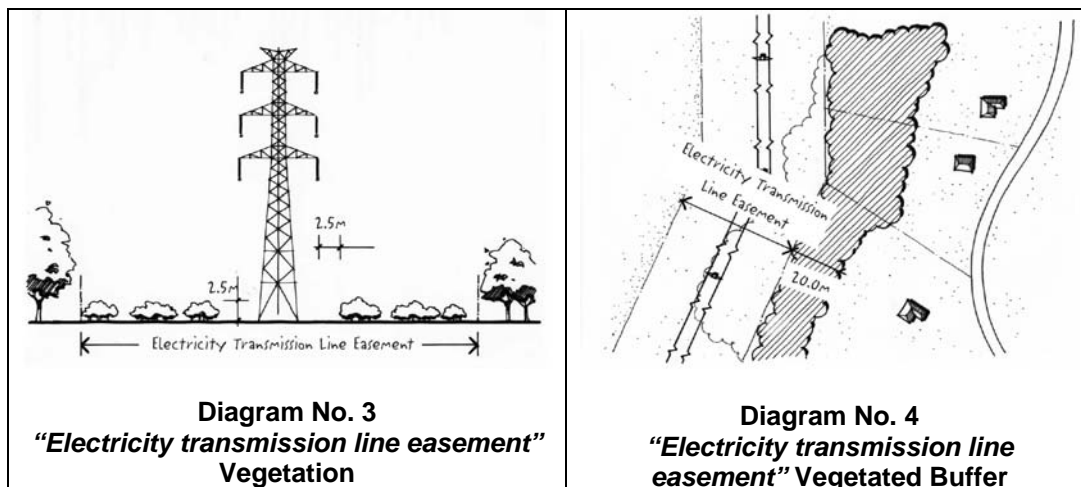
(1) Separation to Powerline / Electricity Easements in accordance with the following distances -

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



3.2 Powerline / Electricity Easements – Vegetation and Vegetated Buffers

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



Division 4: Separation Distances – Infrastructure Items

4.1 Separation Distances to Infrastructure Items

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

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

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

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

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

(1) Refuse tip locations are as follows -

Location	Real Property Description
Tambo	Lot 49 on TB 23

Division 6: Places and Items of Cultural Heritage**6.1 Known Cemeteries and Burial Sites**

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

Location	Real Property Description
Cemeteries	
Tambo	Lot 63 on C 8176

PLANNING SCHEME POLICY 1 - INFORMATION COUNCIL MAY REQUEST

1.0 Purpose

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

2.0 Information Requirements

2.1 Plans

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

2.2 Existing “Use” and Site Details

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

2.3 Proposed “Use” and Site Details

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

2.4 Amenity

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

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

2.5 Infrastructure

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

2.6 Traffic and Servicing

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

2.7 Emissions

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

2.8 Environmental

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

2.9 Constraint Areas

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

2.10 Reconfiguring a Lot

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

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

PLANNING SCHEME POLICY 2 - THIRD PARTY ADVICE OR COMMENT

1.0 Purpose

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

2.0 Requirements

2.1 Consultation

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

2.2 Information






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


Disclaimer:

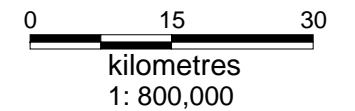
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Legend:

ZONING

-  Industrial (In)
-  Mixed Use (MU)
-  Open Space and Recreation (OSR)
-  Rural (Ru)
-  Small Town (ST)

-  Detailed Zoning Map Sheet Area and Reference



Amendments:

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**TAMBO SHIRE COUNCIL
PLANNING SCHEME
ZONING MAP**

**LOCAL GOVERNMENT AREA
TAMBO SHIRE**

Drawn by: **S.L.B.**

Date: **08 - 05 - 03**

Ref: **W515_201102**

Drawing No:

SHEET 1 OF 2

Disclaimer:

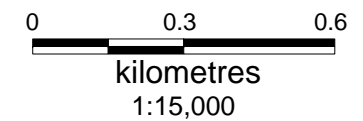
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Legend:

----- Main Transport Route

ZONING

- Industrial (In)
- Mixed Use (MU)
- Open Space and Recreation (OSR)
- Rural (Ru)
- Small Town (ST)



Amendments:

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**TAMBO SHIRE COUNCIL
PLANNING SCHEME
ZONING MAP**

TOWN OF TAMBO

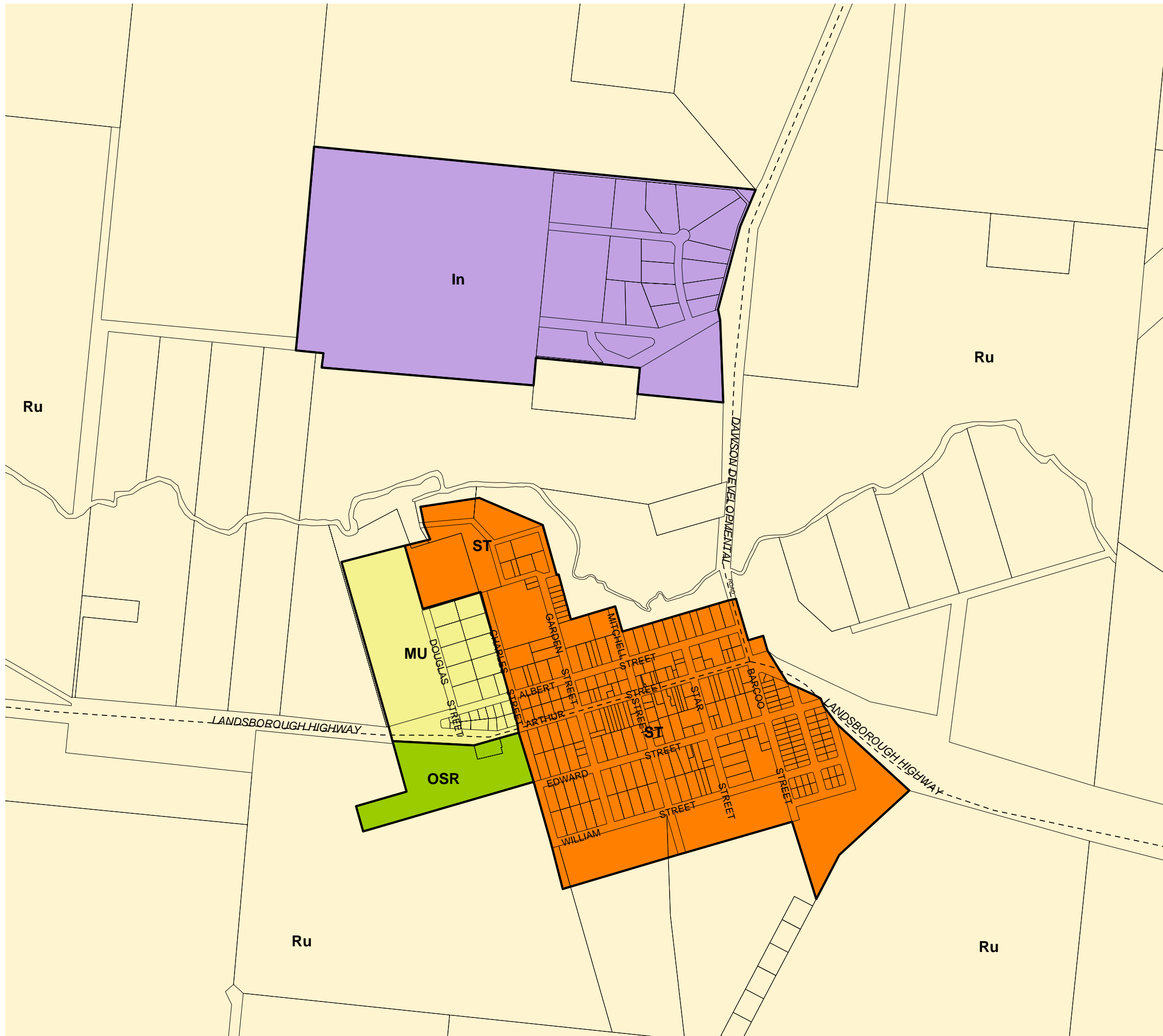
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Date: **08 - 05 - 03**

Ref: **W514_201102**

Drawing No:

SHEET 2 OF 2



Disclaimer:

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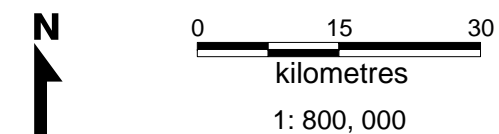
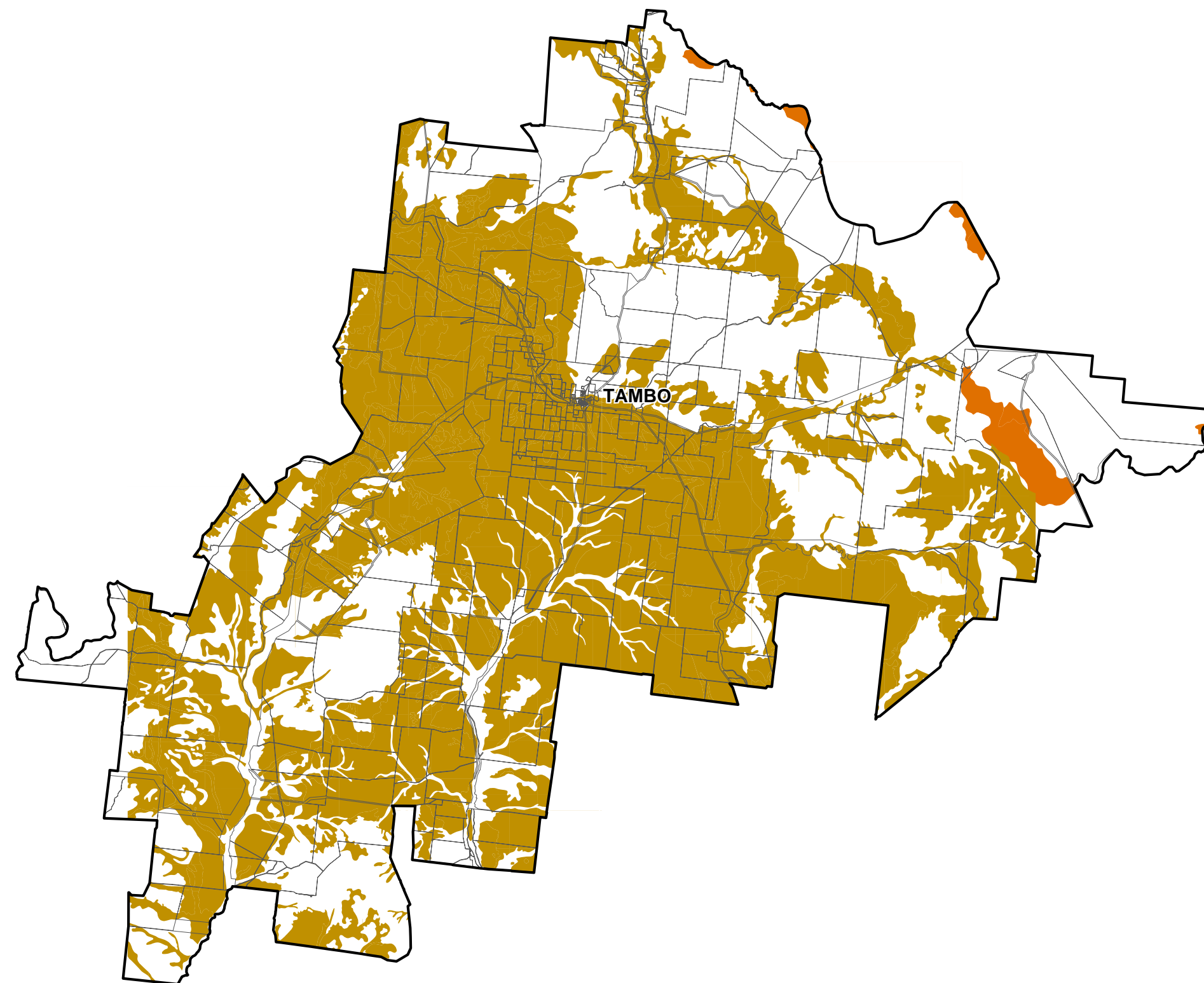
This publication is copyright to Council. The accuracy of this information in this map is not guaranteed. No liability can be accepted for error, misdescription or omission from the map.

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

Legend:

GOOD QUALITY AGRICULTURAL LAND

- Class B
- Class C



Amendments:

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

**TAMBO SHIRE
LOCAL GOVERNMENT AREA**




Drawn by: S.L.B.	Drawing No: SHEET 1 OF 2
Date: 14 - 07 - 03	
Ref: W541a_221205	

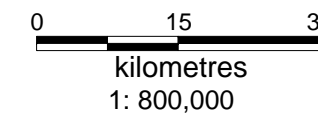
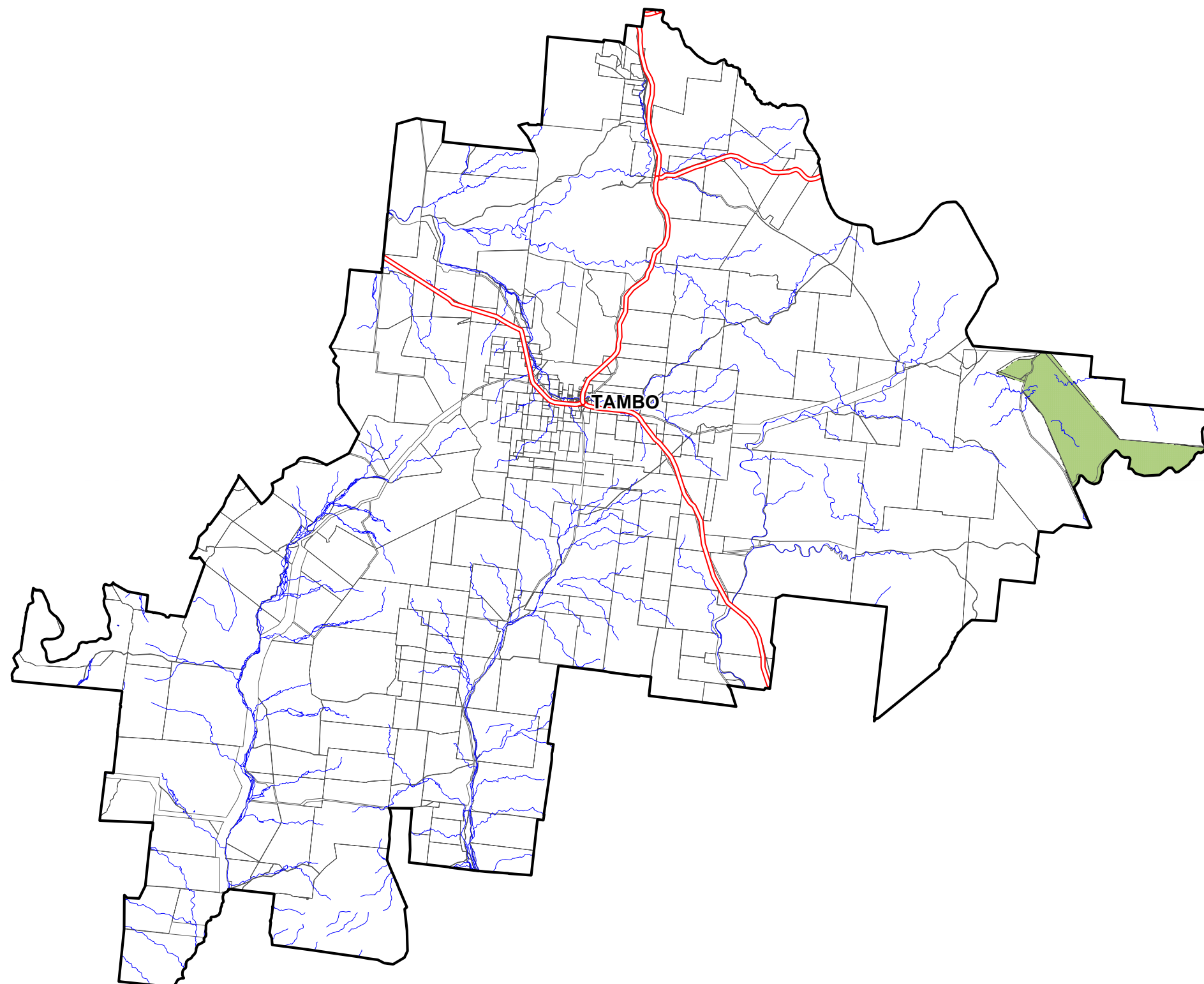
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Legend:

Shire Features

-  State Controlled Road
-  Watercourse
-  State Forest



Amendments:

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

**TAMBO SHIRE
LOCAL GOVERNMENT AREA**

Drawn by: **S.L.B.**

Date: **14 - 07 - 03**

Ref: **W523_131202**

Drawing No:

SHEET 2 OF 2

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

Blackall-Tambo Regional Council
Resolution to adopt Infrastructure Charges for the area of the Tambo
Planning Scheme

This resolution is made under Section 630 of the *Sustainable Planning Act 2009* (SPA).

1. Application to local government area

This resolution declares that the adopted charge does apply for the area of the Tambo Planning Scheme administered by the Blackall-Tambo Regional Council.

2. When resolution has effect

This resolution has effect on and from 1 July 2015.

3. Priority infrastructure area

The priority infrastructure area for the area of the **Tambo Planning Scheme** is identified in the State planning regulatory provision (adopted charges) (SPRP).

4. Comparison of planning scheme use categories and SPRP charge categories

To assist in applying the adopted infrastructure charges schedule in Schedule 1 of the State planning regulatory provision (adopted charges), Table 1 provides a guide to the uses under the planning scheme that come within the uses mentioned in column 2 of the adopted infrastructure charges schedule.

Table 1 - Planning scheme use categories and SPRP (adopted charges) charge categories

Current planning scheme use categories	SPRP (adopted charges) charge categories
Residential	
Detached House, Dwelling Unit	Dwelling house
Multiple Dwelling	Dual occupancy
Caretakers Residence	Caretaker's accommodation
Multiple Dwelling, Duplex, Flats	Multiple dwelling
Accommodation (short term)	
Hotel	Hotel
Visitor Accommodation, Bed and Breakfast	Short-term accommodation
Visitor Accommodation	Tourist park
Accommodation (long term)	
Community Dwelling	Community residence
Accommodation Units	Hostel
Relocatable Home Park	Relocatable home park
Retirement Village	Retirement facility
Places of assembly	
N/A	Club
N/A	Community use
N/A	Function facility
N/A	Funeral parlour
Place of worship	Place of worship
Commercial (bulk goods)	
Storage Facility	Agricultural supplies store
Storage Facility	Bulk landscape supplies
Storage Facility	Garden centre
Storage Facility	Hardware and trade supplies
Storage Facility	Outdoor sales
Storage Facility	Showroom
Commercial (retail)	
Shop	Adult store
Shop, Catering Premises	Food and drink outlet

Commercial Activities	Service industry
Service Station	Service station
Shop	Shop
Shop	Shopping centre
Commercial (office)	
Professional Office	Office
Professional Office	Sales office
Education facility (excluding Flying Start facilities)	
Child Care Centre, Child Orientated Uses	Child care centre
Child Orientated Uses	Community care centre
Educational establishment	Educational establishment
Flying Start Education facility	
Educational establishment	
Entertainment	
N/A	Hotel (non-residential component)
N/A	Nightclub
N/A	Theatre
Indoor sport and recreational facility	
Indoor Recreation	Indoor sport and recreation
Industry	
Industry	Low impact industry
Industry	Medium impact industry
Industry	Research and technology industry
Industry	Rural industry
Industry	Warehouse
Industry	Waterfront and marine industry
High impact industry	
N/A	High impact industry
Noxious Industry	Noxious and hazardous industries
Low impact rural	
Grazing	Animal husbandry
Agriculture	Cropping
Agriculture	Permanent plantations
N/A	Wind farm
High impact rural	
N/A	Aquaculture

Intensive Animal Industry, Cattery or Kennel, Stable	Intensive animal industries
Intensive Agriculture	Intensive horticulture
N/A	Wholesale nursery
N/A	Winery
Essential services	
N/A	Correctional facility
N/A	Emergency services
N/A	Health care services
N/A	Hospital
N/A	Residential care facility
N/A	Veterinary services
Specialised uses	
Airport	Air services
N/A	Animal keeping
Transport Terminal	Carpark
N/A	Crematorium
Extractive Industry	Extractive industry
N/A	Major sport recreation and entertainment facility
N/A	Motor sport
Outdoor Recreation, Park	Outdoor sport and recreation
N/A	Port services
Tourist Facility	Tourist attraction
Public Utility	Utility installation
Accommodation Units	Non-residential workforce accommodation
Minor uses	
N/A	Advertising device
N/A	Cemetery
Home Business	Home based business
N/A	Landing
N/A	Market
N/A	Outdoor lighting
Park	Park
N/A	Roadside stalls
N/A	Telecommunications facility
N/A	Temporary use

5. Adopted infrastructure charges

The Blackall-Tambo Regional Council resolves to adopt the charges mentioned in Table 2, Column 3, for development for a use mentioned in Table 2, Column 2.

The local government declares that an adopted charge in Table 2, Column 3, applies to that part of the local government area mentioned for that charge in Table 2, Column 4.

The area in which the adopted infrastructure charge applies is identified in Map 1: Tambo PIA.

Table 2 - Adopted infrastructure charge

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Residential	<ul style="list-style-type: none"> • Dwelling house • Caretaker's accommodation • Multiple dwelling • Dual occupancy 	Adopted infrastructure charge	Adopted infrastructure charges for stormwater network	Map 1: Tambo PIA
		\$5,000 1 or 2 bedroom dwelling or \$7,000 3 or more bedroom dwelling	N/A	

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Accommodation (short term)	<ul style="list-style-type: none"> • Hotel • Short-term accommodation • Tourist park 	For a tent or caravan site in a tourist park: \$2,500 per 1 or 2 tent/caravan sites or \$3,500 per 3 tent or caravan sites	N/A	Map 1: Tambo PIA
		For a cabin in a tourist park: \$2,500 per 1 or 2 bedroom cabin or \$3,500 per 3 or more bedroom cabin		Map 1: Tambo PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Accommodation (short term)		For a hotel or short-term accommodation: \$2,500 per suite (with 1 or 2 bedrooms) or \$3,500 per suite (with 3 or more bedrooms) or \$2,500 per bedroom (for a bedroom that is not within a suite)		Map 1: Tambo PIA
Accommodation (long term)	<ul style="list-style-type: none"> • Community residence • Hostel • Relocatable home park • Retirement facility 	For a relocatable home park: \$5,000 per 1 or 2 bedroom relocatable dwelling site or \$7,000 per 3 or more bedroom relocatable dwelling site	N/A	Map 1: Tambo PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Accommodation (long term)		For a community residence, retirement facility or hostel: \$5,000 per suite (with 1 or 2 bedrooms) or \$7,000 per suite (with 3 or more bedrooms) or \$5,000 per bedroom (for a bedroom that is not within a suite)		Map 1: Tambo PIA
Places of assembly	<ul style="list-style-type: none"> • Club • Community use • Function facility • Funeral parlour • Place of worship 	\$17.50 per m ² of gross floor area (GFA)	\$2.50 per impervious m ²	Map 1: Tambo PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Commercial (bulk goods)	<ul style="list-style-type: none"> •Agricultural supplies store •Bulk landscape supplies •Garden centre •Hardware and trade supplies •Outdoor sales •Showroom 	\$35 per m ² of GFA	\$2.50 per impervious m ²	Map 1: Tambo PIA
Commercial (retail)	<ul style="list-style-type: none"> •Adult store •Food and drink outlet •Service industry •Service station •Shop •Shopping centre 	\$45 per m ² of GFA	\$2.50 per impervious m ²	Map 1: Tambo PIA
Commercial (office)	<ul style="list-style-type: none"> •Office •Sales office 	\$35 per m ² of GFA	\$2.50 per impervious m ²	Map 1: Tambo PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Education facility (excluding Flying Start facilities)	<ul style="list-style-type: none"> • Child care centre • Community care centre • Educational establishment 	\$35 per m ² of GFA	\$2.50 per impervious m ²	Map 1: Tambo PIA
Flying Start Education facility	Educational establishment for the Flying Start for Queensland Children program	Nil charge		N/A
Indoor sport and recreational facility	<ul style="list-style-type: none"> • Indoor sport and recreation 	\$50 per m ² of GFA \$5 per m ² of GFA for court areas	\$2.50 per impervious m ²	Map 1: Tambo PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
Industry	<ul style="list-style-type: none"> • Low impact industry • Medium impact industry • Research and technology industry • Rural industry • Warehouse • Waterfront and marine industry 	\$12.50 per m ² of GFA	\$2.50 per impervious m ²	Map 1: Tambo PIA
High impact industry	<ul style="list-style-type: none"> • High impact industry • Noxious and hazardous industries 	\$17.50 per m ² of GFA	\$2.50 per impervious m ²	Map 1: Tambo PIA
Low impact rural	<ul style="list-style-type: none"> • Animal husbandry • Cropping • Permanent plantations • Wind farms 	Nil charge		

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges		Column 4 Part of local government area (LGA) to which charge applies
High impact rural	<ul style="list-style-type: none"> • Aquaculture • Intensive animal industries • Intensive horticulture • Wholesale nursery • Winery 	<p style="text-align: center;">\$5</p> <p>per m² of GFA for the high impact rural facility</p>	N/A	Map 1: Tambo PIA

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges	Column 4 Part of local government area (LGA) to which charge applies
Specialised uses	<ul style="list-style-type: none"> • Air services • Animal keeping • Carpark • Crematorium • Major sport, recreation and entertainment facility • Motor sport • Non-resident workforce accommodation • Outdoor sport and recreation • Port services • Tourist attraction • Utility installation • Extractive industry 	The adopted infrastructure charge is the charge (in Column 3) for the charge category (in Column 1) that the local government determines should apply for the use at the time of assessment.	

Column 1 Adopted infrastructure charge category	Column 2 Use	Column 3 Adopted infrastructure charges	Column 4 Part of local government area (LGA) to which charge applies
Minor uses	<ul style="list-style-type: none"> • Advertising device • Cemetery • Home-based business • Landing • Market • Roadside stalls • Telecommunications facility • Temporary use • Park • Outdoor lighting 	Nil charge	
Other uses	A use not otherwise listed in Column 2, including a use that is unknown because the development application does not specify a proposed use	The adopted charge is the charge (in Column 3) for the charge category (in Column 1) that the local government determines should apply for the use at the time of assessment.	

6. Additional demand

Section 636 of SPA provides that a levied charge may be only for additional demand placed upon trunk infrastructure. In working out additional demand the following must not be included:

- an existing use on the premises if the use is lawful and already taking place on the premises;
- a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out;
- other development on the premises if the development may be lawfully carried out without the need for a further development permit.

7. Discounts

The charge for development is to be discounted to take into account the existing usage of trunk infrastructure by the premises on or in relation to which the development is carried out.

Discounts are to be calculated using the following method.

The adopted infrastructure charge is to be calculated using the following formula:

$$AIC = AC - D$$

Where:

- **AIC** is the adopted infrastructure charge that may be levied for development;
- **AC** is the adopted charge for the trunk infrastructure networks to service the development stated in Table 2 of the resolutions; and
- **D** is the discount for the trunk infrastructure networks servicing the premises.

(i) The discount is the greater of:

- the monetary equivalent of the existing lawful use of the premises, calculated using the adopted infrastructure charges in Table 2; and
- the monetary contributions for trunk infrastructure that have been previously made, escalated to present value by applying the movements of the Consumer Price Index (all Groups) for Brisbane between the date that the payment was made and 1 July 2012.

(ii) Applications for development which are not serviced or planned to be serviced by the water supply or sewerage networks for trunk infrastructure will be discounted as follows:

- Water supply network: 30% of total charge
- Sewerage network: 20% of total charge

(iii) The maximum amount of any discount allocated under this resolution is not to exceed the adopted infrastructure charges for the proposed development.

8. Trunk infrastructure

Until a priority infrastructure plan is made —

- the trunk infrastructure shown in Maps 2-6 is identified as the trunk infrastructure for the local government area;
- the trunk infrastructure network or trunk infrastructure networks to which the adopted infrastructure charge applies are - *water supply, sewerage, stormwater, transport and parks and community facilities*;
- the standard of service for each network or network mentioned above is stated to be the standard set out in this Attachment.

9. Indexing adopted infrastructure charges

The adopted charge may be increased after the charge is levied and before it is paid to Council.

The maximum adopted infrastructure charges set out in Table 2 are subject to indexation based on the Producers Price Index (PPI) for the period starting on the day the charge is levied and ending on the day the charge is paid as prescribed under Section 631 of SPA.

10. Offsets and refunds

10.1 Purpose

This section outlines:

- (a) the application of an offset or refund where development has been conditioned to provide necessary trunk infrastructure; and
- (b) the process for determining the establishment cost of trunk infrastructure for the offset or refund where the applicant does not agree with the establishment cost outlined in the infrastructure charges notice.

10.2 Application of an offset or refund

An offset or refund for trunk infrastructure only applies where, for a development, Council has:

- (a) required the following:
 - (i) a necessary infrastructure condition for infrastructure identified in this charges resolution or an LGIP as per Sections 646 and 979 of SPA; or
 - (ii) a necessary infrastructure condition for other infrastructure under Sections 647 and 979 of SPA; and
- (b) supplied a scope of works including the standard to which the trunk infrastructure is to be provided and the location of the trunk infrastructure; and
- (c) levied an infrastructure charge and indicated an offset or refund is applicable on an infrastructure charges notice for the same premises under Section 637 (Requirements for infrastructure charges notice) of SPA.

10.3 Determining the establishment cost of trunk infrastructure for an offset or refund

10.3.1 Where the applicant who is bound to provide trunk infrastructure and has been levied an infrastructure charge for the same development and the applicant does not agree with the

establishment cost outlined in the infrastructure charges notice for the trunk infrastructure must, at their own cost, provide to Council the following:

- (a) for a trunk infrastructure that is works;
 - (i) a bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities); and
 - (ii) a first principles estimate for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities (the cost estimate); or
- (b) for a trunk infrastructure that is land - a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).

10.3.2 Council is to give a notice to the applicant which states whether the bill of quantities and the cost estimate or the valuation are accepted or not;

- (a) if Council accepts the bill of quantities and the cost estimate of the valuation, the cost estimate or valuation is the establishment cost of the infrastructure;
- (b) if Council does not accept the bill of quantities and the cost estimate or the valuation, Council must, at its own cost, have;
 - (i) for the bill of quantities and the cost estimate, an assessment undertaken by an appropriately qualified person to;
 - i. determine whether *the bill of quantities* is in accordance with *the scope of works*;
 - ii. determine whether *the cost estimate* is consistent with current market costs calculated by applying a first principles estimating approach to *the bill of quantities*; and
 - iii. provide a new *cost estimate* using a first principles estimating approach.
 - (ii) for the valuation, a valuation undertaken by a certified practicing valuer.
- (c) If the local government rejected the bill of quantities and the cost estimate or the valuation provided by the applicant, it must provide written notice to the applicant and propose the new bill of quantities and cost estimate or the valuation and its reasons for doing so.

10.3.3 Where a written notice of the local governments proposed bill of quantities and cost estimate or valuation has been given, the applicant may negotiate and agree with the local government regarding a cost estimate or valuation.

The agreed cost estimate or valuation is the establishment cost of the infrastructure.

10.3.4 If agreement cannot be reached, the local government must;

- (a) for the bill of quantities and the cost estimate, refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to:
 - (i) assess whether the bill of quantities is in accordance with the scope of works;
 - (ii) assess whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - (iii) provide an amended cost estimate using a first principles estimating approach.
- (b) for the valuation, have a valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land. The independent assessor or

certified practicing valuer is to be appointed by agreement between the local government and the applicant. The cost of this independent assessment is to be equally shared between the local government and the applicant. The amended cost estimate or valuation determined by the independent assessor is the establishment cost of the infrastructure.

10.3.5 If the local government and the applicant cannot reach agreement on the appointment of an independent assessor or independent certified practicing valuer, the establishment cost of the infrastructure is determined by calculating the average of the previous two cost estimates prepared on behalf of the applicant and the local government respectively.

10.3.6 The local government must give an amended infrastructure charges notice to the applicant stating:

- (a) the value of the establishment cost of the infrastructure which has been indexed to the date that is stated in the amended infrastructure charges notice using the Producer Price Index - Road and bridge construction index for Queensland; and
- (b) that the establishment cost of the infrastructure stated in the amended infrastructure charges notice is indexed from the date that it is stated in the amended infrastructure charges notice to the date it is to be offset against the levied charge in accordance with the Producer Price Index - Road and bridge construction index for Queensland.

11. Conversions

11.1 Purpose

This section outlines:

- (a) the process to apply for a conversion application where non-trunk infrastructure has been conditioned as part of a development application and the applicant considers the non-trunk infrastructure to be trunk infrastructure; and
- (b) the criteria for deciding a conversion application.

11.2 Applying to convert particular non-trunk infrastructure to trunk infrastructure

- (a) An application to convert particular non-trunk infrastructure to trunk infrastructure may be made to Council only where the following applies;
 - (i) Council has required non-trunk infrastructure to be provided as a particular condition of a development approval under Section 665 of SPA; and
 - (ii) the construction of the non-trunk infrastructure has not started; and
 - (iii) the conversion application is made in accordance with Section 659 of SPA.
- (b) Council will decide the application in accordance with the decision criteria outlined in Section 11.3 below, and Sections 660 and 661 of SPA.
- (c) Where Council agrees to the conversion application, any offset or refund is determined in accordance with Section 10 above.

11.3 Criteria for deciding conversion applications

- (a) The following section outlines the criteria for deciding conversion applications as per Section 660 of SPA.
- (b) For infrastructure to be considered trunk infrastructure, each of the following criteria must be met;
- (i) the infrastructure has the capacity to service other developments in the area; and
 - (ii) the function and purpose of the infrastructure is consistent with other trunk infrastructure identified in this charges resolution for the area; and
 - (iii) the infrastructure is not consistent with non-trunk infrastructure for which conditions may be imposed in accordance with Section 665 of SPA; and
 - (iv) the type, size and location of the infrastructure is the most cost effective option for servicing multiple users in the area; and
 - (v) the infrastructure is consistent with the desired standards of service outlined in this resolution.
- (c) The most cost effective option under 11.3(b)(iv) means the least cost option based upon the life cycle cost of the infrastructure required to service future urban development in the area at the desired standard of service. The calculation of life cycle cost shall reflect the following assumptions:
- (i) Lifecycle cost to be determined as the Net Present Value (NPV) of all costs incurred over a 50 year term;
 - (ii) Values contained within the NPV will not be escalated for inflation but be stated in present day terms (real values);
 - (iii) The discount rate used in the analysis will be the nominal 90 day bank bill rate as applicable at the 31 December on the year prior to the assessment, plus a margin of 1.5%. This will be adjusted to a real rate by deducting an allowance for inflation of 2.5% per annum;
 - (iv) Financing costs will not be separately included in the assessment;
 - (v) The NPV must include the following costs:
 - The capital cost of all proposed works. This includes the cost of providing and removing any temporary works; and
 - An estimate of capital and recurrent maintenance costs; and
 - Estimated differences in timing of infrastructure charges revenues to Council; and
 - Any other costs (either capital or operational) identified as part of the mitigation strategies associated with the assessment.Any strategies proposed by the developer to mitigate the financial impact of the development are to be clearly stated.

12. Apportionment of charges for temporary use

This section outlines the infrastructure charges for temporary uses.

Temporary uses are assessed on a case-by-case basis because some temporary uses can have significant up-front impacts while others have minimal impacts.

For transparency of decision making, the following considerations apply to temporary uses:

- Infrastructure networks used

- Up-front infrastructure network requirements
- Ongoing infrastructure network requirements
- Duration of use

General rules - inside and outside PIA:

- If use is less than 1 year without up-front infrastructure network requirements, no charge
- If use is more than 1 year but less than 2 years without up-front infrastructure network requirements, 20% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 1 year but less than 5 years without up-front infrastructure network requirements, 40% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 5 years but less than 10 years without up-front infrastructure network requirements, 70% of the equivalent adopted infrastructure charge for a permanent use
- If use is less than 1 year but requires up-front infrastructure network requirements, cost of up-front infrastructure
- If use is more than 1 year but less than 2 years but requires up-front infrastructure network requirements, cost of up-front infrastructure and 20% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 1 year but less than 5 years but requires up-front infrastructure network requirements, cost of up-front infrastructure and 40% of the equivalent adopted infrastructure charge for a permanent use
- If use is more than 5 years but less than 10 years but requires up-front infrastructure network requirements, cost of up-front infrastructure and 70% of the equivalent adopted infrastructure charge for a permanent use
- Any use for longer than 10 years is classed as a permanent use

Credits, discounts, offsets and refunds are the same as for permanent uses inside and outside the PIA respectively for networks used, providing the infrastructure provided is permanent.

13. Dictionary

Words and terms used in this resolution have the meaning given in SPA or the Queensland Planning Provisions.

If a word or term used in this resolution is not defined in SPA or the Queensland Planning Provision, it has the meaning given in this section.

The following terms used in this resolution are defined in SPA:

- adopted charge
- lawful use
- maximum adopted charge
- trunk infrastructure
- priority infrastructure area

Gross Floor Area (GFA) is as per the definition in the Queensland Planning Provisions.

impervious area is an area within a site which does not allow natural infiltration of rainfall to the underlying soil and the majority of rainfall would become runoff (i.e. roadways, car parks, footpaths, roofed area, hardstand areas (sealed and unsealed), compacted and other such spaces).

State planning regulatory provision (adopted charge) is the State planning regulatory provision (adopted charges) made under SPA.

14. Resolution attachments

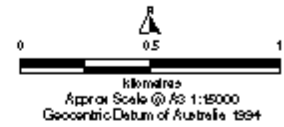
- Map 1: Tambo PIA
- Maps 2-6: Plans for Trunk Infrastructure
- Attachment 1: Desired Standards of Service

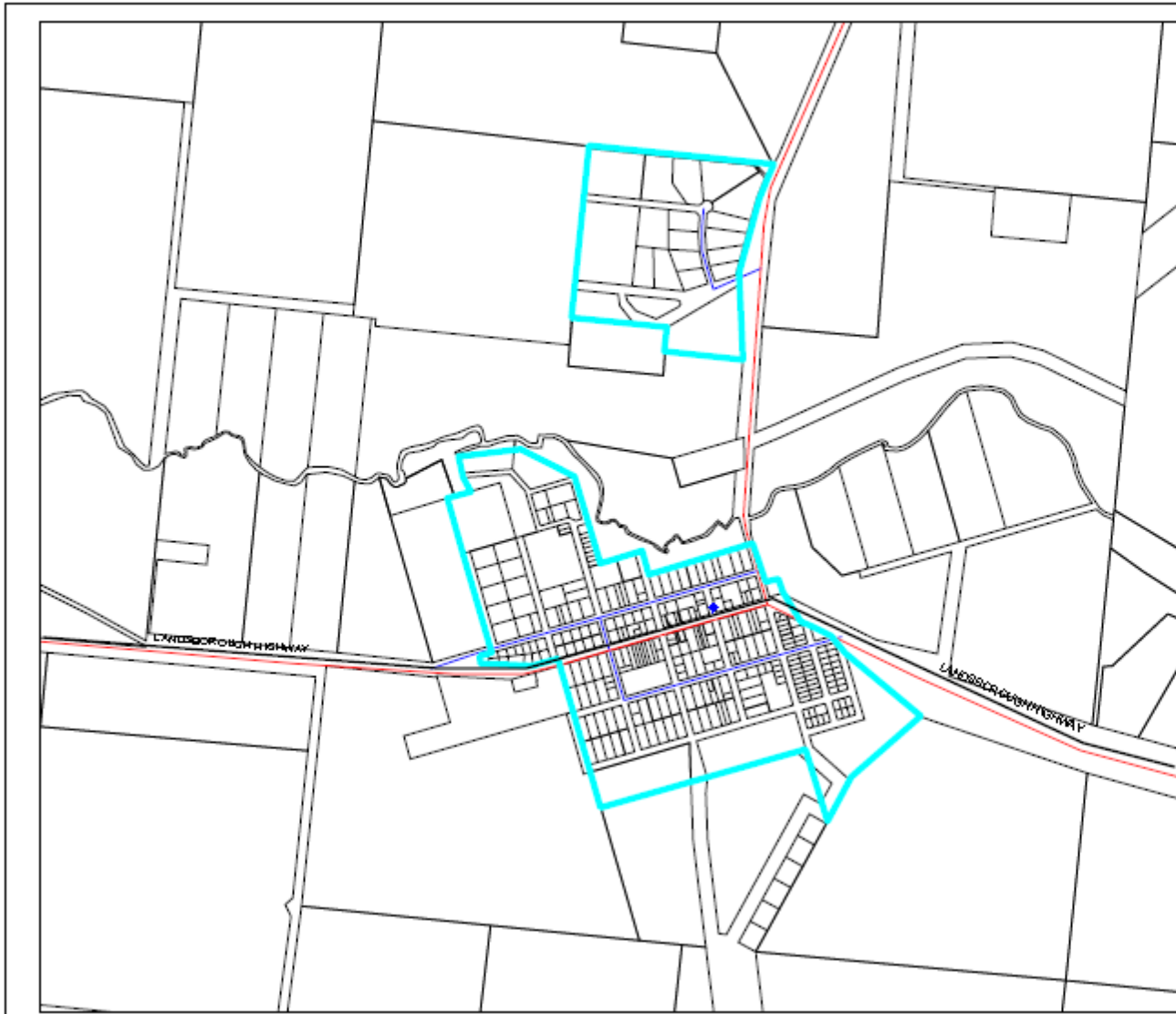


Tambo PIA Map 1

PRIORITY INFRASTRUCTURE AREA

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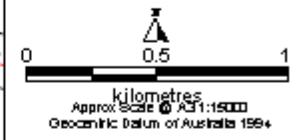




Tambo PIA Map 2:
Plan for Trunk Infrastructure -
Transport Network

- Bus stop/stopper
- Major Collector Road
- State Controlled Road
- Local Highway
- PRIORITY INFRASTRUCTURE AREA

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Tambo PIA Map 3:
Plan for Trunk Infrastructure -
Water Network

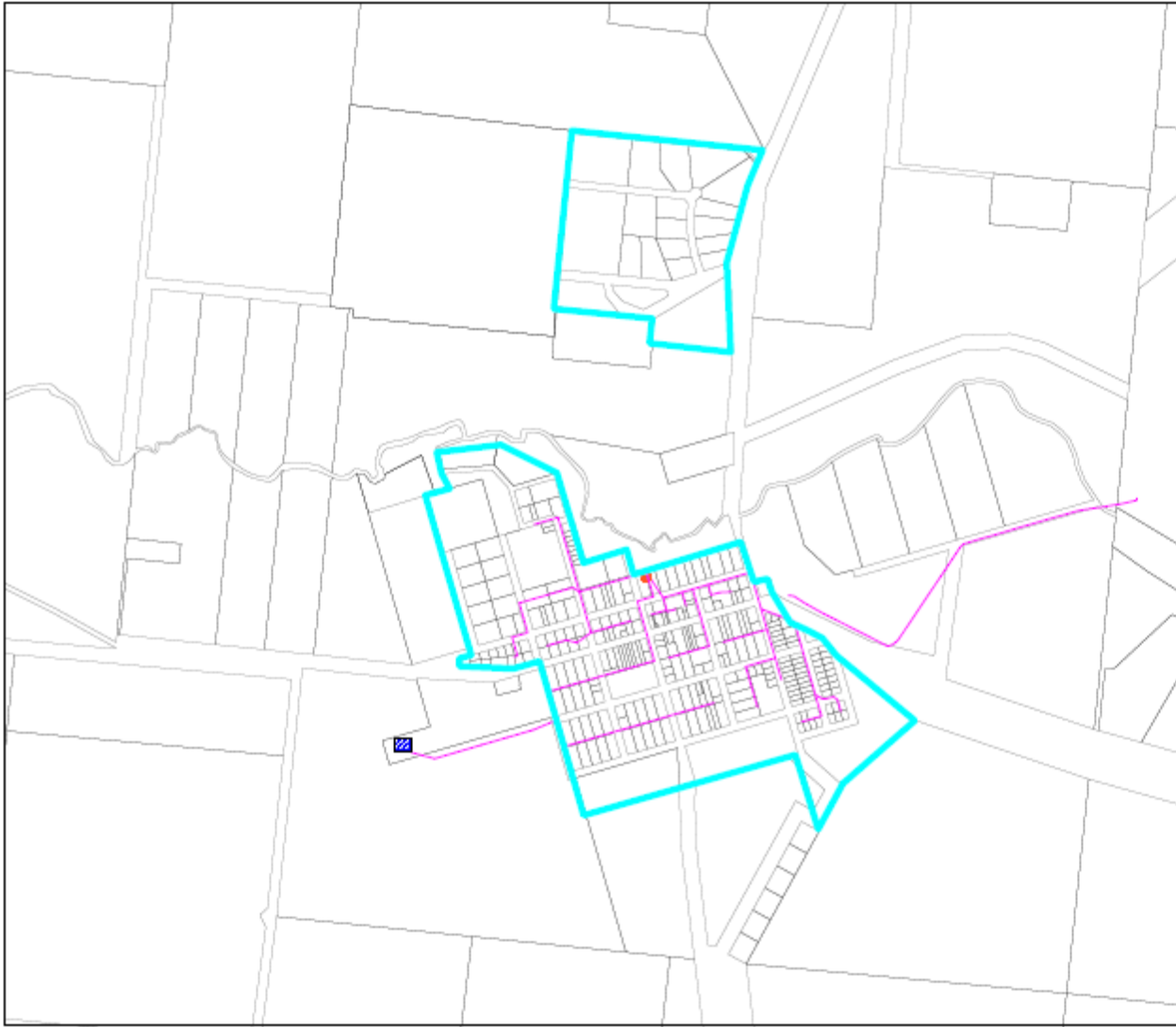
- Main Box
- Water Main
- PRIORITY INFRASTRUCTURE AREA

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Geocentric Datum of Australia 1994





**Tambo PIA Map 4:
Plan for Trunk Infrastructure -
Sewerage Network
(CED Scheme)**

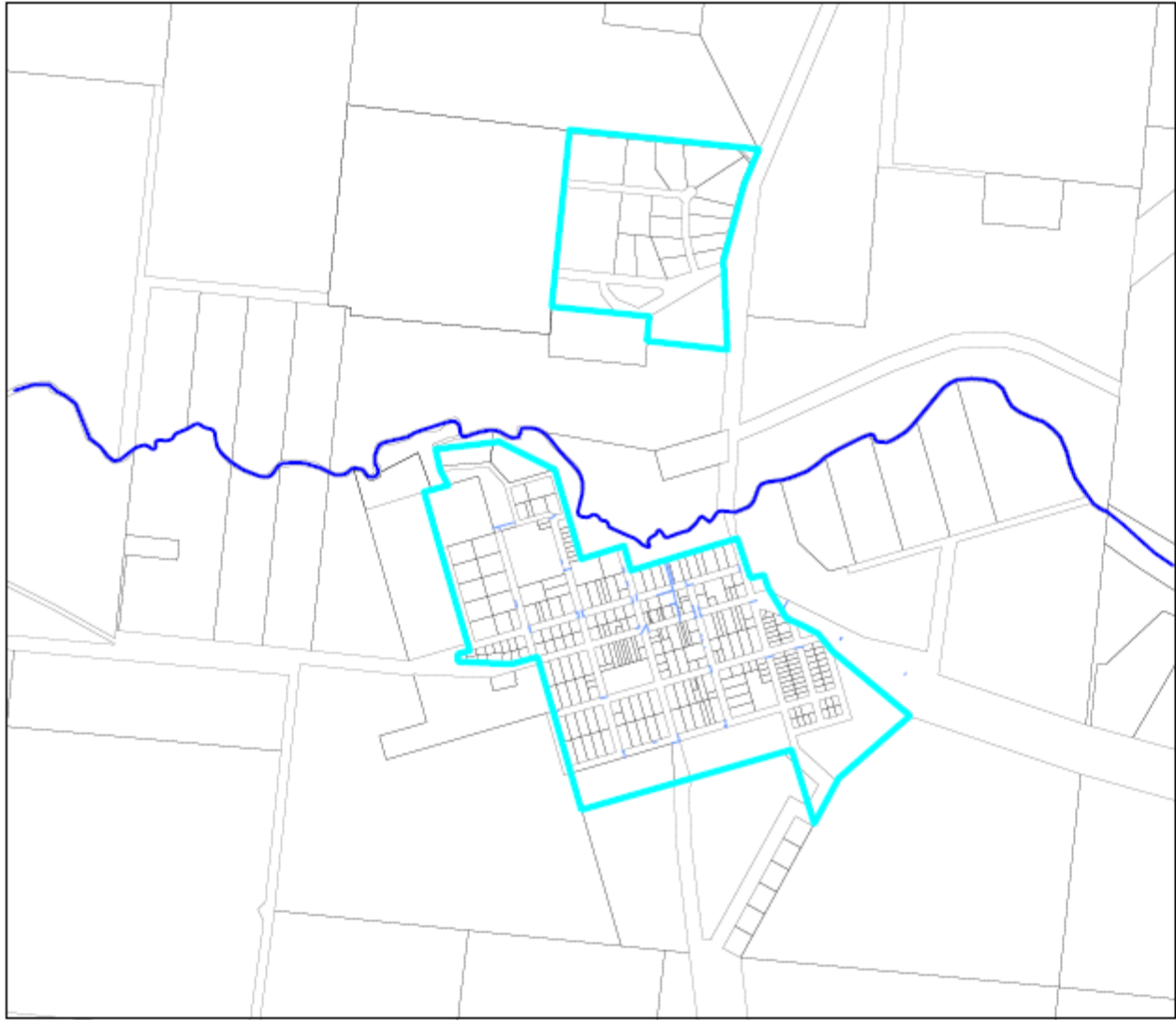
- Outfall on Pond
- Pump Station
- Gravity Sewer
- PRIORITY INFRASTRUCTURE AREA

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**Tambo PIA Map 5:
Plan for Trunk Infrastructure -
Stormwater Network**

- Natural Waterway
- Piped Drainage
- PRIORITY INFRASTRUCTURE AREA

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9786 - Tambo Stormwater Network



Tambo PIA Map 6:
Plan for Trunk Infrastructure -
Parks and Land for
Community Infrastructure

- Community Land
- Park
- PRIORITY INFRASTRUCTURE AREA

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9798 - Tambo parks & community land network

Desired Standards of Service

1. Water supply network desired standards of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability / Continuity of Supply	All development receives a reliable supply of potable water, with minimal interruptions to their service.	<ul style="list-style-type: none"> • Standards in Division 3 of Schedule 1 of the Planning Scheme • Customer Service Standards • Customer Service Obligations
Adequacy of Supply	All development is provided with a water supply which is adequate for the intended use.	<ul style="list-style-type: none"> • Water Service Association of Australia Codes • IPWEA Standards • Standards in Division 3 of Schedule 1 of the Planning Scheme • Customer Service Standards
Quality of Supply	Provide a uniform water quality in accordance with recognised standards which safeguard community health and is free from objectionable taste and odour.	<ul style="list-style-type: none"> • The <i>Australian Drinking Water Guidelines</i> developed by the National Health and Medical Research Council • Standards in Division 3 of Schedule 1 of the Planning Scheme
Environmental Impacts	The environmental impacts of the water supply network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> • Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Policies and the <i>Water Act 2000</i>
Pressure and Leakage Management	The water supply network is monitored and managed to maintain the reliability and adequacy of supply and to minimise environmental impacts.	<ul style="list-style-type: none"> • System Leakage Management Plan (<i>Chapter 3, Part 3, Division 1A Water Act 2000</i>) • <i>Water Supply (Safety and Reliability Act) 2008</i>
Infrastructure Design / Planning Standards	Design of the water supply network will comply with established codes and standards	<ul style="list-style-type: none"> • Water Services Association of Australia - WSA 03 2002 <i>Water Supply Code of Australia</i> • <i>Australian Drinking Water Guidelines</i> - National Health and Medical Research Council • <i>Planning Guidelines for Water Supply and Sewerage</i> - Department of Natural Resources and Water • Standards in Division 3 of Schedule 1 of the Planning Scheme

2. Sewerage network desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Reliability	All development has access to a reliable sewerage collection, conveyance, treatment and disposal system.	<ul style="list-style-type: none"> Standards in Division 4 of Schedule 1 of the Planning Scheme Customer service standards Customer service obligations
Quality of Treatment	Ensures the health of the community and the safe and appropriate level of treatment and disposal of treated effluent.	<ul style="list-style-type: none"> Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy <i>Queensland Water Quality Guidelines 2006</i> - Environmental Protection Agency (where local guidelines do not exist) <i>National Water Quality Guidelines</i> - National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental Impacts	The environmental impacts of the sewerage network are minimised in accordance with community expectations.	<ul style="list-style-type: none"> Compliance with the requirements of the <i>Environmental Protection Act 1994</i> and associated Environmental Protection Polices
Effluent Reuse	Reuse effluent wherever possible.	<ul style="list-style-type: none"> <i>Guidelines for Sewerage Systems: Reclaimed Water</i> - February 2000 <i>Queensland Water Recycling Guidelines</i> - December 2005
Infrastructure Design / Planning Standards	Design of the sewerage network will comply with established codes and standards.	<ul style="list-style-type: none"> <i>Planning Guidelines for Water Supply and Sewerage</i> - NRW <i>Sewerage Code of Australia</i> - Water Services Association of Australia - WSA 02 2002 <i>Sewerage Pumping Station Code of Australia</i> - Water Services Association of Australia - WSA 04 2005 Standards in Division 4 of Schedule 1 of the Planning Scheme

3. Stormwater network desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Quantity	Collect and convey the design storm event in natural and engineered channels, a piped drainage network and system of overland flow paths to a lawful point of discharge in a safe	<ul style="list-style-type: none"> <i>Queensland Urban Drainage Manual</i> - NRW Standards in Division 5 of Schedule 1 of the Planning Scheme

	manner that minimises the inundation of habitable rooms and protects life.	
Quality	The water quality of urban catchments and waterways are managed to protect and enhance environmental values and pose no health risk to the community.	<ul style="list-style-type: none"> • Local water quality guidelines prepared in accordance with the National Water Quality Management Strategy • <i>Queensland Water Quality Guidelines 2006</i> - Environmental Protection Agency (where local guidelines do not exist) • <i>National Water Quality Guidelines</i> - National Water Quality Management Strategy (where local or regional guidelines do not exist)
Environmental Impacts	Adopt water sensitive urban design practices and on site water quality management to achieve EPA water quality objectives.	<ul style="list-style-type: none"> • Environmental Protection Agency requirements (Section 42 of the Environmental Protection (Water) Policy 1997) • Standards in Division 5 of Schedule 1 of the Planning Scheme
Infrastructure Design / Planning Standards	Design of the stormwater network will comply with established codes and standards.	<ul style="list-style-type: none"> • <i>Queensland Urban Drainage Manual</i> - NRW • Standards in Division 5 of Schedule 1 of the Planning Scheme • <i>Natural Channel Design Guidelines</i>

4. Transport network desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Road Network Design / Planning Standards	<p>The road network provides a functional urban and rural hierarchy and freight routes which support settlement patterns and commercial and economic activities.</p> <p>Design of the road system will comply with established codes and standards.</p>	<ul style="list-style-type: none"> • Standards in Division 2 of Schedule 1 of the Planning Scheme • <i>Road Planning and Design Manual</i> - Department of Transport and Main Roads • Australian Standards • AUSTROADS Guides, including AUSTROADS Guide to Traffic Management Part 3, 2009
Public Transport Design / Planning Standards	New urban development is designed to achieve safe walking distance to existing or potential bus stops or existing or proposed demand-responsive public transport routes.	<ul style="list-style-type: none"> • Standards in Division 2 of Schedule 1 of the Planning Scheme • Design accords with the Performance Criteria set by the Department of Transport and Main Roads • AUSTROADS Guides for road-based public transport and high

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
		occupancy vehicles
Cycleways and Pathways Design / Planning Standards	<p>Cycleways and pathways provide a safe and convenient network which encourages walking and cycling as acceptable alternatives.</p> <p>Design of the network will comply with established codes and standards.</p>	<ul style="list-style-type: none"> Standards in Division 2 of Schedule 1 of the Planning Scheme Australian Standards AUSTROADS Guides - Part 14 (Chapter 10) <i>Queensland Streets Manual</i>

5. Public parks and land for community facilities desired standard of service

Measure	Planning Criteria (qualitative standards)	Design Criteria (quantitative standards)
Functional Network	A network of parks and community land is established to provide for the full range of recreational and sporting activities and pursuits.	<ul style="list-style-type: none"> Parks and community land is provided at a local, district and LGA-wide level Parks and community land addresses the needs of both recreation and sport. Nature conservation is also provided for but not part of the charging regime
Accessibility	Public parks will be located to ensure adequate pedestrian, cycle and vehicle access.	<ul style="list-style-type: none"> Accessibility criteria are identified in Table 5.1 Accessibility of land for community facilities will be determined at the time of assessment
Land Quality / Suitability <ul style="list-style-type: none"> Area / 1000 persons Minimum size Maximum grade Flood immunity 	Public parks will be provided to a standard which supports a diverse range of recreational, sporting and health promoting activities to meet community expectations. This includes ensuring land is of an appropriate size, configuration and slope and has an acceptable level of flood immunity.	<ul style="list-style-type: none"> The rate of public park provision is identified in Table 5.2 The size for public parks is identified in Table 5.3 The maximum gradient for public parks is identified in Table 5.4 The minimum flood immunity for public parks is identified in Table 5.5
Embellishments	Public parks contain a range of embellishments to complement the type and use of the park.	<ul style="list-style-type: none"> Standard embellishments for each type of park are identified in Table 5.6
Infrastructure Design / Performance Standards	Maximise opportunities to co-locate recreational parks in proximity to other community infrastructure, transport hubs and valued environmental and cultural assets.	<ul style="list-style-type: none"> Australian Standards

Table 5.1: Accessibility standard

Infrastructure Type	Accessibility Standard		
	Local	District	Area of Planning Scheme
Recreation park	Park or node ¹ within 500 m safe walking distance	Park or node within 2-5 km	Park/precinct based on specific feature or location - serves whole of planning scheme area
Sport park	No formal provision	Sporting Park within 5-10 km of residential and village areas	1-3 parks serves whole of area for regional competition or is base for competition within area

Table 5.2: Rate of park provision

Infrastructure Type	Rate of provision (Ha/1000 people)		
	Local	District	Area of Planning Scheme
Recreation park	1.5	1.0	0.5
Sport park	N/A	1.0	0.4

Table 5.3: Size of parks

Infrastructure Type	Size (Ha)		
	Local	District	Area of Planning Scheme
Recreation park	1.5 Ha (2.0 Ha if a node)	2 Ha usable area	More than 5 Ha
Sport park	No formal provision	5 Ha minimum	5-10 Ha

Table 5.4: Maximum grade desired for parks

Infrastructure Type	Maximum Gradient		
	Local	District	Area of Planning Scheme
Recreation park	1:20 for main use area 1:6 for remainder	1:20 for main use area Variable for remainder	1:20 for use areas Variable for remainder
Sport park	N/A	1:50 for field and court areas 1:10 for remainder	1:50 for all playing surfaces

Table 5.5: Minimum desired flood immunity for parks

Infrastructure Type	Minimum flood immunity (%)								
	Local			District			Area of Planning Scheme		
	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Flood immunity	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100	>Q5	>Q50	>Q100
Recreation park	50%	15%	0%	70%	30%	5%	90%	40%	10%
Sport park	N/A	N/A	N/A	70%	30%	5%	90%	40%	10%

¹ Node is an area within a higher level park or within other open space (e.g. a waterway corridor) that is developed for play and picnic use.

Table 5.6: Standard embellishments for parks

Embellishment type	Recreation parks			Sport parks	
	Local	District	Area of Planning Scheme	District	Area of Planning Scheme
Internal roads	N/A	N/A	If needed	N/A	Network as required
Parking	On street	Off street unless sufficient on street available	Off street or dedicated on street parking, possibly in several locations	Off street parking provided as central hubs to facilities	Off street parking provided as central hubs to facilities
Fencing/bollards	Bollards to prevent car access	Bollards to prevent car access	Range of fencing, boundary definition styles as appropriate to location	Bollards to prevent car access	Fencing and bollards to control access to site as well as limiting internal traffic access to fields and facilities
Lighting	Safety lighting provided by street lights	For carpark, toilets, youth space and picnic areas	For carpark, toilets, picnic areas and active recreation facilities	For carpark, toilets, security lighting for buildings. Field lighting responsibility	For carpark, toilets, security lighting for buildings. Field lighting responsibility
Toilet	Generally not provided	Usually provided	Provided	Provided if not being provided as part of club facilities	Provided by clubs as part of club facilities
Paths (pedestrian/cycle)	On footpath and providing access to boundary	Paths and links to park and within park	Internal links to facilities	Bikeway links to park. Internal links to facilities	Internal links to facilities
Shade structures	Shade from trees or structures provided for play areas and picnic node	Built shade for play and picnic facilities if insufficient natural shade	Shade for picnic facilities and all use nodes. Combination of natural and built	Perimeter shade from appropriate tree species	Perimeter shade from appropriate tree species
Seating, tables and BBQ	1-2 tables 2+ seats BBQs normally not provided	2+ sheltered tables 4+ seats BBQs usually provided	Multiple picnic nodes, BBQs and shelters provided	Not provided except as recreation nodes. 2-4 perimeter seats	Not provided except as recreation nodes. 2 perimeter seats per field
Taps/irrigation	1-2 drinking taps/fountains	2+ drinking fountains for picnic areas. Taps near active	In ground irrigation for landscaped areas. Drinking	Taps located on built facilities and near fields	In ground irrigation for fields. Taps located on built facilities and 1 per field

		recreation areas	fountains and taps provided at picnic areas and active nodes		
Bins	Provided	Provided	Provided	Provided	Provided
Landscaping (including earthworks, irrigation, and revegetation)	Ornamental plantings. Shade species. Buffer plantings with other nodes	Enhancement plantings and shade plantings along with screening and buffers	Significant works including plantings, features and public art	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes	Planted buffer areas adjacent to residential areas. Screening/buffer plantings for recreation nodes
Playgrounds	1 play event provided	Larger playground multiple play events provided	Large playgrounds and possibly multiple locations	Not provided except as part of recreation node	Not provided except as part of recreation node
Youth active and informal facilities		Youth "active facilities" provided - bike tracks, youth space, etc	Youth "active facilities" provided - bike tracks, youth space, etc	Not provided except as public access to sporting fields	Not provided except as public access to sporting fields or as dedicated facility (e.g. skate park)