

PLANNING SCHEME FOR THE SHIRE OF RICHMOND

INTEGRATED PLANNING ACT 1997

ADOPTION

The Local Government for the Richmond Shire Council adopted the following Planning Scheme on 20 September 2005.

COMMENCEMENT

The Planning Scheme took effect on and from the 30 September 2005.

STATE PLANNING POLICIES

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

- SPP1/92: Development and Conservation of Agricultural Land; and
- SPP1/02: Development in the vicinity of Certain Airports and Aviation Facilities.

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

The Minister for Environment, Local Government, Planning and Women has given notice that the *Integrated Planning Act 1997*, section 6.1.54 applies to the planning scheme.

This is the true and correct copy of the Richmond Shire Planning Scheme adopted by the Richmond Shire Council on 20 September 2005 and commenced on and from 30 September 2005.



Peter Hackshaw
Chief Executive Officer
Richmond Shire Council
20 September 2005

CONTENTS

1.	INTERPRETATION	
1.1	Purpose	1
1.2	Outline of the Planning Scheme	1
1.3	Definitions	2
1.4	User's Guide & Footnotes	2
1.5	Roads, Water Courses & Rail Corridors	2
2.	DESIRED ENVIRONMENTAL OUTCOMES	3
2.1	Character	3
2.2	Economy	3
2.3	Land Use Patterns	3
3.	ZONES	4
3.1	Rural Zone	4
3.2	Rural Residential Zone	8
3.3	Residential Zone	11
3.4	Township Zone	15
3.5	Commercial Zone	19
3.6	Industry Zone	23
3.7	Community Purposes Zone	26
3.8	Open Space and Recreation Zone	29
4.	SHIRE WIDE CODES	32
4.1	Town Expansion Code	32
4.2	Ecological Significance Code	33
4.3	Cultural Heritage Code	34
4.4	Water Catchment Area Code	35
4.5	Reconfiguring a Lot Code	36
4.6	Aviation Facilities Code	38
5.	SPECIFIC DEVELOPMENT CODE	39
5.1	Stable Code	39
5.2	Intensive Animal Husbandry Code	40
6.	PLANNING SCHEME MAPS	41
7.	SCHEDULES	42
	Schedule 1 – Definitions	42
	Schedule 2 – Construction Standards for Infrastructure Works	50
	Schedule 3 – Carparking Requirements	51
	Schedule 4 – Species Suitable for Landscaping	52

1 INTERPRETATION

1.1 PURPOSE

This Planning Scheme has been prepared pursuant to the provisions of Chapter 2 of the *Integrated Planning Act 1997* (the "Act") and applies to the Local Government of Richmond Shire Council.

This Planning Scheme is intended to:

- (a) advance the purpose of the Act in seeking to achieve ecological sustainability; and
- (b) regulate development including providing a basis for assessing development applications within Richmond Shire.

The Planning Scheme has been prepared to manage development in a way that advances the purpose of the Act¹ by:

- (a) identifying self-assessable and assessable development; and
- (b) identifying outcomes sought to be achieved in the Richmond Shire as the context for assessing development.

1.2 OUTLINE OF THE PLANNING SCHEME

The Planning Scheme consists of the following parts:

- (a) Part 1 – Interpretation;
- (b) Part 2 – Desired Environmental Outcomes and Shire Wide Strategies;
- (c) Part 3 – Zones, Development Assessment Table and Zone Code;
- (d) Part 4 – Shire Wide Codes;
- (e) Part 5 – Specific Development Codes; and
- (f) Part 6 – Planning Scheme Maps.

Desired Environmental Outcomes and Shire Strategies

The DEOs and Shire Wide Strategies, for the Shire describe the desired outcomes for the Shire. The DEOs are supported by Shire Wide Strategies which facilitate the achievement of the DEOs and form part of the assessment criteria for impact assessable development.

Zones

The Richmond Shire is divided into eight (8) Zones highlighted in Table 1A. Each Zone is defined in terms of its context and role and the desired future character for the locality. The Table of Assessment for each Zone identifies development that is assessable, self-assessable and exempt under the Planning Scheme.

Table 1A

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

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

Development Assessment Tables

The Development Assessment Tables determine the level of assessment that applies to development within a Zone and identifies any applicable Codes for development.

The Planning Scheme contains three types of Codes, being:

- (a) **Zone Codes** that are area based codes that are relevant for assessment of all development within the Zones of the Shire and contained in Part 3 of the Planning Scheme;
- (b) **Shire Wide Codes** that apply to development in specific areas with particular attributes or characteristics, such as a Heritage Area, are contained in Part 4 of the Planning Scheme and should be read in conjunction with the Zone Code; and
- (c) **Specific Development Codes** apply to specific development in the Shire and are contained in Part 5 of the Planning Scheme and should be read in conjunction with the Zone and Shire Wide Codes.

Where a self-assessable development does not comply with the stated acceptable solution, then that development is code assessable.

Where no acceptable solution is prescribed, compliance with the applicable codes must be demonstrated.

1.3 DEFINITIONS

Definitions are located in Schedule 1 and have been divided into two categories:

- (a) administrative definitions; and
- (b) development definitions.

Administration definitions are used to assist in the interpretation of the Planning Scheme. Development definitions are used to specifically assist in the assessment of development.

1.4 FOOTNOTES

Footnotes appearing in the Planning Scheme form a non-statutory part of the Planning Scheme.

1.5 ROADS, WATER COURSES & RAIL CORRIDORS

1.5.1 For interpretation of the mapping, unless shown otherwise, the Zone is taken to the extent to the centre line of a road or watercourse, which forms the boundary of the lot. Where a road or watercourse traverses a lot, then the Zone of lot applies to the whole of the road reserve or watercourse within the lot unless shown otherwise.

1.5.2 Any rail corridor are included in the Community Purposes Zone, whether or not the mapping shows them to be designated Community Purposes.

2 DESIRED ENVIRONMENTAL OUTCOMES

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

2.1 CHARACTER

2.1.1 DEO 1

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

2.1.2 Shire Wide Strategies

DEO 1 is intended to be achieved by –

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

2.2 ECONOMY

2.2.1 DEO 2

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

2.2.2 Shire Wide Strategies

DEO 2 is intended to be achieved by –

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

2.3 LAND USE PATTERNS

2.3.1 DEO 3

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

2.3.2 Shire Wide Strategies

DEO 3 is intended to be achieved by –

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

3 ZONES

3.1 RURAL ZONE

3.1.1 ASSESSMENT TABLE FOR THE RURAL ZONE

(a) Assessment Categories for development in the Rural Zone are identified in column 1 of Table 3.1A and 3.1B as follows -

- (i) Table 3.1A - Making a Material Change of Use for a defined use listed in column 2; or
- (ii) Table 3.1B - Other Development listed in column 2, being Reconfiguring a Lot.

(b) Applicable Codes for Self Assessable and Code Assessable Development in the Rural Zone are identified in column 3 of Tables 3.1A and 3.1B.

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

1	Column 2 Defined Use ²	Column 3 Applicable Codes
EXEMPT ³	Low Impact Telecommunications Facilities Park Road	
SELF ASSESSABLE	Agriculture Animal Husbandry Aquaculture (tanked) Bed & Breakfast Accommodation Dwelling House Home Based Business Host Farm Produce Store Stable Stockyard Truck Depot	Rural Zone Code (A1.1–1.2, A4.1-5.1) Self assessable uses identified below are otherwise Code Assessable if the premises is within the Water Irrigation Catchment Area shown on Map 1; in the Town Expansion Area shown on Map 4.1; in Air Facilities Area shown on Map 4.6 or within a Cultural Heritage Site listed in Table 4.3A and will be subject to the relevant Shire Wide Code. AND Rural Zone Code (A1.1–1.2, A4.1-5.1) Rural Zone Code (A1.1–A6.2) Rural Zone Code (A1.1–1.2, A4.1-5.1) and Stable Code Rural Zone Code (A1.1–1.2, A4.1-5.1) Rural Zone Code (A1.1–A6.2)
CODE	Accommodation Building Aquaculture (ponded) Aged Person's Accommodation Caravan Park Caretaker's Residence Child Care Centre Community Care Centre Community Facilities Dual Occupancy Educational Establishment Extractive Industry Family Day Care Centre Garden Centre General Industry Indoor Recreation Intensive Agriculture Intensive Animal Husbandry Light & Service Industry Motel Outdoor Recreation Outside School Hours Care Place of Public Worship Temporary Uses Rural Accommodation Units	All Code Assessable Uses: Rural Zone Code, Shire Wide Codes AND Intensive Animal Husbandry Code

² See Schedule 1 - Dictionary

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

1	Column 2 Defined Use ⁴	Column 3 Applicable Codes
	Telecommunication Facilities Transport Depot Vehicle Repair Premises Warehouse	Telecommunications Facility Code
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.1B: Table of Assessment for the Rural Zone – OTHER DEVELOPMENT⁵

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ⁶	Any other development not listed below	
SELF ASSESSABLE		
CODE	Reconfiguring a Lot	Rural Zone Code, Reconfiguring a Lot Code

3.1.2 RURAL ZONE OVERALL OUTCOMES

- (a) The Rural Zone is intended to continue its primary role for rural development, such as grazing and cropping and are characterised by large holdings and development of varying scale and intensity such as agriculture, animal husbandry, resource extraction, rural tourism and rural industries. The Rural Zone shall –
- i. be preserved for bona fide rural development; and
 - ii. accommodate compatible and complementary development where there is a nexus with rural development and such development serves the needs of employees and customers such as rural accommodation units and produce stores.
- (b) The establishment of non-rural development will not be encouraged unless there is no viable alternative location and the establishment of the development will not detrimentally affect rural amenity.
- (c) Where the development of premises for non-rural development adjoins areas designated for rural development, appropriate buffers will be required in accordance with *Planning Guidelines: Separating Agricultural and Residential Land Uses*.
- (d) Where development of rural premises adjoins areas designated for non-rural development, appropriate buffers will be required in accordance with *Planning Guidelines: Separating Agricultural and Residential Land Uses*.
- (e) Intensive rural development, such as intensive animal husbandry, are to be located, designed and constructed to minimise potential impacts on good quality agricultural land.

⁴ See Schedule 1 - Dictionary

⁵ This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.

⁶ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.1.3 RURAL ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.1A and 3.1B for development in the Rural Zone. The Rural Zone is shown on Maps 2, 3 and 4.

Table 3.1C: Rural Zone Specific Outcome and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
<p>Site suitability</p> <p>P1 Sites are suitable in size and configuration for the intended use, and do not lead to a reduction in available lots for sustainable rural pursuits.</p>	<p>A1.1 Lot sizes have at least a minimum area of 200 hectares.</p> <p>A1.2 Sites are to have a minimum road frontage of 300 metres.</p>
<p>Character</p> <p>P2 Development density is compatible with the character of the locality.</p>	<p>A2.1 A maximum of one dwelling house per lot is provided.</p>
<p>Built form and building envelope</p> <p>P3 Buildings are appropriate in scale and form, ensuring the visual privacy of residents.</p>	<p>A3.1 Dwelling houses do not exceed 2 storeys in height or 8.5 metres above natural ground level.</p> <p>A3.2 Machinery, equipment and storage buildings do not exceed 10 metres in height.</p>
<p>P4 A separation distance between rural development and Sensitive Receptors is provided to prevent adverse impacts of spray drift, odour, noise, smoke, dust, vibration and ash.</p>	<p>A4.1 A minimum separation distance between a sensitive receptor and rural development of at least:</p> <ul style="list-style-type: none"> (i) 300m for aerial chemical spray drift, (ii) 100m for ground applied spray drift (iii) 300m from odour (iv) 300m from long term (6am-10pm) noise.
<p>Amenity</p> <p>P5 The storage of equipment and/or machinery does not cause a visual blight.</p>	<p>A5.1 Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed a structure which is either or partly enclosed by walls which is roofed.</p>

Specific Outcomes		Acceptable Solutions	
Infrastructure and servicing			
P6	All buildings are suitably serviced with infrastructure	A6.1	(i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A6.2	(i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAA Sewerage Code of Australia; AND
		A6.3	Developments are provided with connection to the reticulated electricity supply network where available; AND
		A6.4	Developments have appropriate road access in accordance with Schedule 2.
Land Use Compatibility			
P7	Development, other than rural development, is only located in the Rural Zone where no viable alternative location exists.	A7.1	No acceptable solution prescribed.
P8	Development will not detrimentally affect the existing and future rural amenity of the Rural Zone, taking into account: i) the manner in which the proposed development will affect the desired future character of the area; and ii) the degree of impact on the area	A8.1	No acceptable solution prescribed.

3.2 RURAL RESIDENTIAL ZONE

3.2.1 ASSESSMENT TABLE FOR THE RURAL RESIDENTIAL ZONE

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

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

1	Column 2 Defined Use ⁷	Column 3 Applicable Codes
EXEMPT ⁸	Low Impact Telecommunications Facility Park Road	
SELF ASSESSABLE	Display Home / Sales Office Dwelling House Produce Store Public Utility	Rural Residential Zone Code Rural Residential Zone Code Rural Residential Zone Code Rural Residential Zone Code
CODE	Accommodation Building Bed & Breakfast Accommodation Caravan Park Community Care Centre Garden Centre Home Based Business Relative's Apartment Sales & Hire Yard Stable Temporary Uses Truck Depot Veterinary Clinic	All Code Assessable Uses: Rural Residential Zone Code, Shire Wide Codes AND
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.2B: Table of Assessment for the Rural Residential Zone – OTHER DEVELOPMENT⁹

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ¹⁰	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Reconfiguring a Lot	Rural Residential Zone Code, Reconfiguring a Lot Code

⁷ see Schedule 1 - Dictionary

⁸ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

⁹ This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.

¹⁰ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.2.2 RURAL RESIDENTIAL ZONE OVERALL OUTCOMES

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

3.2.3 RURAL RESIDENTIAL ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.2A and 3.2B for development in the Rural Residential Zone. The Rural Residential Zone is shown on Maps 3 and 4.

Table 3.2C: Rural Residential Zone Specific Outcome sand Acceptable Solutions

Specific Outcomes	Acceptable solutions
<p>Site suitability</p> <p>P1 Premises are suitable in size and configuration for the intended use.</p>	<p>A1.1 Allotments are a minimum of 2,000 m² in area.</p> <p>A1.2 The road frontage of sites is a minimum of 20m.</p>
<p>Character</p> <p>P2 Development density is compatible with the character of the locality.</p>	<p>A2.1 A maximum of one dwelling per lot is provided.</p>
<p>Built form and building envelope</p> <p>P3 All buildings and structures are setback from the road alignment a similar distance to those predominantly in the locality and provide for:</p> <ul style="list-style-type: none"> • privacy; • landscaping; • outlook; and • off street parking. 	<p>A3.1 Residential Buildings and structures are setback a minimum of 10m from the road frontage.</p>
<p>P4 Building and other works are sited on premises having regard to the safety of people using the premises and the adjoining premises, the amenity enjoyed by those people, and the maintenance of buildings and work, including appropriate provision for:</p> <ul style="list-style-type: none"> • access to natural light and ventilation; • privacy; • noise attenuation; • landscaping; • outlook; and • off-street parking. 	<p>A4.1 Non-residential development is located:</p> <ul style="list-style-type: none"> • 15m from the alignment of the street or road to which the land has a frontage; and • 5m from any other street or road; and • 2m from any other boundary with visual screening provided by means of a fence of solid construction no less than 1.8m high.
<p>P5 Buildings are appropriate in scale and form, ensuring the visual privacy of residents.</p>	<p>A5.1 Buildings do not exceed 2 storeys in height or 8.5 metres above natural ground level.</p>
<p>P6 A suitable building platform is provided.</p>	<p>A6.1 A building platform of a minimum of 600 m² is available.</p>

Specific Outcomes	Acceptable solutions
<p>Amenity</p> <p>P7 Noise levels do not exceed those reasonably expected within a rural residential area.</p> <p>P8 The storage of equipment and/or machinery on residential lots does not cause a visual blight.</p> <p>Open space</p> <p>P9 Sufficient space is provided around buildings to accommodate private recreation and open space areas.</p> <p>Infrastructure and servicing</p> <p>P10 All buildings are suitably serviced with adequate water supply and sewage.</p>	<p>A7.1 Operation of non-residential development only occurs between the hours of 6.00 am and 8.00 pm.</p> <p>A7.2 Noise levels do not exceed 5 dB(A) more than the ambient noise level of a rural residential area when measured from a habitable room of a Sensitive Receptor.</p> <p>A8.1 Equipment and machinery is stored in appropriate covered storage areas. Covered areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p> <p>A9.1 A maximum of 10% of the total site area or 600 m², whichever is the greatest of Open Space is provided.</p> <p>A10.1 (i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p> <p>A10.2 (i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAW Sewerage Code of Australia; AND</p> <p>A10.3 Developments are provided with connection to the reticulated electricity supply network where available; AND</p> <p>A10.4 Developments have appropriate road access in accordance with Schedule 2.</p>

3.3 RESIDENTIAL ZONE

3.3.1 ASSESSMENT TABLE FOR THE RESIDENTIAL ZONE

- (a) Assessment Categories for development in the Residential Zone are identified in column 1 of Tables 3.3A and 3.3B as follows
- (i) Table 3.3A - Making a Material Change of Use for a defined use listed in column 2; or
 - (ii) Table 3.3B - Other Development listed in column 2, being Reconfiguring a Lot.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Residential Zone are identified in column 3 of Tables 3.3A and 3.3B.

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

1	Column 2 Defined Use ¹¹	Column 3 Applicable Codes
EXEMPT ¹²	Low Impact Telecommunications Facilities Park Road	
SELF ASSESSABLE	Caretakers' Residence Display Home / Sales Office Dual Occupancy Dwelling House Home Based Business Outside School Hours Care	Residential Zone Code Residential Zone Code Residential Zone Code Residential Zone Code (A1.1-8.1, A10.1-11.1) Residential Zone Code (A1.1-8.1, A10.1-11.1) Residential Zone Code (A1.1-8.1, A10.1-11.1)
CODE	Accommodation Building Aged Persons' Accommodation Arts and Craft Centre Bed and Breakfast Accommodation Child Care Centre Community Care Centre Community Facilities Educational Establishment Family Day Care Centre Multiple Dwelling Place of Public Worship Temporary Uses	All Code Assessable Uses: Residential Zone Code and Shire Wide Codes AND
IMPACT	Any other use not referred to above, including non-defined uses	

¹¹ see Schedule 1 - Dictionary

¹² Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

Table 3.3B: Table of Assessment for the Residential Zone – OTHER DEVELOPMENT¹³

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ¹⁴	Any other development not listed below	
SELF ASSESABLE	None	
CODE	Reconfiguring a Lot	Residential Zone Code, Reconfiguring a Lot Code

3.3.2 RESIDENTIAL ZONE OVERALL OUTCOMES

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

¹³ This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.

¹⁴ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.3.3 RESIDENTIAL ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.3A and 3.3B for development in the Residential Zone. The Residential Zone is shown on Maps 3 and 4.

Table 3.3C: Residential Zone Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable solutions
Site suitability	
P1 Premises are suitable in size and configuration for the intended use.	A1.1 Allotments are a minimum of 800 m ² in area, except for multiple dwellings which have a minimum site area of 1000m ² . A1.2 The road frontage of sites is a minimum of 20 m.
Character	
P2 Development density is compatible with the character of the locality.	A2.1 For a dwelling house, the site has a minimum area of 800m ² . A2.2 For a dual occupancy, the site has a minimum area of 1000m ² . A2.3 For a multiple dwelling (other than a dual occupancy), residential density is 1 dwelling per 250m ² .
P3 Buildings are appropriate in scale and form to other buildings and works where they occur.	A3.1 Buildings do not exceed 8.5 metres above natural ground level. A3.2 The area covered by building and roofed structures is no greater than 50% of the lot area.
Amenity	
P4 Noise levels do not exceed those reasonably expected within a residential area.	A4.1 Operation of non-residential activities only occurs between the hours of 8.00 am and 6.00 pm.
P5 The storage of equipment and/or machinery on residential lots does not cause a visual blight.	A5.1 Equipment and machinery is stored in appropriately covered storage areas. Covered storage areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.
P6 Privacy of adjoining dwellings is maintained. Overlooking is minimised through the use of design elements such as: - privacy screens or hoods; - limiting side boundary windows; - landscaping treatments.	A6.1 For screening of a proposed dwelling that is within 2m at ground floor level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as: a) fixed obscure glazing in any part of the window below 1.5m above floor level; or b) fixed external screens; or c) sill heights of 1.5m above floor level; or d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level.
Open space	
P7 Sufficient space is provided around buildings to accommodate private recreation and open space areas.	A7.1 A minimum of 30% of the site is provided as private open space and recreation areas.
P8 Private open space and recreation areas are of suitable size and configuration and easily accessible from the main habitable rooms of the dwelling house.	A8.1 Private open space and recreation areas include an area having a minimum dimension of 5 metres x 5 metres.

Specific Outcomes	Acceptable solutions
<p>Landscaping</p> <p>P9 Private open space and recreation areas (provided in conjunction with residential uses) are of suitable size and configuration.</p> <p>Infrastructure and servicing</p> <p>P10 All buildings are suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p> <p>Carparking</p> <p>P11 Adequate parking is provided for the needs of the users of and visitors.</p> <p>P12 Vehicle parking spaces have adequate areas and dimensions to meet user requirements.</p>	<p>A9.1 A densely planted landscaped strip is provided for all uses other than a dwelling house as follows:</p> <ul style="list-style-type: none"> • for a multiple dwelling, dual occupancy or caretaker's residence to a width of 2 m to all boundaries; • for non-residential uses adjoining a residential use to a width of 3 m to the side and rear property boundaries and 2 m to road frontage <p>Provided that:</p> <ul style="list-style-type: none"> - tree planting is consistently spaced at a maximum of 750mm measured from the centres of the trees. <p>A9.2 Landscaping is to comprise species types identified in Schedule 4.</p> <p>A10.1 (i) Development is connected to the reticulated water supply network where available; OR</p> <p>(ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p> <p>A10.2 (i) Development is connected to the reticulated sewage network where available; OR</p> <p>(ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAW Sewerage Code of Australia; AND</p> <p>A10.3 Developments are provided with connection to the reticulated electricity supply network where available; AND</p> <p>A10.4 Developments have appropriate road access in accordance with Schedule 2.</p> <p>A11.1 Parking spaces are provided in accordance with Schedule 3.</p> <p>A12.1 Car parking spaces are at least 2.7m wide and 5.4m in length; AND</p> <p>Designed in accordance with AS2890.1- <i>Parking Facilities: Off Street Car Parking</i>.</p>

3.4 TOWNSHIP ZONE

3.4.1 ASSESSMENT TABLE FOR THE TOWNSHIP ZONE

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

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

1	Column 2 Defined Use ¹⁵	Column 3 Applicable Codes
EXEMPT ¹⁶	Low Impact Telecommunications Facility Park Road	
SELF ASSESSABLE	Dwelling House Home Based Business Produce Store Public Utility	Township Zone Code (A1.1 – A9.1) Township Zone Code Township Zone Code Township Zone Code
CODE	Aged Person's Accommodation Arts & Craft Centre Bed & Breakfast Accommodation Child Care Centre Club House Community Care Centre Community Facilities Educational Establishment Family Day Care Centre Function Room Garden Centre Hotel Landscape Supplies Light & Service Industry Market Medical Centre Place of Public Worship Restaurant Relative's Apartment Sales & Hire Yard Service Premises Shop Stable Stockyards Temporary Uses Truck Depot	All Code Assessable Uses: Township Zone Code, Shire Wide Codes AND Stable Code
IMPACT	Any other use not referred to above, including non-defined uses	

¹⁵ see Schedule 1 - Dictionary

¹⁶ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

Table 3.4B: Table of Assessment for the Township Zone – OTHER DEVELOPMENT¹⁷

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ¹⁸	Any other development not listed below	
SELF ASSESSABLE		
CODE	Reconfiguring a Lot	Township Zone Code, Reconfiguring a Lot Code

3.4.2 TOWNSHIP ZONE OVERALL OUTCOMES

- (a) The Township Zone is intended to provide a range of development opportunities which are small scale and have low impact that reflects the character and built form and accommodates resident's needs. Development in the Township Zone comprises of-
 - (i) Single, detached dwellings and support services and facilities for resident and visitor needs such as local shops, churches and local halls; and
 - (ii) Development that is compatible to and compliments the Township.
- (b) The establishment of development that cause a nuisance to existing residents, adversely affect the natural values of the local area or compromise the amenity of the Township are inconsistent with the outcomes sought by this Zone.
- (c) Development will be adequately serviced by infrastructure.
- (d) Consolidation of development within the boundaries of the existing developed area will occur.
- (e) The layout for new development is to be secure, safe, and legible, providing accessible on-site parking and manoeuvring to meet the needs of the proposed use, customers, employees and service vehicles. The design and construction of development, along with the implementation of environment management practices minimises the potential impacts associated with noise, light or odour, dust or waste emissions.
- (f) The establishment of a non-residential development will not threaten the amenity of a township community.
- (g) Buildings and structures are sited to protect the amenity of adjoining development and to maintain or improve the built form and character of the area.
- (h) Buildings are set back from the front boundary to provide adequate space for landscaping and to contribute to maintaining an established attractive streetscape.

¹⁷ This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.

¹⁸ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.4.3 TOWNSHIP ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.4A and 3.4B for development in the Township Zone. The Township Zone is shown on Map 2.

Table 3.4C: Township Zone Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
<p>Site suitability</p> <p>P1 Sites are suitable in size and configuration for the intended use.</p>	<p>A1.1 Allotments are a minimum of 1,000m² in area.</p> <p>A1.2 The road frontage of sites is a minimum of 25m.</p>
<p>Character</p> <p>P2 Development density is compatible with the character of the locality.</p>	<p>A2.1 A maximum of one dwelling per lot is provided.</p> <p>A2.2 A maximum of one non-residential building is located on each lot.</p>
<p>Built form and building envelope</p> <p>P3 Buildings are appropriate in scale and form</p> <p>P4 The storage of equipment and/or machinery on residential lots does not cause a visual blight.</p> <p>P5 Privacy of adjoining dwellings is maintained. Overlooking is minimised through the use of design elements such as: <ul style="list-style-type: none"> • Privacy screens or hoods; • Limiting side boundary windows; • Landscaping treatments </p>	<p>A3.1 Buildings do not exceed 2 storeys in height or 8.5 metres above natural ground level.</p> <p>A3.2 Site cover does not exceed 40% of total site area.</p> <p>A4.1 Equipment and machinery stored on, or adjacent to, residential lots is within appropriately covered storage areas. Covered storage areas being any fixed structure which is either wholly or partly enclosed by walls and which is roofed.</p> <p>A5.1 For screening of a proposed dwelling that is within 2m at ground level or 9m above ground floor level of an existing dwelling, windows or habitable rooms with an outlook to the windows of habitable rooms in an adjacent dwelling provide suitable screening such as: <ol style="list-style-type: none"> a) fixed obscure gazing in any part of the window below 1.5m above floor level; or b) fixed external screens; or c) sill heights of 1.5m above floor level; or d) in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level. </p>
<p>Open space</p> <p>P6 Sufficient space is provided around buildings to accommodate private recreation and open space areas.</p> <p>P7 Private open space and recreation areas (provided in conjunction with residential uses) are of suitable size and configuration.</p>	<p>A6.1 A minimum of 30% of the site is provided as private open space and recreation areas.</p> <p>A7.1 Private open space and recreation areas include an area having a minimum dimension of 5 metres x 5 metres.</p>

Specific Outcomes		Acceptable Solutions	
Infrastructure and servicing			
P8	All buildings are suitably serviced with adequate water supply, sewerage treatment, drainage, power supply and telecommunication facilities	A8.1	(i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
		A8.2	(i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAW Sewerage Code of Australia; AND
		A8.3	Developments are provided with connection to the reticulated electricity supply network where available; AND
		A8.4	Developments have appropriate road access in accordance with Schedule 2.
Carparking			
P9	Adequate parking is provided for the needs of the users of and visitors.	A9.1	Parking spaces are provided in accordance with Schedule 3.
P10	Vehicle parking spaces have adequate areas and dimensions to meet user requirements.	A10.1	Car parking spaces are at least 2.7m wide and 5.4m in length; AND Designed in accordance with <i>AS2890.1- Parking Facilities: Off Street Car Parking</i> .

3.5 COMMERCIAL ZONE

3.5.1 ASSESSMENT TABLE FOR THE COMMERCIAL ZONE

- (a) Assessment Categories for development in the Commercial Zone are identified in column 1 of Table 3.5A as follows -
- (j) Table 3.5A - making a Material Change of Use for a defined use listed in column 2; or
 - (ii) Table 3.5B - other Development listed in column 2, being Reconfiguring a Lot.
- (b) Applicable Codes for Self Assessable and Code Assessable Development in the Commercial Zone are identified in column 3 of Tables 3.5A and 3.5B.

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

1	Column 2 Defined Use ¹⁹	Column 3 Applicable Codes
EXEMPT ²⁰	Low Impact Telecommunications Facility Park Road	
SELF ASSESSABLE	Arts and Craft Centre Club House Display Home/ Sales Office Fast Food Store Function Room Garden Centre Landscape Supplies Medical Centre Outside School Hours Care Place of Public Worship Restaurant Service Premises Shop Temporary Uses Veterinary Clinic	Commercial Zone Code Commercial Zone Code
CODE	Accommodation Building Aged Persons' Accommodation Bed and Breakfast Accommodation Car Wash/ Cleaning Station Caravan Park Caretakers' Residence Carpark Child Care Centre Community Care Centre Community Facilities Educational Establishment Family Day Care Centre Funeral Parlour Home Based Business Hotel Indoor Entertainment Indoor Recreation Light Service Industry Lockup Storage Units Market Motel Outdoor Entertainment Outdoor Recreation Sales or Hire Yard Service Station Shopping Centre Showroom	All Code Assessable Uses: Commercial Zone Code, Shire Wide Codes AND

¹⁹ see Schedule 1 - Dictionary

²⁰ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

1		
	Column 2 Defined Use ²¹	Column 3 Applicable Codes
CODE	Telecommunication Facilities Tourist Facility Transit Centre Transport Depot Vehicle Repair Premises Veterinary Hospital Warehouse	
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.5B: Table of Assessment for the Commercial Zone – OTHER DEVELOPMENT²²

1		
	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ²³	Any other development not listed below	
SELF ASSESABLE	None	
CODE	Reconfiguring a Lot	Commercial Zone Code, Reconfiguring a Lot Code

²¹ see Schedule 1 - Dictionary

²² This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.

²³ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.5.2 COMMERCIAL ZONE OVERALL OUTCOMES

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

3.5.3 COMMERCIAL ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.5A and 3.5B for development in the Commercial Zone. The Commercial Zone is shown on Maps 3 and 4.

Table 3.5C: Commercial Zone Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable solutions
Site suitability	
P1 Sites are suitable in size and configuration for the intended use.	A1.1 Sites are a minimum of 600 m ² in area. A1.2 The road frontage of sites is a minimum of 20 m.
Built form and building envelope	
P2 Development is compatible in form and scale with the character of the Richmond commercial town centre.	A2.1 Buildings do not exceed 2 storeys or 10 metres in height. A2.2 Buildings have a maximum site cover of 75%. A2.3 Buildings have a plot ratio of 1:1.
P3 Building set backs are compatible with the achievement of a commercial character typical of a commercial town centre.	A3.1 Buildings have zero lot alignments to the street frontage.
Amenity	
P4 Footpath awnings are provided to all buildings having a zero lot alignment to the road frontage.	A4.1 A 3 metre wide cantilevered awning is provided to the road frontage.
Infrastructure and servicing	
P5 Adequate area for the storage of waste disposal shall be provided. Areas must be: <ul style="list-style-type: none"> - screened from street frontage and adjoining properties; and - impervious area; and - located near hose cock for cleaning purposes. 	A5.1 Waste disposal areas are provided with fencing of solid construction of a minimum height of 1.8 metres.

Specific Outcomes	Acceptable solutions
<p>P6 All buildings are suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities.</p>	<p>A6.1 (i) Development is connected to the reticulated water supply network where available; OR</p> <p>(ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p> <p>A6.2 (i) Development is connected to the reticulated sewage network where available; OR</p> <p>(ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAW Sewerage Code of Australia; AND</p> <p>A6.3 Developments are provided with connection to the reticulated electricity supply network where available; AND</p> <p>A6.4 Developments have appropriate road access in accordance with Schedule 2.</p>

3.6 INDUSTRY ZONE

3.6.1 ASSESSMENT TABLE FOR THE INDUSTRY ZONE

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

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

1	Column 2 Defined Use	Column 3 Applicable Codes
EXEMPT ²⁴	Low Impact Telecommunications Facilities Park Road	
SELF ASSESSABLE	Caretakers' Residence Carwash / Cleaning Station Garden Centre Landscape Supplies Light & Service Industry Lock up Storage Units Public Utility Sales or Hire Yard Service Station Temporary Uses Transport Depot Vehicle Repair Premises Warehouse	Industry Zone Code Industry Zone Code
CODE	Brothel Community Facilities Extractive Industry Fast Food Store General Industry Indoor Recreation Noxious or Hazardous Industry Outdoor Recreation Place of Public Worship Stable Stockyard Telecommunications Facilities Transit Centre Transport Depot Truck Depot Veterinary Clinic Veterinary Hospital Wrecking/ Salvage Yard	All Code Assessable Uses: Industry Zone Code, Shire Wide Codes AND Stable Code
IMPACT	Any other use not referred to above, including non-defined uses	

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

Table 3.6B: Table of Assessment for the Industry Zone – OTHER DEVELOPMENT²⁵

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ²⁶	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Reconfiguring a Lot	Industry Zone Code, Reconfiguring a Lot Code

3.6.2 INDUSTRY ZONE OVERALL OUTCOMES

- (a) The Industry Zone is intended to provide for a wide range of industries, together with supporting compatible development. Such development is to be consolidated on land zoned as Industry. Development in the Industry Zone comprises of –
 - (i) development that is environmentally responsible and sustainable; and
 - (ii) a wide range of industries, including manufacturing, processing, transport and storage/distribution activities.
- (b) Building and structures are sited to protect the amenity of adjoining premises.
- (c) Development is located on premises of a lot size that meets the needs of proposed users, customers and employees.
- (d) The location of Industrial development where appropriate industrial services and infrastructure are not available is not consistent with the outcomes sought in the Zone.
- (e) Development compatible to industrial uses such as caretakers residence, fast food store and service premises are consistent with outcomes sought by the Zone.
- (f) Industrial development contributes to and, maintains an orderly appearance that enhances the visual and functional requirements of premises.
- (g) Industrial Development is sited and designed to minimise adverse environmental impacts.

²⁵ This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.
²⁶ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments.

3.6.3 INDUSTRY ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.6A and 3.6B for development in the Industry Zone. The Industry Zone is shown on Maps 3 and 4.

Table 3.6C Industry Zone Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
<p>Site suitability</p>	
<p>P1 Development is to be established on a site that accommodates all buildings, storage areas, landscaping, buffering, parking and vehicle access.</p>	<p>A1.1 The development is on a lot with:</p> <ul style="list-style-type: none"> - an area of at least 1000m² and a minimum frontage of not less than 25 metres .
<p>Built Form & Building Envelope</p>	
<p>P2 Development shall be designed so that all buildings are set into the landscape/streetscape without becoming visually intrusive</p>	<p>A2.1 The development has a site cover of no greater than 60%.</p>
<p>P3 All storage areas associated with the development are unobtrusive.</p>	<p>A3.1 Waste storage, loading/unloading and outdoor storage areas are:</p> <ul style="list-style-type: none"> - Screened from public view by landscaping of a minimum depth of 2 m and shall be consistently spaced at 750mm measured from the centre of the tree, or fencing of 1.8 m in height of solid construction or buildings on site; and - located no greater than 5 metres to a road frontage or to any other site boundary which adjoins land not in the Industry Zone.
<p>Amenity</p>	
<p>P4 The design of the site minimises noise generation and spill lighting from the development.</p>	<p>A4.1 The site layout and building form maximise protection of surrounding uses from adverse impacts by having:</p> <ul style="list-style-type: none"> - all or most building openings facing away from residential or other premises; - open use areas for storage, loading and unloading are separated from sensitive receptors such as residential development by landscaping of minimum depth of 2 m and shall be consistently spaced at 750mm measured from the centre of the tree, or solid screen fencing at least 1.8 metres high; and - external lighting oriented away from sensitive uses and not achieving a higher reading than 8 lux at any nearby residence.
<p>Infrastructure & Servicing</p>	
<p>P5 All buildings are suitably serviced with adequate water supply, sewage treatment, drainage, power supply and telecommunication facilities</p>	<p>A5.1 (i) Development is connected to the reticulated water supply network where available; OR</p> <p>(ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p>
	<p>A5.2 (i) Development is connected to the reticulated sewage network where available; OR</p> <p>(ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAA Sewerage Code of Australia; AND</p>
	<p>A5.3 Developments are provided with connection to the reticulated electricity supply network where available; AND</p>
	<p>A5.4 Developments have appropriate road access in accordance with Schedule 2.</p>

3.7 COMMUNITY PURPOSES ZONE

3.7.1 ASSESSMENT TABLE FOR THE COMMUNITY PURPOSES ZONE

(a) Assessment Categories for development in the Community Purposes Zone are identified in column 1 of Table 3.7A and 3.7B as follows -

- (i) Table 3.7A - Making a Material Change of Use for a defined use listed in column 2; or
- (ii) Table 3.7B - Other Development listed in column 2, being Reconfiguring a Lot.

(b) Applicable Codes for Self Assessable and Code Assessable Development in Community Purposes Zone are identified in column 3 of Tables 3.7A and 3.7B.

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

1	Column 2 Defined Use ²⁷	Column 3 Applicable Codes
EXEMPT ²⁸	Community Infrastructure Low Impact Telecommunications Facilities Park Road	
SELF ASSESSABLE	Club House Child Care Centre Public Utility	Community Purposes Zone Code Community Purposes Zone Code Community Purposes Zone Code
CODE	Educational Establishment Hospital Place of Public Worship Railway Activities Temporary Uses	All Code Assessable Uses: Community Purposes Zone Code, Shire Wide Codes AND
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.7B: Table of Assessment for the Community Purposes Zone – OTHER DEVELOPMENT²⁹

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ³⁰	Any other development not listed below	
SELF ASSESSABLE	None	
CODE	Reconfiguring a Lot	Community Purposes Zone Code, Reconfiguring a Lot Code

²⁷ see Schedule 1 - Dictionary

²⁸ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

²⁹ This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.

³⁰ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

3.7.2 COMMUNITY PURPOSES ZONE OVERALL OUTCOMES

- (a) The Community Purposes Zone is located to accommodate public uses and infrastructure.
- (b) A wide range of uses, including hospital, government services, major transport facilities and public recreational facilities are to be provided within this zone.

3.7.3 COMMUNITY PURPOSES ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.7A and 3.7B for development in the Community Purposes Zone. The Community Purposes Zone is shown on Maps 3 and 4.

Table 3.7C: Community Purposes Zone Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
<p>Site suitability</p> <p>P1 Sites are suitable in size and configuration for the intended use.</p>	<p>A1.1 Sites are a minimum of 600m² in area.</p> <p>A1.2 The road frontage of sites is a minimum of 20m.</p>
<p>Built form</p> <p>P2 Buildings are appropriate in scale and form.</p>	<p>A2.1 Buildings do not exceed 2 storeys in height of 8.5 metres above natural ground level.</p>
<p>P3 Noise levels within residential areas does not exceed those reasonably expected within a residential area.</p>	<p>A3.1 Operation of non-residential development, adjacent to residential lots, only occurs between the hours of 6.00am and 8.00pm.</p> <p>A3.2 Noise levels do not exceed 5dB(A) more than the ambient noise level of a residential area when measured from a habitable room of a Sensitive Receptor.</p>
<p>P4 Privacy of adjoining dwellings is maintained.</p>	<p>A4.1 The site layout and building form maximise protection of surrounding uses from adverse impacts by having –</p> <ul style="list-style-type: none"> - Development shall be separated by a 10m setback to residential development. - landscaping with a minimum width of 2m shall be consistently spaced at 750mm measured from the centre of the tree shall be provided along the common boundary with the Residential Premises. - building openings face away from residential or other premises; - open use areas are separated from sensitive receptors by landscaping with a minimum width of 2m and shall be consistently spaced at 750mm measured from the centre of the tree or solid screen fencing at least 1.8 metres high; and - external lighting oriented away from sensitive receptors and not achieving a higher reading than 8 lux at any nearby sensitive receptor.

Specific Outcomes	Acceptable Solutions
<p>Infrastructure and Servicing</p> <p>P5 All buildings are suitably serviced with infrastructure.</p>	<p>A5.1 (i) Development is connected to the reticulated water supply network where available; OR</p> <p>(ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p> <p>A5.2 (i) Development is connected to the reticulated sewage network where available; OR</p> <p>(ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAA Sewerage Code of Australia; AND</p> <p>A5.3 Developments are provided with connection to the reticulated electricity supply network where available; AND</p> <p>A5.4 Developments have appropriate road access in accordance with Schedule 2.</p>

3.8 OPEN SPACE AND RECREATION ZONE

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

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

1	Column 2 Defined Use ³¹	Column 3 Applicable Codes
EXEMPT ³²	Low Impact Telecommunications Facilities Park Road	
SELF ASSESSABLE	Produce Store Public Utility	Open Space and Recreation Zone Code (A1.2- A3.2) Open Space and Recreation Zone Code (A1.2- A3.2)
CODE	Arts & Craft Centre Bed & Breakfast Accommodation Caretakers' Residence Club House Community Infrastructure Indoor Recreation Outdoor Recreation Restaurant Stockyard Telecommunications Facilities Temporary Uses	All Code Assessable Uses: Open Space & Recreation Zone Code, Shire Wide Codes AND
IMPACT	Any other use not referred to above, including non-defined uses	

Table 3.8B Table of Assessment for the Open Space and Recreation Zone – OTHER DEVELOPMENT³³

1	Column 2 Type of Development	Column 3 Applicable Codes
EXEMPT ³⁴	Any other development not listed below	
SELF ASSESSABLE	None	

³¹ see Schedule 1 - Dictionary

³² Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

³³ This does not include development under the Integrated Planning Act Schedule 9 that is exempt development and cannot be made assessable under the Planning Scheme.

³⁴ Although exempt under the Planning Scheme, other assessments may be required against other statutory instruments

1	Column 2 Type of Development	Column 3 Applicable Codes
CODE	Reconfiguring a Lot	Open Space & Recreation Zone Code, Reconfiguring a Lot Code

3.8.2 OPEN SPACE AND RECREATION ZONE OVERALL OUTCOMES

- (a) The Open Space and Recreation Zone is intended to provide a range of park and recreation facilities to meet the needs of the community.
- (b) Development in the zone is designed to protect the amenity of adjoining development and consider the safety of the user.
- (c) Sites with a high level of community recreation value are protected and preserved.
- (d) Development will set aside areas for habitat and open space values with linkages to the network of natural areas and open space in the Shire for non-motorised recreational pursuits.
- (e) Development is adequately serviced by appropriate infrastructure.

3.8.3 OPEN SPACE & RECREATION ZONE CODE

Purpose

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

Applicability

This code applies as identified in column 3 of Tables 3.8A and 3.8B for development in the Open Space and Recreation Zone. The Open Space and Recreation Zone is shown on Maps 2, 3 and 4.

Table 3.8C: Open Space and Recreation Zone Specific Outcome sand Acceptable Solutions

Specific Outcomes	Acceptable Solutions
<p>Built form and Character</p> <p>P1 The design, character and scale of the development are compatible with the expected amenity of the surrounding areas.</p>	<p>A1.1 Buildings and structures are limited to seating areas, carparking, shelters, public conveniences, kiosks and clubhouses, shade structures and playscapes for all age groups;</p> <p>A1.2 Site coverage of all buildings and structures does not exceed 20%;</p> <p>A1.3 Buildings and structures are less than 8.5m in height where adjoining a Residential lot and 10 metres in height elsewhere;</p> <p>A1.4 A minimum of 20% of the site is landscaped. At least 20% of the landscaped area comprises planting consistently spaced at a maximum of 750mm measured from the centres of the trees, whilst all other areas shall remain turfed.</p>
<p>Safety</p> <p>P2 The personal safety of users is maximised, minimising the potential for crime and vandalism.</p>	<p>A2.1 Communal open spaces, including congregation and seating areas are situated where they are in line of sight of windows, doors, or balconies of buildings, or can be seen from a street or other public spaces; and</p> <p>A2.2 Bicycle parking facilities are located in view of the carparking area or street and are well lit.</p>

Specific Outcomes		Acceptable Solutions
Adjacent Residential Areas		
P3	The visual amenity of adjacent residential areas is not detrimentally affected by any development.	<p>A3.1 Development produce a level of illumination that complies with AS4282-1997: <i>Control of the Obtrusive Effects of Outdoor Lighting</i> at the common boundary of adjoining residential properties; and</p> <p>A3.2 A landscaped buffer comprising species identified in Schedule 4 is provided of at least 5 metres in width to the common boundaries with a Residential lot and the landscaping is consistently spaced at a maximum of 750mm measured from the centres of the trees.</p>
P4	All buildings are suitably serviced with infrastructure.	<p>A4.1 (i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND</p> <p>A4.2 (i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAA Sewerage Code of Australia; AND</p> <p>A4.3 Developments are provided with connection to the reticulated electricity supply network where available; AND</p> <p>A4.4 Developments have appropriate road access in accordance with Schedule 2.</p>

4 SHIRE WIDE CODES

4.1 TOWN EXPANSION CODE

Purpose

The purpose of the Code is to:

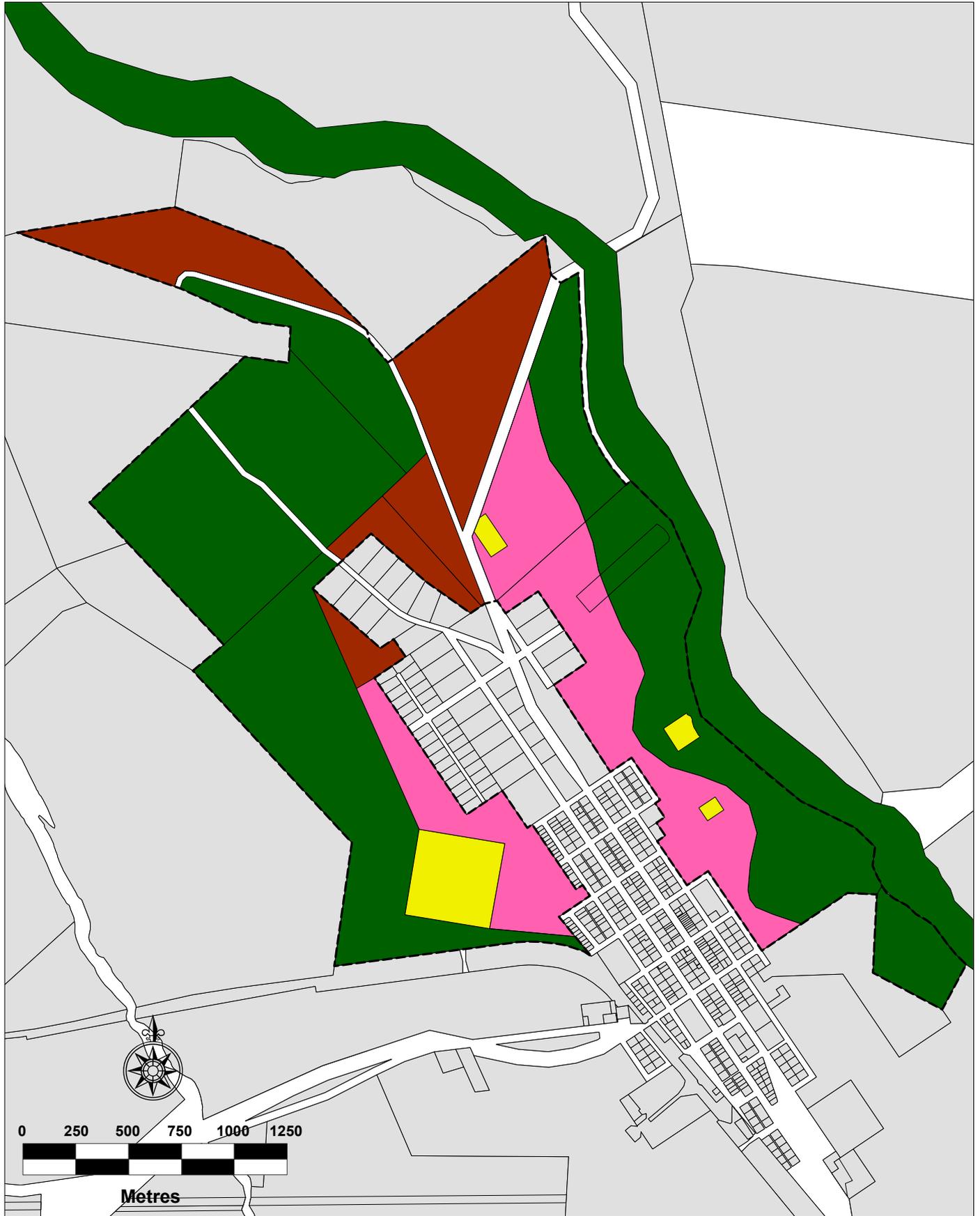
- (a) ensure interim development does not prejudice premises for urban development in the long term; and
- (b) allow the expansion when required, varying development type, scale and intensity to service town requirements.

Applicability

This code applies to assessable development of premises identified in the Town Expansion Area on Map 4.1.

Table 4.1: Town Expansion Code Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable solutions
Interim Development	
P1 Development does not prejudice the ultimate development of premises within the Town Expansion Local Area identified on Maps 3 & 4 in accordance with development intentions shown on Map 4.1.	A1.1 No Acceptable Solution prescribed.



LEGEND

- | | | | |
|---|--------------------------|---|-------------------------------|
|  | RESIDENTIAL |  | OPEN SPACE & RECREATION |
|  | COMMERCIAL |  | COMMUNITY PURPOSES |
|  | LIGHT & SERVICE INDUSTRY |  | TOWNSHIP |
|  | RURAL |  | TOWN EXPANSION |
|  | RURAL RESIDENTIAL |  | WATER RESOURCE CATCHMENT AREA |



**Richmond Shire Council
PLANNING SCHEME**
Map 4.1 - Town Expansion Concept

4.2 ECOLOGICAL SIGNIFICANCE CODE

Purpose

The purpose of the Code is to:

- (a) conserve, maintain, and enhance natural areas to protect biodiversity values, which include ecosystem, species and genetic diversity;
- (b) protect and manage important areas, processes and species; and
- (c) maintain or establish Habitat Corridors

Applicability

This code applies to assessable development of premises shown as Open Space and Recreation on Map 1 or identified in Table 4.2A.

Table 4.2A: Ecological Significant Sites³⁵

No.	Name	Property Description
1.		
2.		
3.		
4.		

Table 4.2B: Ecological Significance Code Specific Outcomes and Acceptable Solutions

Specific Outcomes		Acceptable solutions
Environmental Corridors		
P1	Development of premises maintains, protects, restores and manages areas of ecological significance to -	A1.1 No Acceptable Solution prescribed.
	(a) provide natural Buffer Areas of native vegetation to diffuse potential impacts on water quality;	
	(b) improve the condition and values of watercourses and wetlands and their associated terrestrial ecosystems;	
	(c) prevent the loss of premises by providing improved bank stability;	
	(d) maintain the biological integrity, diversity and functioning of aquatic and terrestrial ecosystems;	
	(e) provide native vegetation Habitat linkages throughout the Shire;	
	(f) create aesthetic and recreational benefits for the community;	
	(g) optimise the connectivity of native vegetation Habitat linkages throughout the Shire; and	
	(h) protect ecosystems as representative of their ecosystem type.	

³⁵ A detailed assessment is not available for the Shire. As information becomes available, the Planning Scheme Amendment Process will be followed to incorporate sites. In the meantime, Council may seek additional information about a premises in an Information Request in response to any assessable development.

4.3 CULTURAL HERITAGE CODE

Purpose

The purpose of the Code is to ensure:

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

Applicability

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

Table 4.3A: Cultural Heritage Sites³⁶

No.	Name	Property Description	Comments
1.	Woolgar Old Mining Settlement	Refer Map 1	
2.			
3.			
4.			

Table 4.3B: Cultural Heritage Code Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable solutions
<p>Cultural Heritage Significance</p> <p>P1. Development of premises of Cultural Heritage Significance-</p> <ul style="list-style-type: none"> (a) is compatible with its Cultural Heritage Significance; (b) is respectful of its heritage, rather than replicating its style and detail in terms of architecture, style, scale, massing and siting, and use of finishes, colours, setting and external materials; and (c) does not detrimentally impact on its values or setting. 	<p>A1.1 No Acceptable Solution prescribed.</p>

³⁶ A detailed assessment is not available for the Shire. As information becomes available, the Planning Scheme Amendment Process will be followed to incorporate sites. In the meantime, Council may seek additional information about a premises in an Information Request in response to any assessable development.

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

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

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

4.4 WATER CATCHMENT AREA CODE

Purpose

The purpose of the Code is to:

- (a) ensure interim development does not prejudice the long term development of water storage infrastructure; and
- (b) allow the consolidation of rural development at a type, scale and intensity that takes advantage of irrigation

Applicability

This code applies to assessable development of premises identified in the Water Catchment Area identified on Map 1.

Table 4.4: Water Catchment Code Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable solutions
<p>Interim Development</p> <p>P1 Development does not prejudice the ultimate development of premises within the Water Catchment Area identified on Map 1.</p>	<p>A1.1 No Acceptable Solution prescribed.</p>

4.5 RECONFIGURING A LOT CODE

Purpose

The purpose of the Code is to:

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

Applicability

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

Table 4.5: Reconfiguring a Lot Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable Solutions
Lot size and configuration	
P1 Lot sizes are compatible with the locality.	A1.1 Minimum lot sizes are in accordance with Table 4.5.1 A1.2 Minimum lot frontage is in accordance with Table 4.5.1
P2 Lot configuration is appropriate for the proposed use of the site.	A2.1 Lots are generally regular in shape.
Infrastructure services	
P3 Reconfiguration does not result in adverse effects on the drainage of the subject land or adjacent lands.	A3.1 Reconfiguration does not result in ponding of water or interfere with the natural flow of water across the subject land or adjacent lands.
P4 Each lot is suitably serviced having regard to the proposed use of the site and the location of the site.	A4.1 (i) Development is connected to the reticulated water supply network where available; OR (ii) Development, not having reasonable access to reticulated water, is provided with a single bore capable of delivering a water supply suitable for domestic purposes with a continuous flow rate of 0.25 litres per second; AND
	A4.2 (i) Development is connected to the reticulated sewage network where available; OR (ii) Development not having reasonable access to the reticulated sewerage network are serviced by an on-site waste water treatment in accordance with WSAA Sewerage Code of Australia; AND
	A4.3 Developments are provided with connection to the reticulated electricity supply network where available; AND
	A4.4 Developments have appropriate road access in accordance with Schedule 2.
	A5.1 No acceptable solutions prescribed.
P5 The intensity and scale of the use of premises must not: <ul style="list-style-type: none"> - increase any adverse ecological impacts, particularly on any nearby sensitive receiving environments, as a result of the system or increasing the cumulative effects of the systems in the locality; - increase any health risks during a system failure; - deteriorate the water quality of existing and/or proposed water supplies. 	

Specific Outcomes		Acceptable Solutions
Rural Zone		
P6.1	Reconfiguration of land must not compromise the viability of existing and future rural uses.	A6.1 No acceptable solutions prescribed.
P6.2	<p>Good Quality Agricultural Land is retained for agricultural or intensive agriculture (where appropriate) by:</p> <p>(i) Avoiding subdivision of good quality agricultural land for other purposes unless it can be demonstrated that:</p> <p>(ii) the land is not actually good quality agricultural land; or</p> <p>(ii) there is an overriding need in terms of public benefit for the proposal and the proposal cannot be located on alternative sites that are not identified as good quality agricultural land, including if:</p> <ul style="list-style-type: none"> • the proposed location has features that make it desirable for the proposal; and • the features are not available in areas not identified as good quality agricultural land. 	

Table 4.5.1 Minimum Dimensions for Reconfiguration of a Lot

Zone	Minimum dimensions	
	Lot size	Lot frontage
Residential	800 m ²	20 m
Rural Residential	2000m ²	20 m
Township	1,000 m ²	25 m
Commercial	600 m ²	20 m
Community Purposes	600 m ²	20m
Industry	1,000 m ²	25 m
Open Space & Recreation	600 m ²	20 m
Rural	200 hectares	300 m

4.6 AVIATION FACILITIES CODE

Purpose

The purpose of the Code is to ensure:

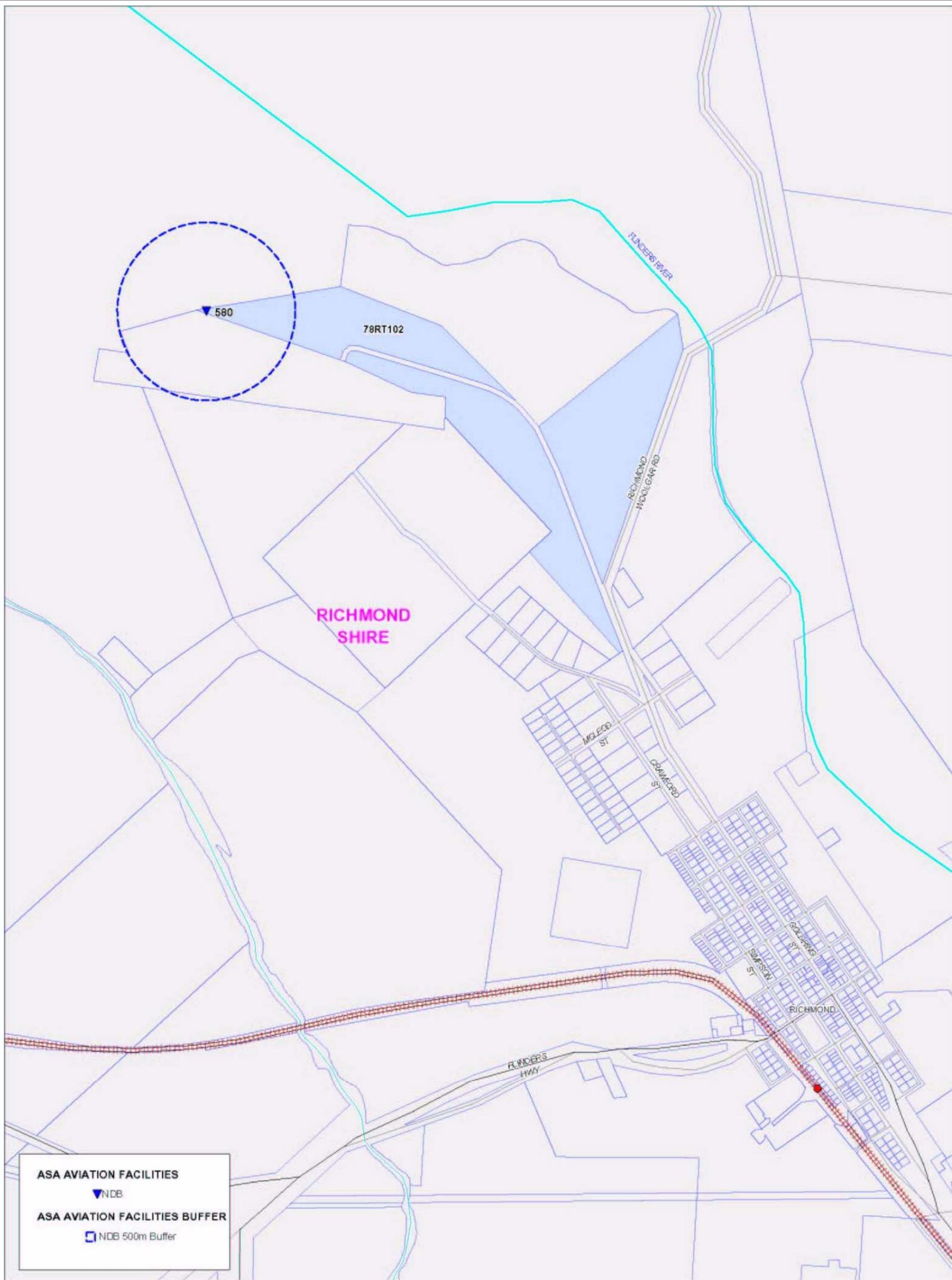
- (a) the protection and function of aviation facilities.

Applicability

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

Table 4.6: Aviation Facilities Code Performance Criteria and Acceptable Solutions

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



ASA AVIATION FACILITIES
 ▼ NDB
ASA AVIATION FACILITIES BUFFER
 ■ NDB 500m Buffer

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PTD--UL--1/12/2003--551AN

0 0.3 0.6
kilometres

LGA	Location	AsA_Ref_No	Facility	Locality	Latitude	Longitude
Richmond	Richmond	580	NDB	Richmond Airport	20 41 51.67	143 08 36.17



Richmond Shire Council

PLANNING SCHEME

Map 4.6 - Aviation Facilities

5 SPECIFIC DEVELOPMENT CODES

5.1 STABLE CODE

Purpose

The purpose of the Code is to ensure:

- (a) stables are located on sites of a size that allow for their efficient operation; and
- (b) stables do not significantly compromise the amenity of the surrounding area.

Applicability

This code applies to the development of Stables within the town of Richmond or within the township identified on Map 1.

Table 5.1: Stables Code Specific Outcomes and Acceptable Solutions

Specific Outcomes	Acceptable solutions
<p>Site size</p> <p>P1 The site is in an appropriate location and sufficient size to enable it to properly function as a stable</p>	<p>A1.1 No more than 1 horse is kept on site and the site has an area no less than 2000m²</p>
<p>Building siting and design</p> <p>P2 The stable is located on the site so as not to detract from the streetscape and the amenity of surrounding properties.</p>	<p>A2.1 The stable is located:</p> <ul style="list-style-type: none"> • 15m from the alignment of the street or road to which the land has a frontage; and • 5m from any other street or road; and • 2m from the boundary of any land not being used for the purposes of stables; <p>AND</p> <p>A2.2 Where the site abuts land in a residential precinct, visual screening is provided by means of a fence no less than 1.8m high.</p>
<p>P3 Provision is made for water supply, drainage and disposal of wastes to acceptable health standards</p>	<p>A3.1 No acceptable solution is prescribed.</p>
<p>P4 The appearance of the stable, including the external cladding and roof materials used is sympathetic to surrounding buildings and structures.</p>	<p>A4.1 No acceptable solution is prescribed.</p>

5.2 INTENSIVE ANIMAL HUSBANDRY CODE

Purpose

The purpose of the Code is to ensure:

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

Applicability

This code applies to the development of Intensive Animal Husbandry within Shire.

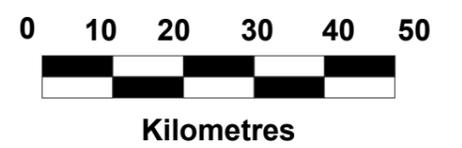
Table 5.2A: Intensive Animal Husbandry Code Specific Outcomes and Acceptable Solutions

Specific Outcomes		Acceptable Solutions	
Site suitability			
P1	Sites are appropriate in size, configuration and location. Sites are sufficient in size for the proposed use having regard to topographical features.	A1.1	No acceptable solutions prescribed.
Amenity			
P2	The siting of all structures does not compromise the existing amenity of the locality.	A2.1	Buildings and other structures are setback from property boundaries in accordance with Table 5.2B
P3	The siting of waste disposal areas does not compromise the existing amenity of the area	A3.1	No acceptable solutions prescribed.
Waste Disposal			
P4	Waste disposal does not adversely effect the environment.	A4.1	No acceptable solutions prescribed.
Car parking and access			
P5	The safe and efficient use of the transport network is not compromised.	A5.1	No acceptable solutions prescribed.

Table 5.2B Setback distances for Intensive Animal Husbandry

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

6 PLANNING SCHEME MAPS

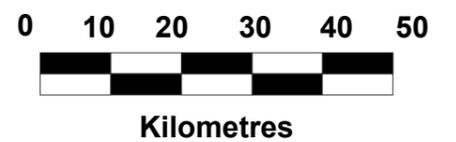
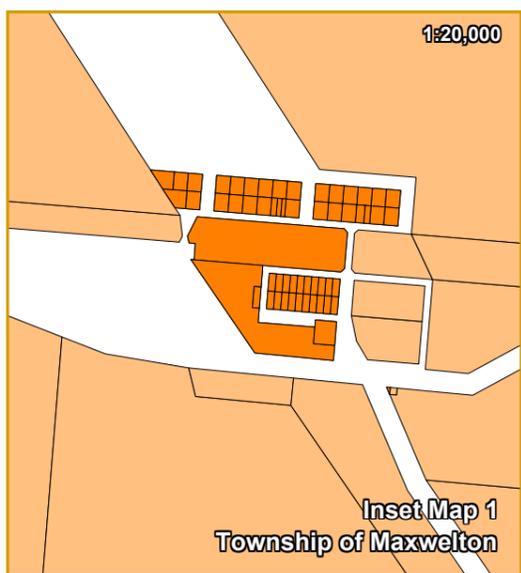


Richmond Shire Council PLANNING SCHEME

Map 1 - Structure

LEGEND			
	RURAL		MINERAL DEVELOPMENT LICENCE
	OPEN SPACE & RECREATION		MINING LEASE
	HIGHWAY		MINING CLAIM
	RAILWAY		WATER RESOURCE CATCHMENT LOCAL AREA
	WOOLGAR - Historic Mining Settlement		

Mining information from DNRM current as of Sept 2003

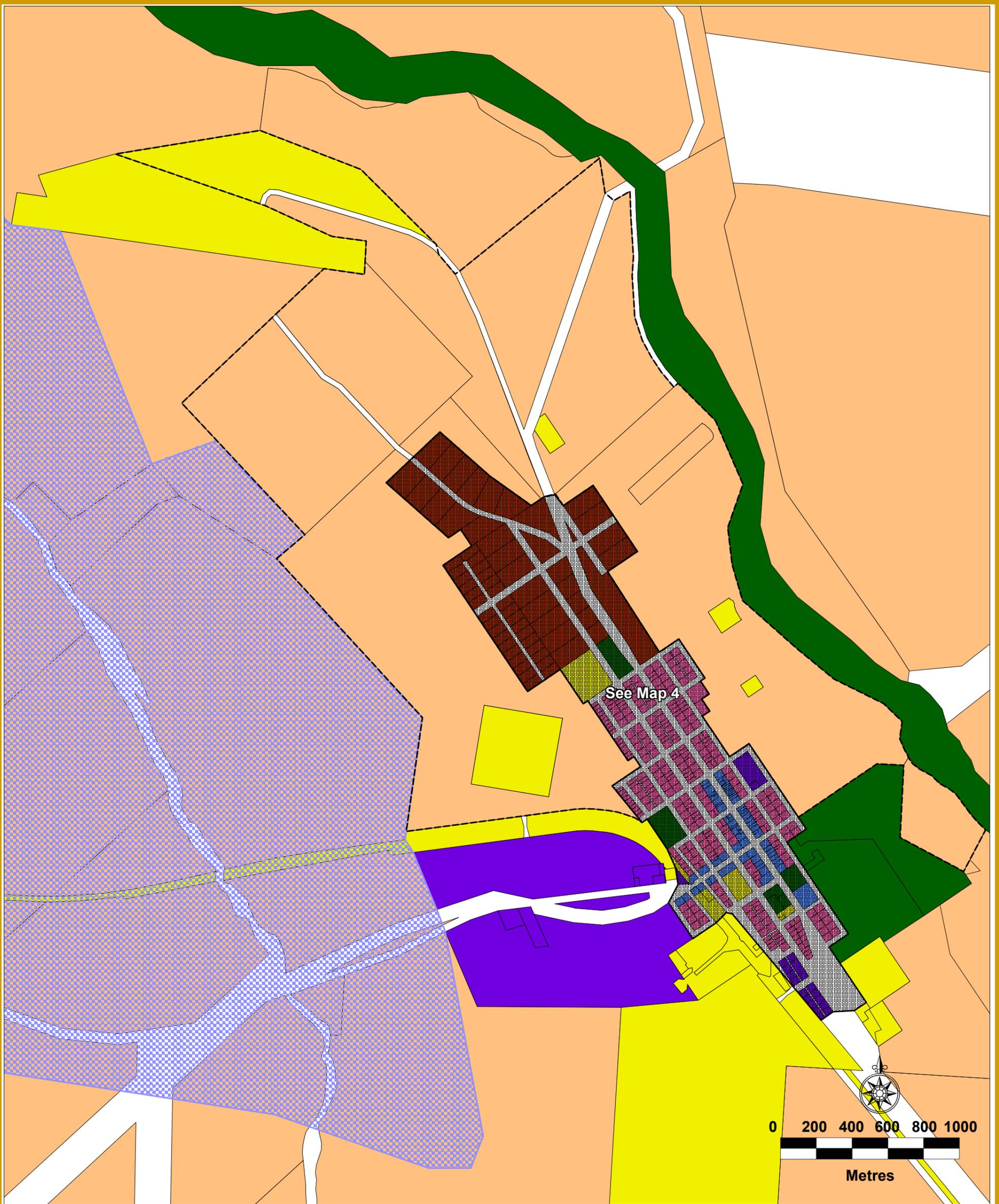


LEGEND

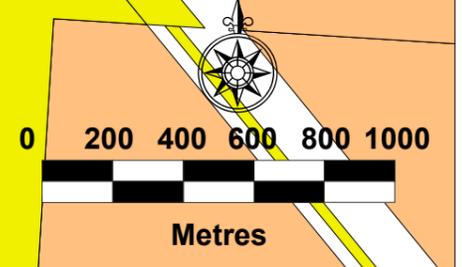
- | | |
|---|---|
|  RESIDENTIAL |  OPEN SPACE & RECREATION |
|  COMMERCIAL |  COMMUNITY PURPOSES |
|  INDUSTRY |  TOWNSHIP |
|  RURAL |  WATER RESOURCE CATCHMENT AREA |
|  RURAL RESIDENTIAL | |



**Richmond Shire Council
PLANNING SCHEME
Map 2 - Zone - Overall**

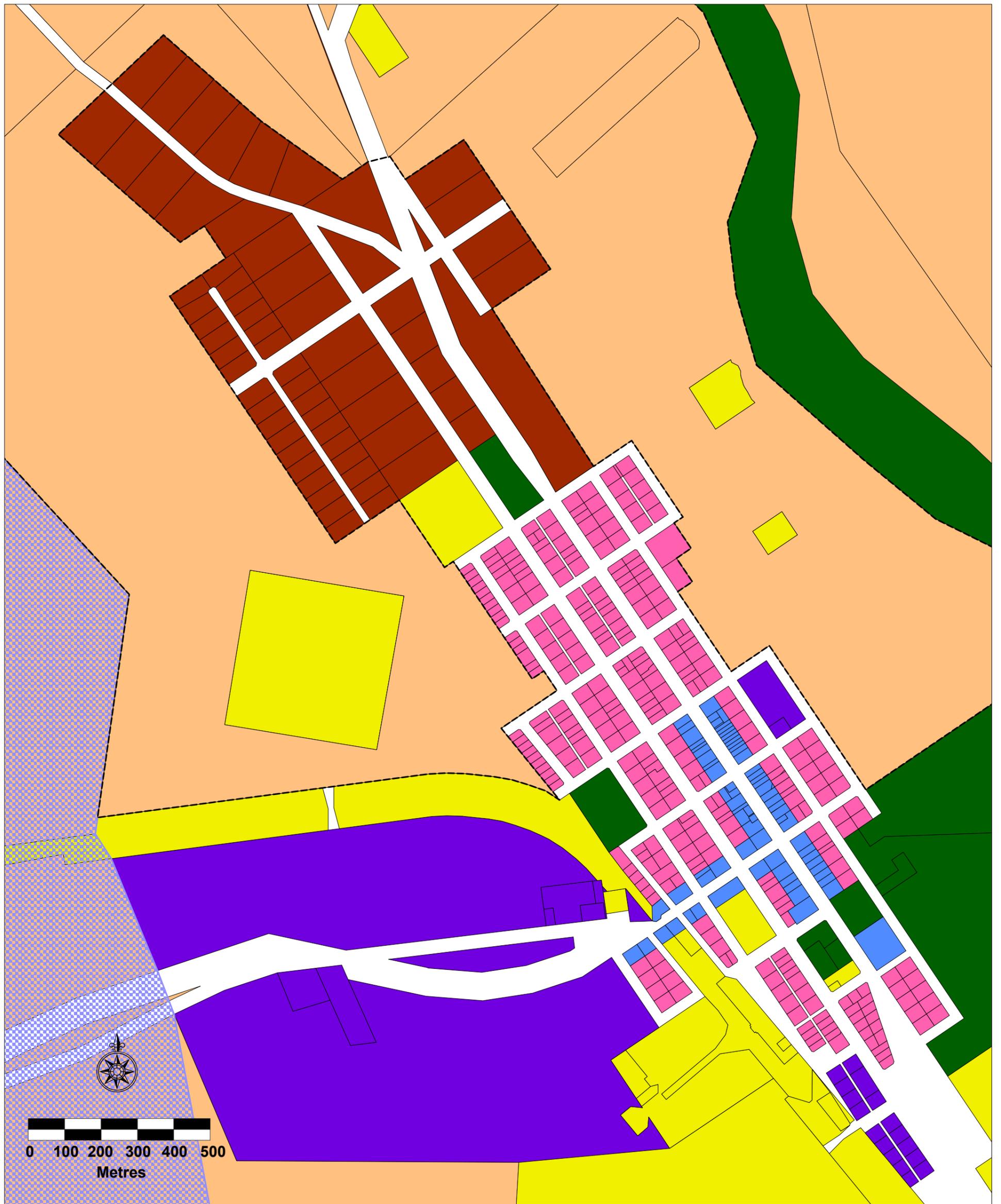


See Map 4



Richmond Shire Council
PLANNING SCHEME
 Map 3 - Zone - Richmond

LEGEND			
	RESIDENTIAL		OPEN SPACE & RECREATION
	COMMERCIAL		COMMUNITY PURPOSES
	INDUSTRY		TOWNSHIP
	RURAL		TOWN EXPANSION
	RURAL RESIDENTIAL		WATER RESOURCE CATCHMENT AREA



Richmond Shire Council
PLANNING SCHEME
 Map 4 - Zone - Richmond Detail

LEGEND

- | | | | |
|---|-------------------|---|-------------------------------|
|  | RESIDENTIAL |  | OPEN SPACE & RECREATION |
|  | COMMERCIAL |  | COMMUNITY PURPOSES |
|  | INDUSTRY |  | TOWNSHIP |
|  | RURAL |  | TOWN EXPANSION |
|  | RURAL RESIDENTIAL |  | WATER RESOURCE CATCHMENT AREA |

7 SCHEDULES

SCHEDULE 1 DEFINITIONS

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

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

A. Administrative Definitions

Column 1 Administrative Term	Column 2 Definition
Act	Means the <i>Integrated Planning Act 1997</i> (Integrated Planning Act)
Agricultural Viability Report	Means a Plan prepared by a suitably qualified person that: <ul style="list-style-type: none"> - identifies the agricultural values on the site, confirming soil capabilities, services and situation for the intended use; - the availability of a sustainable water supply for the use; - development practices to sustain the use; - demonstration of compliance with separation distances outlined in Planning Guidelines – Separating Agricultural Land and Residential Uses (DNR&M/DLGP1997).
Assessment Category	Means the type of assessment identified for by the Planning Scheme as applicable to development in accordance with the <i>Integrated Planning Act</i> , chapter 3. <ul style="list-style-type: none"> (a) Exempt; (b) self-assessable; (c) assessable requiring code assessment – referred to in the Planning Scheme as code assessable; (d) assessable requiring impact assessment – referred to in the Planning Scheme as impact assessable.
Council	Means the Richmond Shire Council.
Development	Has the same meaning as the <i>Integrated Planning Act</i> .
Employee	Means a person working for another person or a business on a paid or voluntary basis.
IDAS	Means the Integrated Development Assessment System, and has the same meaning as defined in the Integrated Planning Act.
IPA	Means the <i>Integrated Planning Act 1997</i> .
Material Change of Use	Has the same meaning as defined in the Integrated Planning Act.
Operational Work	Has the same meaning as defined in the Integrated Planning Act.
Original Ground Level	Means the natural ground level existing prior to any earthworks, site levelling and the like.
Overland Flow Path	Means the concentrated path taken by stormwater during rainfall events, whether the flow path is contained within an easement or not.
Local Area	Means an areas, place or site that has special attributes and may; <ul style="list-style-type: none"> (a) be sensitive to effects of development; or (b) may constrain development due to an environmental hazard or the value of a resource.
Person	Has the same meaning as defined in the Integrated Planning Act.
Planning Scheme	Has the same meaning as defined in the Integrated Planning Act.
Premises	Means; <ul style="list-style-type: none"> (a) a building or other structure; or (b) land (whether or not a building or other structure is situated on the land).
Reconfiguring a Lot	Has the same meaning as defined in the Integrated Planning Act.
Sensitive Receptor	Means a Child Care Centre, Dual Occupancy, Dwelling House, Educational Establishment, Hospital, Multiple Dwelling, Place of Public Workshop.
Shire	Means the Shire of Richmond.
Site Area	Means that part of a lot where development is proposed to occur or where a use is conducted or works are located.
Watercourse	A river creek or stream in which water flows permanently or intermittently: <ul style="list-style-type: none"> (a) in a natural channel, whether artificially improved or not; or (b) in an artificial channel that has changed the course of the watercourse. <p>The term includes the bed and banks and any other element of a river, creek or stream confining or containing water.</p>

Column 1 Administrative Term	Column 2 Definition
Wetland	<p>An area of permanent or periodic/intermittent inundation, whether natural or artificial, static or flowing, fresh, brackish or saline and including:</p> <ul style="list-style-type: none"> • ponds; • billabongs; • lakes; • forest swamps; • marsh swamps; • salt marshes; • estuaries; and • floodplains.

B. Development Definitions

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

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

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

Operational Work	This term has the meaning given to it under the Act.	Advertising Device Excavating Extraction of Materials Filling Forest Practices Vegetation Clearing Water Operations
Outdoor Entertainment	Premises used for commercial entertainment or leisure that is conducted wholly or mainly outdoors.	Dive in Theatre Racing Track Racing Venue
Outdoor Recreation	Premises used for outdoor recreation, leisure or sports which is conducted wholly or mainly outdoors and open to members of the public, clubs, associations or other similar organisations.	Driving Range Golf Course Outdoor Tennis Court Sports Ground Swimming pool
Outside School Hours Care	Premises used for the minding and care of children aged between 5 and 13 between the hours of 6:00am to 8:30am and from 3:00pm to 6:00pm on school days, and is not associated with an Education Establishment.	
Park	Publicly owned land used as a children's playground, playing field, botanical garden, passive recreation area, picnic area, tennis court or other outdoor recreational area that is normally open to the general public without a fee. The term includes ancillary uses such as public toilets, changing rooms & carparking areas.	
Piggery	Premises used for the keeping of 21 or more pigs at a density greater than 5 pigs per hectare.	
Place of Public Worship	Premises used for religious activities such as a church, mosque, synagogue and temple. It includes the use of the premises for: (a) religious instruction; (b) social or recreational activities of the religious organisation; and (c) residential use by persons employed by the religious organisation.	
Private Air Strip	Privately owned premises used for the landing and departure of aircraft. It includes facilities for the housing and maintenance of aircraft.	
Produce Store	Premises used for the sale of unprocessed rural produce and the sale of goods associated with Animal Husbandry and Agriculture.	
Public Utility	Premises used for: - local authority infrastructure or facility; - supply of water, electricity or gas; - provision of sewerage (excluding sewage treatment works or municipal water treatment plant); underground Miscellaneous Transport Infrastructure.	
Railway Activities	Premises and activities undertaken for the purposes of planning, constructing, or operating rolling stock, rail infrastructure and rail facilities including rail maintenance depots, rail workshops, and rail freight centres which are, or are to be, directly connected to an operationally integrated with rail transport infrastructure.	
Relative's Apartment	Premises used for a small second Dwelling Unit associated with an existing or approved Dwelling House where the second Dwelling Unit: (a) is located on the same lot as the existing or approved Dwelling house; (b) does not exceed 70m ² gross floor area; (c) has no more than 2 bedrooms; and (d) does not cause the total Site Cover for the premises to exceed 50%.	
Restaurant	Premises used for the preparation and service of food and drink to be consumed on the premises. It includes the use of the premises for: (a) entertainment; or (b) supply of liquor for consumption on the premises.	Café Coffee Shop Outdoor Dining
Rural Accommodation Units	Premises in the Rural Zone used for the residential accommodation of persons employed to assist in a commercial rural occupation on the premises.	

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

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

SCHEDULE 2 CONSTRUCTION STANDARDS FOR INFRASTRUCTURE WORKS

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

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

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

- (c) **for sewerage:**
 - (i) On-site sewerage code of the Plumbing & Drainage Act 2003; or
 - (ii) If the matter is not dealt with by WSA02-1999 or WSA04-2001, the IPWEA Standard Drawings.

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

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

Servicing requirements

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

SCHEDULE 4

SPECIES SUITABLE FOR LANDSCAPING

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

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