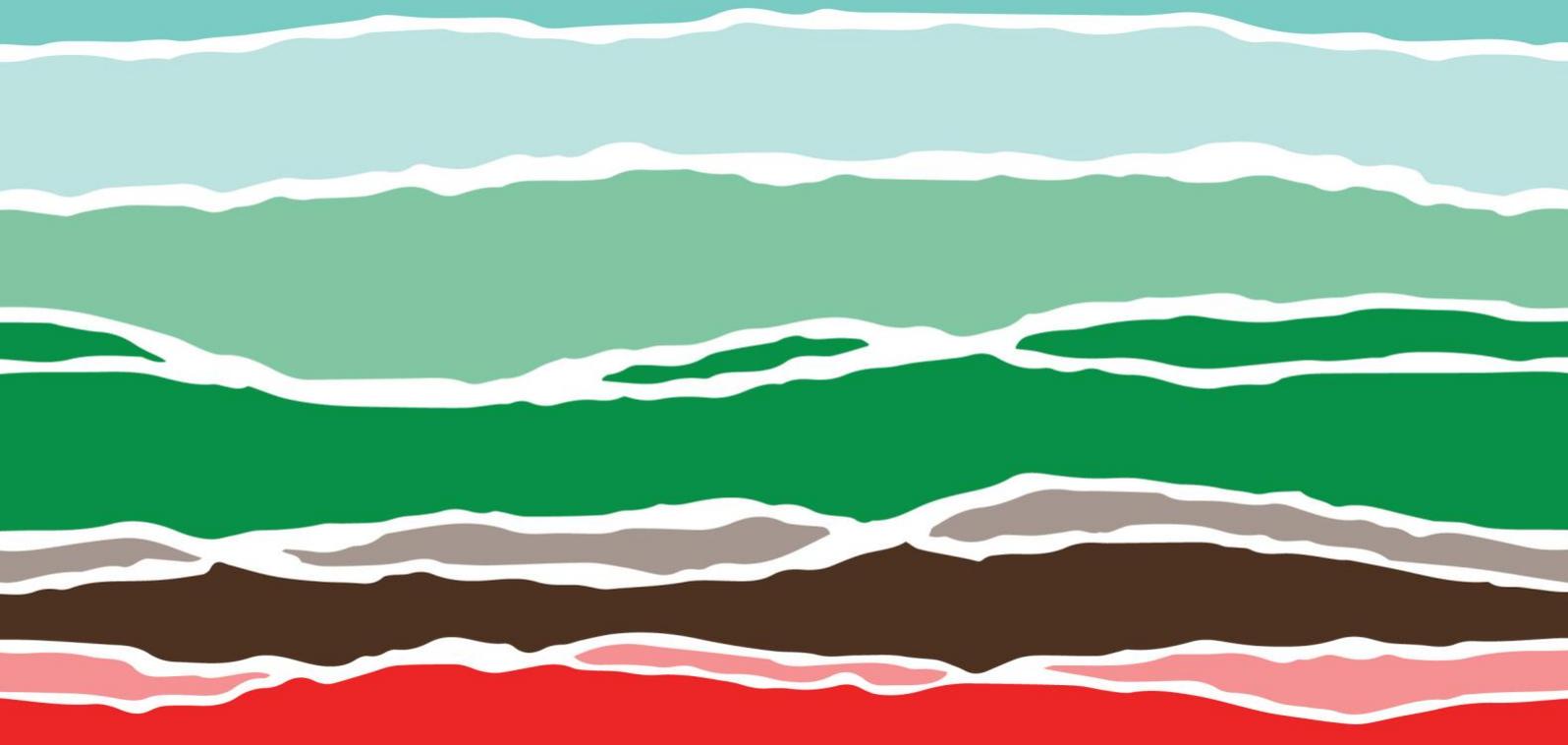




# Planning Scheme 2020

Prepared under the *Planning Act 2016*



## Citation and commencement

This planning scheme may be cited as *Richmond Shire Planning Scheme 2020*.

A notice was published in the Government Gazette No. 29 on 26 February 2021 for the planning scheme for the Richmond Shire.

The commencement date for the planning scheme was 1 March 2021.

Amendments to the planning scheme are included at Appendix 1.



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Part 1

# About the planning scheme

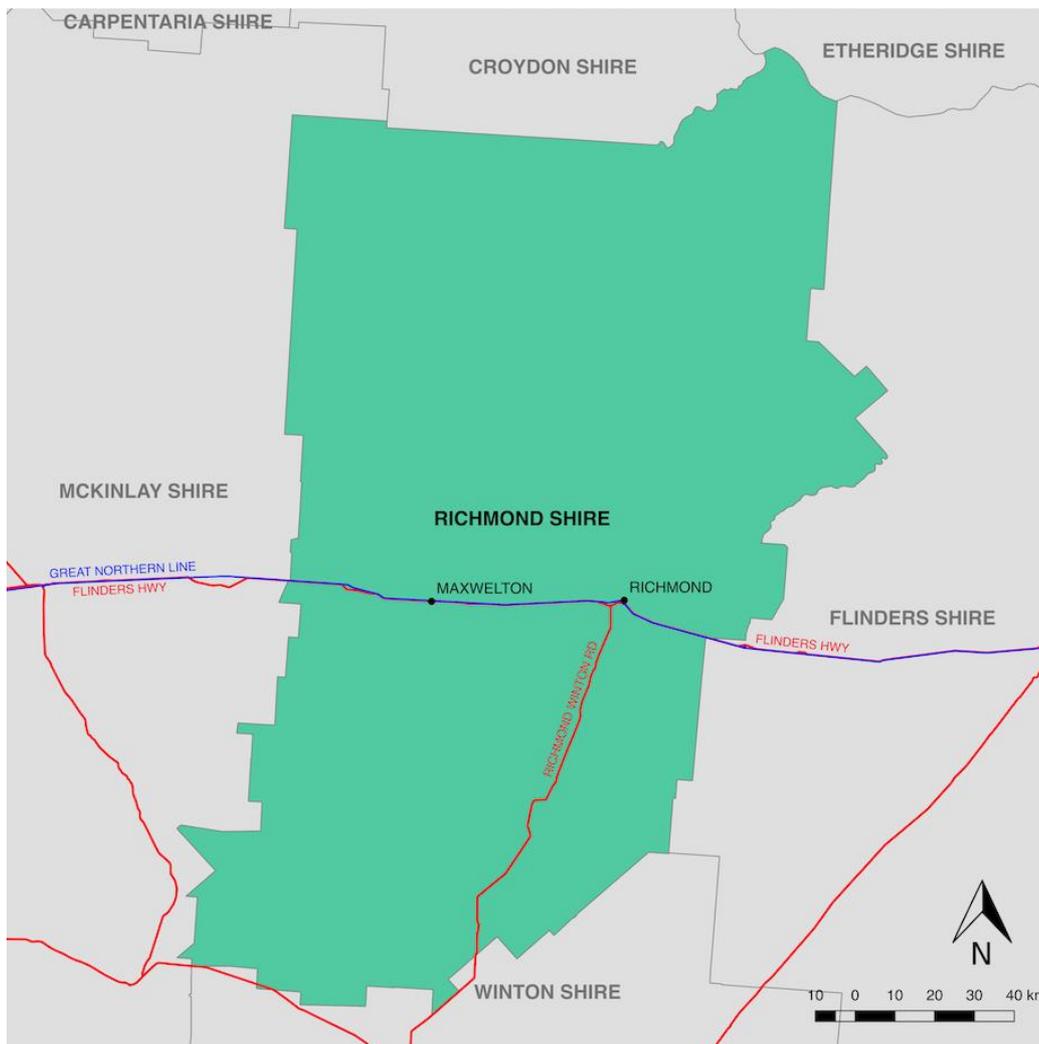


# Part 1 About the planning scheme

## 1.1 Introduction

- (1) The *Richmond Shire Planning Scheme 2020* (the planning scheme) has been prepared in accordance with the *Planning Act 2016* (the Act) as a framework for managing development in a way that advances the purpose of the Act.
- (2) In seeking to achieve this purpose, the planning scheme sets out Richmond Shire Council's intention for the future development in the planning scheme area, over the next 20 years.
- (3) The planning scheme seeks to advance State and regional policies through more detailed local responses, taking into account the local context.
- (4) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and State level.
- (5) The planning scheme applies to the planning scheme area of Richmond Shire including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

**Map 1—Local government planning scheme area and context**



## 1.2 Planning scheme components

The planning scheme comprises the following components:

- Part 1 About the planning scheme.
- Part 2 State planning provisions.
- Part 3 Strategic framework.
- Part 4 Local government infrastructure plan.
- Part 5 Table of assessment.
- Part 6 Zones:
  - (1) Rural zone.
  - (2) Rural residential zone.
  - (3) General residential zone.
  - (4) Centre zone.
  - (5) Mixed use zone.
  - (6) Industry zone.
  - (7) Community facilities zone.
  - (8) Recreation and open space zone.
- Part 7 Overlays:
  - (1) Bushfire hazard overlay.
  - (2) Environmental values overlay.
  - (3) Flood hazard overlay.
- Part 8 Development codes:
  - (1) Infrastructure, services and works code.
  - (2) Parking and access code.
  - (3) Reconfiguring a lot code.
- Schedule 1 Definitions.
- Schedule 2 Mapping.
- Schedule 3 Notations required under the *Planning Act 2016*.
- Schedule 4 Designation of premises for development.
- Schedule 5 Planning scheme policies.

## 1.3 Interpretation

### 1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
  - (a) The *Planning Act 2016* (the Act).
  - (b) The *Planning Regulation 2017* (the Regulation).
  - (c) The definitions in **Schedule 1—Definitions** of the planning scheme.
  - (d) The *Acts Interpretation Act 1954*.
  - (e) The ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section (1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

### 1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote<sup>1</sup>—See example at bottom of page.

### 1.3.3 Punctuation

- (1) A word followed by ';' or ', and' is considered to be 'and'.
- (2) A word followed by '; or' means either or both options can apply.

### 1.3.4 Zones for roads, closed roads, waterways and reclaimed land

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
  - (a) If adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land.
  - (b) If adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries.
  - (c) If the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land.
  - (d) If the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the *Local Government Regulation 2012*.

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<sup>1</sup> Footnote—this is an example of a footnote.

## 1.4 Categories of development

- (1) The categories of development under the Act are:
  - (a) Accepted development.

Editor's note—A development approval is not required for development requiring accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 8 of the Regulation also prescribes accepted development.

- (b) Assessable development:
    - (i) code assessment; or
    - (ii) impact assessment.

Editor's note—A development approval is required for assessable development.

Editor's note—Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

- (c) Prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

- (2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in **Part 5—Table of assessment**.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a temporary local planning instrument or a variation approval.

## 1.5 Hierarchy of assessment benchmarks

- (1) Where there is inconsistency between provisions in the planning scheme, the following rules apply – to the extent of the inconsistency:
  - (a) The Strategic framework prevails over all other components.
  - (b) Relevant codes as specified in Schedules 6-7 and 10 of the Regulation.
  - (c) Overlays prevail over all other components (other than the matters mentioned in (a) and (b)).
  - (d) Zone codes prevail over use codes and other development codes.

## 1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect of to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

- (3) This planning scheme, through **Part 5—Table of assessment**, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—*The Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;

- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the regulation to determine assessable development; the type of assessment; and any referrals applying to the building work.

(4) The building assessment provisions in the planning scheme are identified in the following table.

**Table 1.6.1—Building assessment provisions in the planning scheme**

Building assessment provision	Planning scheme part	<i>Building Act 1975 (BA), Building Regulation 2006 (BR) or Queensland Development Code (QDC) Reference</i>
Bushfire prone area	<b>Schedule 2—Mapping:</b> OM-01 and OM1.1 (Bushfire hazard)	BA section 32(a); BR section 12; and QDC MP 2.4 – Construction in bushfire prone areas.
Flood hazard area	<b>Schedule 2—Mapping:</b> OM-03 and OM3.1 (Flood hazard)	BA section 32(a); BR section 13(1)(a); and QDC MP3.5 – Construction of buildings in flood hazard areas.
Residential design and siting	<b>Part 6.2.4:</b> AO2.1 (Rural zone code) <b>Part 6.3.4:</b> AO2.1 and AO3.1 (Rural residential zone code) <b>Part 6.4.4:</b> AO2.1 (General residential zone code) <b>Part 6.5.4:</b> AO1.1, AO2.1 and AO3.1 (Centre zone code) <b>Part 6.6.4:</b> AO2.1 and AO3.1 (Mixed use zone code) <b>Part 6.7.4:</b> AO1.1, AO2.1 and AO3.1 (Industry zone code) <b>Part 6.8.4:</b> AO1.1, AO2.1 and AO3.1 (Community facilities zone code) <b>Part 6.9.4:</b> AO1.1, AO2.1 and AO3.1 (Recreation and open space zone code)	BA sections 32(a) and 33; and QDC MP1.2 and MP1.3.

Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note—In a development application, the applicant may request a preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

## 1.7 Local government administrative matters

There are no local government administrative matters.

Part 2

# State planning provisions



## Part 2 State planning provisions

### 2.1 State planning policy

The Minister has identified that the State planning policy July 2017 is integrated in the planning scheme in the following ways:

- (1) State interests in the State planning policy appropriately integrated:
  - Housing supply and diversity.
  - Liveable communities.
  - Agriculture.
  - Development and construction.
  - Mining and extractive resources.
  - Tourism.
  - Biodiversity.
  - Cultural heritage.
  - Water quality.
  - Emissions and hazardous activities.
  - Natural hazards, risk and resilience.
  - Energy and water supply.
  - Infrastructure integration.
  - Transport infrastructure.
  - Strategic airports and aviation facilities.
- (2) State interests in the State planning policy not integrated:
  - Coastal environment.
  - Strategic ports.
- (3) State interests in the State planning policy not relevant to Richmond Shire:
  - Coastal environment.
  - Strategic ports.

### 2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the North West Regional Plan, as it applies in the planning scheme area.

## 2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Richmond Shire:

**Table 2.3.1—Delegated referral agency jurisdictions**

Application involving	Referral agency and type	Referral jurisdiction
There are no delegated referral agency jurisdictions for the planning scheme.		

Editor's note—For the above listed referral agency delegations the applicant is not required to refer the application to the referral agency listed under Schedule 10 of the Regulation because the local government will undertake this assessment role.

## 2.4 Regulated requirements

The Minister has identified that the regulated requirements prescribed in the *Planning Regulation 2017* dated 27 March 2020 are appropriately reflected in full in the planning scheme.

Editor's note—Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

Part 3

# Strategic framework



## Part 3 Strategic framework

### 3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
- (2) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
  - (a) The strategic content establishes the approach to preparing the planning scheme and the historical and strategic context which the planning scheme addresses.
  - (b) Three themes for the strategic framework:
    - (i) Liveability.
    - (ii) Economy.
    - (iii) Environment.
  - (c) The strategic outcomes proposed for development in the planning scheme area for the three themes.
- (3) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

### 3.2 Strategic context

The planning scheme has been prepared in a deliberately positive and enabling way to support the agriculture, transport and tourism industries as part of a robust local economy and a lifestyle with a good level of services and amenity.

Three interdependent themes create the framework for the *Richmond Shire Planning Scheme 2020*. Development should be capable of positively addressing multiple themes. As the themes directly affect each other there will be a need for an ongoing balance and prioritisation over the life of the scheme. The themes are:

- (1) Liveability.
- (2) Economy.
- (3) Environment.

The town of Richmond is situated on the south bank of the Flinders River which is identified as Queensland's longest river. The town is approximately 500km west of Townsville and 400km east of Mt Isa and is the centre of Queensland's north-west. Richmond's role and value as a service town to the Flinders Highway and Great Northern Railway is reinforced by its central location relative to Townsville and Mt Isa.

The town of Richmond is safe and welcoming, with a compact urban form providing a legible and defined business centre, with a deliberate focus on walkability through signage, wide footpaths, and destinations including Lake Fred Tritton and Kronosaurus Korner.

The town has an elevation of 216m above sea level located on rolling downs country. The geology of the area is famous for its marine fossils.

European settlement of the Shire was founded on grazing of sheep and cattle, and built on the local strengths of good native grasses, artesian waters, rivers, and soils.

The Shire's population is stable at approximately 802 (2017), of which approximately 520 people live in Richmond town, with less than 10 people living in the township of Maxwellton. The balance of the population (approximately one third) live on rural properties.

The median age for Richmond Shire is 41.7 years (projected to 2041) compared with 34.8 years (2012). Approximately 68% of the Shire's population is of working age (2011-2015) and around 13% of the population 65 years or older.

In 2015, 39.6% of the population was employed in agriculture, which is the main industry for the region. The other major employers are Richmond Shire Council, Queensland Education, Queensland Health and Queensland Rail along with over 200 registered businesses.

Approximately 33% of land is freehold, with 66% of land subject to pastoral lease.

The prosperity of the Richmond's community lies in the agriculture, transport and tourism industries.

### **3.3 Liveability**

#### **3.3.1 Strategic outcomes—Amenity**

- (1) The amenity of the rural and urban areas is maintained by ensuring that:
  - (a) residential uses occur in residential areas;
  - (b) transport and industrial uses occur in industrial areas;
  - (c) commercial uses occur in the mixed use or centre zone; and
  - (d) rural land is maintained for rural uses.

#### **3.3.2 Strategic outcomes—Character and heritage**

- (1) Development is responsive to and strengthens:
  - (a) the Shire's sense of place;
  - (b) Richmond's strong main street (Goldring Street);
  - (c) heritage buildings and places, including Indigenous cultural heritage;
  - (d) Richmond's business district streetscape through continues facades, building setbacks and on-street parking;
  - (e) the provision of shade; and
  - (f) walkability.

Editor's note—The *Aboriginal Cultural Heritage Act 2003* (ACHA) and the *Torres Strait Islander Cultural Heritage Act 2003* (TSICHA) provide for the recognition, protection and conservation of Aboriginal and Torres Strait Islander cultural heritage and impose a duty of care in relation to the carrying out of activities. The requirements of the ACHA and TSICHA apply separately and in addition to the SPP.

#### **3.3.3 Strategic outcomes—Recreation**

- (1) The viability and diversity of the sport and recreation facilities and open space is protected and improved.

### **3.3.4 Strategic outcomes—Natural hazards**

- (1) Development avoids, minimises or mitigates risks to people and property caused by flooding and bushfire.

## **3.4 Economy**

### **3.4.1 Strategic outcomes—Economic base**

- (1) Development does not compromise the Shire's economic base including:
  - (a) livestock grazing and animal husbandry;
  - (b) agriculture such as irrigated crops and dry land farming;
  - (c) resources including native grasses, artesian waters, rivers, and soils; and
  - (d) road and rail transport.

### **3.4.2 Strategic outcomes—Allied industry**

- (1) The economic base is strengthened and diversified by compatible allied industries including:
  - (a) Livestock transport and cattle holding yards.
  - (b) Agricultural processing and storage.
  - (c) Agricultural and rural industry.
  - (d) Abattoirs.
  - (e) Agricultural machinery sales and repairs.
  - (f) Renewable energy.
  - (g) Extractive industry.
  - (h) Farm and fossil tourism.
  - (i) Accommodation.
  - (j) Fuel distribution.

### **3.4.3 Strategic outcomes—Transport**

- (1) Development capitalises on Richmond's strategic location as:
  - (a) an intermodal interface between road and rail;
  - (b) a service centre for the Great Northern Rail and the Flinders Highway; and
  - (c) an aviation business and industry.

### **3.4.4 Strategic outcomes—Infrastructure**

- (1) Development capitalises on the existing capacity within the water, sewer, open spaces, drainage, electricity and transport networks including stock routes.

Editor's note—Pasturage rights exist where the mapped Stock route network adjoins a term lease for pastoral purposes and are not represented in the Stock route network mapping. Section 432 of the *Land Act 1994* provides guidance on the extent to which the pasturage rights overlap the adjoining lease area.

### **3.4.5 Strategic outcomes—Tourism**

- (1) Tourism is strengthened through:
  - (a) provision of mix of accommodation types;
  - (b) agriculture tourism;
  - (c) fossil and marine reptile tourism;
  - (d) cultural and heritage tourism, including Indigenous cultural heritage tourism;
  - and
  - (e) recreation opportunities and walkability.

## **3.5 Environment**

### **3.5.1 Strategic outcomes—Water**

- (1) Development builds on and is sensitive to:
  - (a) the agricultural function and importance of the artesian water resource;
  - (b) opportunities to improve access to and supply of water for irrigated cropping;
  - (c) the ecological function including connectivity of waterways and wetlands; and
  - (d) recreation values.

### **3.5.2 Strategic outcomes—Soils and geology**

- (1) Development builds on and is sensitive to:
  - (a) deep, fertile black soil;
  - (b) productive native pasture;
  - (c) fossils;
  - (d) the economic importance of extractive resources and mining activity; and
  - (e) historic mining activity.

### **3.5.3 Strategic outcomes—Biodiversity**

- (1) Development is located to avoid or minimise impacts on areas with significant biodiversity values including areas identified as containing High environmental values or a Waterbody or waterway.

Part 4

# Local government infrastructure plan



## **Part 4 Local government infrastructure plan**

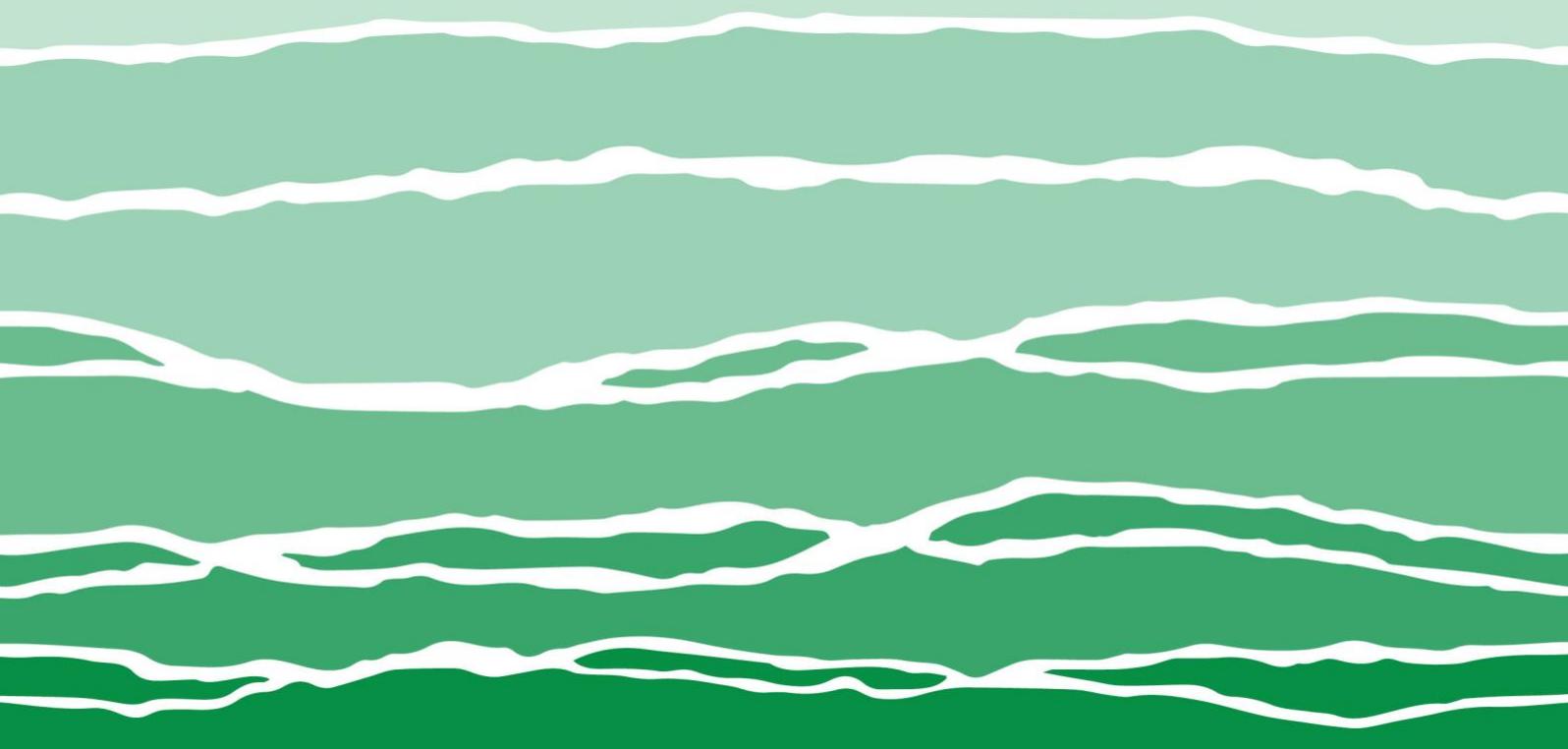
Richmond Shire Council does not levy infrastructure charges or impose conditions for trunk infrastructure.

This planning scheme does not include a Local government infrastructure plan (LGIP).

The anticipated population growth for the Shire can be serviced by the existing infrastructure networks.

Part 5

# Table of assessment



## Part 5 Table of assessment

### 5.1 Reading the table

The Table of assessment identifies the following:

- (1) The category of development and assessment for each zone:
  - (a) accepted development; or
  - (b) code assessable; or
  - (c) impact assessable.
- (2) The benchmarks for development, including:
  - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment criteria' column);
  - (b) if there is an overlay whether an overlay code applies; and
  - (c) any other applicable code(s).
- (3) Any variation to the category of assessment that applies to the development.

### 5.2 Categories of development and assessment

#### 5.2.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining the category of development assessment is:

- (1) For a material change of use, establish the use by reference to the use definitions in **Schedule 1—Definitions**.
- (2) For all development, identify the following:
  - (a) the zone that applies to the premises, by reference to the zone maps in **Schedule 2—Mapping**; and
  - (b) if an overlay applies to the premises, by reference to the overlay maps in **Schedule 2—Mapping**.
- (3) If an overlay applies it will be identified in the assessment criteria column.
- (4) An overlay will not change the level of assessment for development.

#### 5.2.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
  - (a) unless the Table of assessment states otherwise; or
  - (b) if a use is not listed or defined; or
  - (c) unless otherwise prescribed in the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless otherwise prescribed in the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the Table of assessment states otherwise or unless otherwise prescribed in the Act or the Regulation.
- (4) Where development is proposed on premises included in more than one zone or overlay, the category of development or category of assessment is the highest level for each aspect of the development under each of the applicable zones or overlays.
- (5) Where development is proposed on premises partly affected by an overlay, the overlay only relates to the part of the premises affected by the overlay.

Note—Where a development is comprised of a number of defined uses (not in an activity group) the highest level of assessment applies.

Note—Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

### **5.2.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development**

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the Table of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the assessment benchmarks column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks:
  - (a) Code assessable development:
    - (i) Is to be assessed against the benchmarks identified in the assessment criteria column.
    - (ii) That occurs as a result of development becoming code assessable pursuant to sub-section 5.2.3(2) should:
      - (a) be assessed against the assessment criteria for the development application, limited to the subject matter of the acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.2.3(2)(c); and
      - (b) comply with all acceptable outcomes identified in sub-section 5.2.3(1), other than those mentioned in sub-section 5.2.3(2).
    - (i) That complies with:
      - (a) the purpose and overall outcomes of the code, complies with the code; and
      - (b) the acceptable outcomes, complies with the purpose and overall outcomes of the code.
    - (ii) Is to have regard to the purposes of any instrument containing an applicable code.
  - (b) Impact assessable development:
    - (i) Is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant).
    - (ii) Assessment is to have regard to the whole of the planning scheme, to the extent relevant.
    - (iii) Is to be assessed against any assessment benchmarks for the development identified in Schedule 12 of the Regulation.

### **5.3 Level of assessment—All development**

- (1) The following table:
  - (a) identifies the level of assessment for development in all zones for all development; and
  - (b) identifies the assessment criteria that applies to development in the assessment criteria column by marking it with an 'X'.
- (2) For the purpose of the table:
  - (a) 'A' denotes accepted development, subject to compliance with any relevant acceptable outcomes of assessment benchmarks identified with an 'X'.
  - (b) 'C' denotes code assessable development.
  - (c) 'I' denotes impact assessable development.

**Table 5.3.1—Table of assessment—All development**

Development	Level of assessment								Assessment criteria							
	Rural zone	Rural residential zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Community facilities zone	Zone code	Reconfiguring a lot code	Parking and access code	Infrastructure, services and works code	Bushfire hazard overlay	Environmental values overlay	Flood hazard overlay	
<b>Reconfiguring a lot</b>																
Reconfiguring a lot	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X	
<b>Operational work</b>																
For reconfiguring of a lot	C	C	C	C	C	C	C	C	X		X	X				
For a material change of use	C	C	C	C	C	C	C	C	X			X				
For filling and excavation	A	A	A	A	A	A	A	A	X			X			X	
<b>Building work</b>																
Building work not associated with an assessable material change of use	A	A	A	A	A				X				X		X	
<b>Material change of use</b>																
Agricultural supplies store	I	I	I	C	C	C	I	I	X		X	X		X	X	
IF involving no building work or only minor building work				A	A	A			X		X	X				
Air service	C	I	I	I	I	I	I	C	X		X	X		X	X	
Animal husbandry	A	I	I	I	I	I	A	I	X		X	X		X	X	
Animal keeping	C	C	I	I	I	I	I	I	X		X	X		X	X	
Aquaculture	C	I	I	I	I	I	I	I	X		X	X		X	X	
Bar	I	I	I	C	C	I	I	I	X		X	X	X		X	
IF involving no building work or only minor building work				A	A				X		X	X				
Bulk landscape supplies	I	I	I	I	I	S	I	I	X		X	X		X	X	
Caretaker's accommodation	C	I	I	C	C	C	C	C	X		X	X		X	X	
Car wash	I	I	I	I	C	C	I	I	X		X	X		X	X	
Cemetery	I	I	I	I	I	I	I	A	X		X	X		X	X	
Childcare centre	I	I	I	C	C	I	I	I	X		X	X	X	X	X	
IF involving no building work or only minor building work				A	A				X		X	X				
Club	C	I	I	C	C	I	C	C	X		X	X		X	X	
IF involving no building work or only minor building work				A	A		A	A	X		X	X				
Community care centre	I	I	I	C	C	I	I	C	X		X	X	X	X	X	
IF involving no building work or only minor building work				A	A		A	A	X		X	X				
Community residence	I	I	I	C	C	I	I	C	X		X	X	X	X	X	
Community use	I	I	C	C	C	I	C	C	X		X	X	X	X	X	
IF involving no building work or only minor building work			A	A	A		A	A								
Cropping	A	I	I	I	I	I	I	I	X		X	X		X		
Dual occupancy	I	I	C	C	I	I	I	I	X		X	X	X	X	X	
Dwelling house	A	A	A	A	I	I	I	I	X		X	X	X	X	X	
Dwelling unit	I	I	I	C	C	I	I	I	X		X	X	X		X	
IF involving no building work or only minor building work				A	A				X		X	X				

Development	Level of assessment								Assessment criteria							
	Rural zone	Rural residential zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Community facilities zone	Zone code	Reconfiguring a lot code	Parking and access code	Infrastructure, services and works code	Bushfire hazard overlay	Environmental values overlay	Flood hazard overlay	
Educational establishment	C	I	I	C	C	I	I	C	X		X	X	X	X	X	
IF involving no building work or only minor building work	A			A	A			A	X		X	X				
Emergency services	A	A	A	A	A	A	A	A	X		X	X	X	X	X	
Environmental facility	A	A	A	A	A	A	A	A	X		X	X	X			
Extractive industry	I	I	I	I	I	I	I	I	X		X	X		X		
Food and drink outlet	I	I	I	C	C	I	I	I	X		X	X		X	X	
IF involving no building work or only minor building work				A	A				X		X	X				
Function facility	I	I	I	C	C	I	C	C	X		X	X	X	X	X	
IF involving no building work or only minor building work				A	A		A	A	X		X	X				
Funeral parlour	I	I	I	C	C	I	I	C	X		X	X		X	X	
Garden centre	I	I	I	C	C	I	I	I	X		X	X		X	X	
IF involving no building work or only minor building work				A	A				X		X	X				
Hardware and trade supplies	I	I	I	C	C	C	I	I	X		X	X	X	X	X	
IF involving no building work or only minor building work				A	A	A			X		X	X				
Health care service	I	I	I	C	C	I	I	C	X		X	X	X	X	X	
IF involving no building work or only minor building work				A	A			A	X		X	X				
High impact industry	I	I	I	I	I	C	I	I	X		X	X	X	X	X	
Home-based business	A	A	A	A	I	I	I	I	X		X	X				
Hospital	I	I	I	I	I	I	I	C	X		X	X	X	X	X	
Hotel	I	I	I	C	C	I	I	I	X		X	X	X	X	X	
IF involving no building work or only minor building work				A	A				X		X	X				
Indoor sport and recreation	I	I	I	C	C	I	C	C	X		X	X	X	X	X	
IF involving no building work or only minor building work				A	A		A	A	X		X	X				
Intensive animal industry	C	I	I	I	I	I	I	I	X		X	X		X		
Intensive horticulture	C	I	I	I	I	I	I	I	X		X	X		X		
Low impact industry	I	I	I	C	I	C	I	I	X		X	X	X	X	X	
IF involving no building work or only minor building work				A		A			X		X	X				
Major electricity infrastructure	A	A	A	A	A	A	A	A	X		X	X	X	X	X	
Major sport, recreation and entertainment facility	I	I	I	I	I	I	C	C	X		X	X	X	X	X	
Market	I	I	I	A	A	C	A	A	X		X	X				
Medium impact industry	I	I	I	I	I	C	I	I	X		X	X	X	X	X	
Motor sport facility	I	I	I	I	I	I	C	C	X		X	X	X	X	X	
Multiple dwelling	I	I	C	C	C	I	I	I	X		X	X	X	X	X	
Nature-based tourism	C	I	I	I	I	I	C	I	X		X	X	X	X	X	
Nightclub entertainment facility	I	I	I	I	C	I	I	I	X		X	X	X	X	X	

Development	Level of assessment								Assessment criteria						
	Rural zone	Rural residential zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Community facilities zone	Zone code	Reconfiguring a lot code	Parking and access code	Infrastructure, services and works code	Bushfire hazard overlay	Environmental values overlay	Flood hazard overlay
IF involving no building work or only minor building work					A				X		X	X			
Non-resident workforce accommodation	C	I	I	C	C	I	I	I	X		X	X	X	X	X
Office	I	I	I	C	C	I	I	I	X		X	X		X	X
IF involving no building work or only minor building work				A	A				X		X	X			
Outdoor sales	I	I	I	C	C	C	I	I	X		X	X		X	X
IF involving no building work or only minor building work				A	A	A			X		X	X			
Outdoor sport and recreation	I	I	I	C	C	I	C	C	X		X	X		X	X
IF involving no building work or only minor building work				A	A		A	A	X		X	X			
Park	A	A	A	A	A	A	A	A							
Place of worship	I	I	I	C	C	I	I	C	X		X	X	X	X	X
IF involving no building work or only minor building work				A	A			A	X		X	X			
Renewable energy facility	C	I	I	I	I	I	I	C	X		X	X	X	X	X
Residential care facility	I	I	I	C	C	I	I	C	X		X	X	X	X	X
Retirement facility	I	I	I	C	C	I	I	C	X		X	X	X	X	X
Roadside stall	A	I	I	I	I	I	I	I	X						
Rooming accommodation	I	I	I	C	C	I	I	I	X		X	X	X	X	X
Rural industry	C	I	I	C	C	C	I	I	X		X	X		X	X
IF involving no building work or only minor building work				A	A	A			X		X	X			
Rural workers' accommodation	C	I	I	I	I	I	I	I	X		X	X	X	X	X
Service industry	I	I	I	C	C	C	I	I	X		X	X		X	X
IF involving no building work or only minor building work				A	A	A			X		X	X			
Service station	I	I	I	C	I	C	I	I	X		X	X	X	X	X
Shop	I	I	I	C	C	I	I	I	X		X	X	X	X	X
IF involving no building work or only minor building work				A	A				X		X	X			
Shopping centre	I	I	I	C	C	I	I	I	X		X	X	X	X	X
IF involving no building work or only minor building work				A	A				X		X	X			
Short-term accommodation	I	I	I	C	C	I	I	I	X		X	X	X	X	X
Showroom	I	I	I	C	C	C	I	I	X		X	X	X	X	X
IF involving no building work or only minor building work				A	A	A			X		X	X			
Substation	A	A	A	A	A	A	A	A	X		X	X	X	X	
Telecommunications facility	C	C	C	C	C	C	C	C	X		X	X	X	X	X
Theatre	I	I	I	C	C	I	I	C	X		X	X		X	X

Development	Level of assessment								Assessment criteria						
	Rural zone	Rural residential zone	General residential zone	Mixed use zone	Centre zone	Industry zone	Recreation and open space zone	Community facilities zone	Zone code	Reconfiguring a lot code	Parking and access code	Infrastructure, services and works code	Bushfire hazard overlay	Environmental values overlay	Flood hazard overlay
IF involving no building work or only minor building work				A	A			A	X		X	X			
Tourist park	I	I	I	C	C	I	I	I	X		X	X	X	X	X
Transport depot	I	I	I	C	I	C	I	I	X		X	X	X	X	X
Utility installation	C	I	I	C	C	C	C	C	X		X	X	X	X	X
IF being undertaken by a public entity	A	A	A	A	A	A	A	A							
Veterinary service	I	I	I	C	C	C	I	I	X		X	X		X	X
IF involving no building work or only minor building work				A	A	A			X		X	X			
Warehouse	I	I	I	C	I	C	I	I	X		X	X			
Wholesale nursery	C	I	I	C	I	C	I	I	X		X	X		X	X

Editor's note—The above level of assessment applies unless otherwise prescribed in the Act or the Regulation.

Part 6

# Zones



## Part 6 Zones

### 6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in **Schedule 2—Mapping**.
- (3) The categories of development and assessment for development in a zone are in **Part 5—Table of assessment**.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) Each zone code identifies the following:
  - (a) The purpose of the code.
  - (b) The overall outcomes that achieve the purpose of the code.
  - (c) The acceptable outcomes that achieve the overall outcomes and the purpose of the code.
- (6) The following are the zone codes for the planning scheme:
  - (a) Rural zone.
  - (b) Rural residential zone.
  - (c) General residential zone.
  - (d) Centre zone.
  - (e) Mixed use zone.
  - (f) Industry zone.
  - (g) Community facilities zone.
  - (h) Recreation and open space zone.
- (7) The context and setting sections in the zone codes are extrinsic material as per the *Acts Interpretation Act 1954* and are intended to assist in the interpretation of the zone codes.

## 6.2 Rural zone code

### 6.2.1 Application

This code applies to development in the Rural zone, where identified in **Part 5—Table of assessment**.

### 6.2.2 Context and setting

The Rural zone is intended to continue its primary role for rural development, such as grazing and cropping and is characterised by large holdings and development of varying scale and intensity such as agriculture, animal husbandry, resource extraction, rural tourism and rural industries.

Agricultural diversification and value adding are supported, and there are also opportunities for rural and agricultural tourism that supports rural uses and capitalises on the rural amenity.

The location of sensitive land uses such as houses and accommodation should be located to ensure that rural uses are prioritised. Future use of rural land including ancillary yards, stables, holding facilities, the repair and service of machinery, and Stock routes are not unreasonably hampered, and access to and ability to extract significant local or State resources is not sterilised by development.

A strength of land in the Rural zone is that it is used for rural uses, and non-rural industrial and commercial and residential uses are located in the urban area.

### 6.2.3 Purpose

- (1) The purpose of the Rural zone is to:
  - (a) provide for rural uses and activities;
  - (b) provide for other uses and activities that are compatible with:
    - (i) existing and future rural uses and activities;
    - (ii) the character and environmental features of the zone; and
    - (iii) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) Development achieves the following overall outcomes:
  - (a) the productive capacity of rural land is protected for rural uses and associated value adding industries;
  - (b) development minimises conflicts with existing and future rural uses and activities on the surrounding land;
  - (c) development maintains the rural amenity and landscape character;
  - (d) development is located on land that is of appropriate size and in an appropriate location for the proposed use;
  - (e) development is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;
    - (iii) safety;
    - (iv) the environment;

- (v) the Stock route network;
- (vi) former mining activities;
- (f) Home-based business and bed and breakfast accommodation:
  - (i) are of a scale and intensity consistent with and subordinate to the residential use of the site and surrounds;
  - (ii) do not adversely affect the amenity of the locality;
- (g) development is efficiently serviced with appropriate infrastructure;
- (h) renewable energy is appropriately located and screened;
- (i) non-rural development including accommodation, only occurs where it:
  - (i) is ancillary to or directly supports rural development or rural tourism;
  - (ii) is not better located in an in an urban area;
  - (iii) does not detrimentally affect rural amenity;
- (j) development is located and designed to protect and maintain the safety and operational efficiency of aviation facilities and airspace;
- (k) the opportunity to develop aviation allied industry around the existing airport is recognised and supported; and
- (l) commercial and retail uses are not established in the zone.

#### 6.2.4 Criteria for assessment

**Table 6.2.4a—Rural zone code—Accepted and assessable development**

Acceptable outcomes
Height
<p><b>AO1.1</b> Dwelling houses and accommodation buildings are maximum of 8.5 metres in height and a maximum of 2 storeys.</p>
<p><b>AO1.2</b> Other buildings including machinery, equipment and storage buildings are a maximum of 12 metres in height.</p>
<p><b>AO1.3</b> Structures including silos are a maximum of 30 metres in height.</p>
Setbacks
<p><b>AO2.1</b> Buildings and structures are set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road;</li> <li>(b) 6 metres from any other road; and</li> <li>(c) 6 metres from the side and rear boundaries of the site.</li> </ul>
Amenity
<p><b>AO3.1</b> Plant or equipment and bin storage areas are appropriately screened from view using a design feature.</p>

## Acceptable outcomes

### AO3.2

Development for Intensive animal industry is set back in accordance with the following distances:

Setback	Abattoir, piggery or feedlot (m)	Poultry farm and / or associated processing plant (m)	Aquaculture (m)
Road frontage	200	60	50
Natural waterway	100	60	100
Side or rear boundary	15	15	15
Any sensitive receptor	500	400	100
Land in residential zone	1,000	800	100

## Roadside stall

### AO4.1

The Roadside stall:

- (a) is for the sale of primary produce grown on the same farm or on rural properties in the immediate locality; and
- (b) operates within daylight hours only; and
- (c) has no more than 2 signs with each sign a maximum of face area of 1m<sup>2</sup>.

### AO4.2

Buildings and structures comprising the roadside stall:

- (a) have a maximum of 20m<sup>2</sup> gross floor area; and
- (b) are constructed of lightweight materials and are temporary in nature unless the roadside stall forms part of an existing farm building; and
- (c) are a maximum of 5 metres in height.

### AO4.3

Parking is designed and located to:

- (a) be on the site and not in the road reserve; and
- (b) allow vehicles to enter and exit the site in a forward gear.

## Home-based business

### AO5.1

Activities on the premises do not involve:

- (a) the display of goods; or
- (b) hiring out of any item; or
- (c) repairing, servicing, cleaning or loading of motor vehicles.

### AO5.2

The total area used for the Home-based business is less than 30% of the GFA of the dwelling or outbuilding in which the Home-based business undertaken.

### AO5.3

The Home-based business is conducted by a resident or residents of the premises and a maximum of two non-resident employees.

<b>Acceptable outcomes</b>
<p><b>AO5.4</b> The Home-based business (other than a bed and breakfast use): (a) is conducted between the hours of 8:00am to 7:00pm Monday to Saturday; and (b) is not conducted on Sundays or on public holidays.</p>
<p><b>AO5.5</b> One sign may be provided for the Home-based business where: (a) it is located on the premises; and (b) has a maximum face area of 1m<sup>2</sup>.</p>
<p><b>AO5.6</b> The Home-based business does not attract more than 2 clients at any one time. Note—one client may be a couple or family.</p>
<b>Home-based business – bed and breakfast</b>
<p><b>AO6.1</b> The bed and breakfast use is limited to 3 bedrooms or accommodating a maximum of 6 bed spaces.</p>
<b>Renewable energy</b>
<p><b>AO7.1</b> Development is set back a minimum of 20 metres from any property boundary.</p>

**Table 6.2.4b—Rural zone code—Assessable development only**

<b>Acceptable outcomes</b>
<b>Development generally</b>
<p><b>AO8.1</b> Development achieves the purpose and overall outcomes of this code.</p>
<b>Extractive industry</b>
<p><b>AO9.1</b> Extraction, processing and separation activities are separated from existing noise sensitive land uses by: (a) 500 metres where the extractive resource does not involve blasting or crushing; and (b) 1,000 metres where the extraction or processing of the resource involves blasting or crushing.  Note—blasting or crushing is generally associated with rock quarries. Note—sand, gravel, clay and soil extractive industries are generally not associated with blasting or crushing.</p>
<p><b>AO9.2</b> Safety fencing and signage is provided around extractive industry stockpiles and operation to prevent unauthorised access.</p>
<p><b>AO9.3</b> Blasting does not result in materials escaping from or being ejected from the site.</p>

## Acceptable outcomes

### AO9.4

Extractive industry activities occur at times that will not result in disturbance at surrounding uses by operating within the following periods:

- (a) blasting operations are limited to 8:00am to 5:00pm Monday to Friday;
- (b) extraction, crushing, screening, loading, operation of plant equipment, ancillary activities and haulage are limited to 6:00am to 6:00pm Monday to Saturday;
- (c) maintenance of equipment and vehicles is carried out so as not to cause nuisance at nearby sensitive land uses; and
- (d) no operations are conducted on Sundays or public holidays.

### AO9.5

Extractive industries include the staged rehabilitation of the site such that the site:

- (a) is safe and clear of contamination;
- (b) provides an acceptable degree of visual amenity;
- (c) is suitable for alternative land uses;
- (d) is re-contoured and stable; and
- (e) is revegetated in disturbed areas.

## Stock routes

### AO10.1

Development does not encroach within the Stock route network including where pasturage rights exist, and protects ongoing, efficient and safe use by travelling stock.

### AO10.2

Sensitive uses are buffered from the Stock route network to ensure the integrity and operational efficiency of the Stock route network is not compromised.

### AO10.3

Development does not inhibit the use of the Stock route network for recreational purposes or diminish environmental or heritage values.

## Abandoned mines

### AO11.1

Development does not encroach on areas affected by abandoned mines.

### AO11.2

Where development does encroach on abandoned mines, a geotechnical investigation is carried out and adequate protections are applied.

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

Editor's note—The Stock route network is spatially identified within the State planning policy (SPP) interactive mapping – Agricultural Stock route network. Section 432 of the *Land Act 1994* provides guidance on the extent to which pasturage rights exist.

Editor's note—Abandoned mining sites are spatially identified within GeoResGlobe interactive mapping. Proponents should be aware that the interactive mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of abandoned mining sites may reveal additional unmapped abandoned mine sites.

## 6.3 Rural residential zone code

### 6.3.1 Application

This code applies to development in the Rural residential zone, where identified in **Part 5—Table of assessment**.

### 6.3.2 Context and setting

Rural residential land is intended to be for residential development on acreage lots, located on the edge of the Richmond urban area.

Rural residential land is intended to enable residents to enjoy a rural lifestyle and amenity that may include growing their own food, or keeping horses or chickens (in accordance with Council's Local Laws).

Rural residential land is not intended to be used for rural industries, transport industries or other industrial or commercial activities.

### 6.3.3 Purpose

- (1) The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) Development achieves the following overall outcomes:
  - (a) the dominant character of the area is single detached dwelling houses on large lots with separation from neighbours;
  - (b) reconfiguring of lots results in lots of regular shapes and proportions;
  - (c) rural residential development is contained within identified areas to prevent the loss and fragmentation of agricultural land;
  - (d) development is efficiently serviced with appropriate infrastructure;
  - (e) areas with limited accessibility, infrastructure and services are not developed;
  - (f) development is located on land that is of appropriate size and in an appropriate location for the proposed use;
  - (g) development is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;
    - (iii) safety;
    - (iv) the environment;
  - (h) Home-based business and bed and breakfast accommodation:
    - (i) are of a scale and intensity consistent with and subordinate to the residential use of the site and surrounds;
    - (ii) do not adversely affect the amenity of the locality;
  - (i) non-residential development, only occurs where it:
    - (i) meets the day to day needs of the immediate residential community;
    - (ii) is not better located in an in another zone;
    - (iii) does not detrimentally affect rural residential amenity;
    - (iv) is appropriately serviced with infrastructure;

- (j) stables:
  - (i) are located on sites of a size that allow for their efficient operation;
  - (ii) do not significantly compromise the amenity of the surrounding area; and
- (k) industrial uses are not established in the zone.

### 6.3.4 Criteria for assessment

**Table 6.3.4a—Rural residential zone code—Accepted and assessable development**

Acceptable outcomes
<b>Height</b>
<p><b>AO1.1</b> All buildings and structures are a maximum of 8.5 metres in height and a maximum of 2 storeys.</p>
<b>Setbacks</b>
<p><b>AO2.1</b> Buildings and structures are set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a State-controlled road;</li> <li>(b) 6 metres from any other road;</li> <li>(c) 6 metres from any other boundaries.</li> </ul>
<b>Site coverage</b>
<p><b>AO3.1</b> The site coverage is a maximum of 20%.</p>
<b>Amenity</b>
<p><b>AO4.1</b> Plant or equipment and bin storage areas are appropriately screened from view.</p>
<p><b>AO4.2</b> Existing vegetation on the site is retained and incorporated into the site design, wherever possible.</p>
<b>Home-based business</b>
<p><b>AO5.1</b> Activities on the premises do not involve:</p> <ul style="list-style-type: none"> <li>(a) the display of goods; or</li> <li>(b) hiring out of any item; or</li> <li>(c) repairing, servicing, cleaning or loading of motor vehicles.</li> </ul>
<p><b>AO5.2</b> The total area used for the Home-based business is:</p> <ul style="list-style-type: none"> <li>(a) less than 30% of the GFA of the dwelling or outbuilding in which the Home-based business undertaken; or</li> <li>(b) less than 400m<sup>2</sup> GFA, if the premises is located on the western side of the Pattel Drive drain (Lots 218 – 222 and 223 – 227 on SP137115).</li> </ul>
<p><b>AO5.3</b> The Home-based business is conducted by a resident or residents of the premises and a maximum of two non-resident employees.</p>

Acceptable outcomes
<p><b>AO5.4</b> The Home-based business: (a) is conducted between the hours of 8:00am to 6:00pm Monday to Saturday; and (b) is not conducted on Sundays or on public holidays.</p>
<p><b>AO5.5</b> One sign may be provided for the Home-based business where: (a) it is located on the premises; and (b) has a maximum face area of 1m<sup>2</sup>.</p>
<p><b>AO5.6</b> The Home-based business does not attract more than 2 clients at any one time. Note—one client may be a couple or family.</p>
Home-based business – bed and breakfast
<p><b>AO6.1</b> The bed and breakfast use is limited to 3 bedrooms or accommodating a maximum of 6 bed spaces.</p>
<p><b>AO6.2</b> One sign may be provided for the Home-based business where: (a) it is located on the premises; and (b) has a maximum face area of 1m<sup>2</sup>.</p>
Stables
<p><b>AO7.1</b> A maximum of 1 horse is kept per 2,000m<sup>2</sup> of site.</p>
<p><b>AO7.2</b> The stable is located: (a) 15m from any road frontage/s; and (b) 3m from the side and rear boundaries.</p>
<p><b>AO7.3</b> Provision is made for water supply, drainage and disposal of wastes to acceptable health standards.</p>

**Table 6.3.4b—Rural residential zone code—Assessable development only**

Acceptable outcomes
<p><b>AO8.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 6.4 General residential zone code

### 6.4.1 Application

This code applies to development in the General residential zone, where identified in the **Part 5—Table of assessment**.

### 6.4.2 Context and setting

Residential land is intended to be for residential development located on the edge of the Richmond business centre.

Residential land is intended to enable residents to enjoy a residential lifestyle with a good level of urban services including:

- (a) easy access/ walkable access to shops, libraries, health care, schools, government services etc;
- (b) easy access to, but separation from, their place of work;
- (c) connection to town water and the sewerage network;
- (d) connection to the electricity and telecommunication network; and
- (e) sealed roads.

Residential land is not intended to be used for rural activities, transport industries or other industrial or commercial activities.

### 6.4.3 Purpose

- (1) The purpose of the General residential zone is to provide for:
  - (a) residential uses; and
  - (b) community uses, and small-scale services, facilities and infrastructure to support local residents.
- (2) Development achieves the following overall outcomes:
  - (a) a range of residential dwelling choices is provided, to meet local housing needs;
  - (b) development is compatible with, or complements the residential character;
  - (c) development is located on land that is of appropriate size and in an appropriate location for the proposed use;
  - (d) development is efficiently serviced with appropriate infrastructure;
  - (e) development is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;
    - (iii) safety;
    - (iv) the environment;
  - (f) Home-based business and bed and breakfast accommodation:
    - (i) are of a scale and intensity consistent with and subordinate to the residential use of the site and surrounds;
    - (ii) do not adversely affect the amenity of the locality;
  - (g) tourist accommodation does not intrude on residential amenity;
  - (h) residential areas are protected from intrusive, incompatible land uses and built forms;
  - (i) stables:
    - (i) are located on sites of a size that allow for their efficient operation;

- (ii) do not significantly compromise the amenity of the surrounding area;
- (j) non-residential development only occurs where it:
  - (ii) is not better located in an in a non-residential area;
  - (iii) does not detrimentally affect residential amenity;
  - (iv) do not detract from the role and function of centres; and
- (k) industrial uses are not established in the zone.

#### 6.4.4 Criteria for assessment

**Table 6.4.4a—General residential zone code—Accepted and assessable development**

Acceptable outcomes
Height
<p><b>AO1.1</b> All buildings and structures are a maximum of 8.5 metres in height and a maximum of 2 storeys.</p>
Setbacks
<p><b>AO2.1</b> Buildings and structures are set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres from any road frontage; and</li> <li>(b) 1.5 metres from any other boundaries.</li> </ul>
Site coverage
<p><b>AO3.1</b> The site coverage is a maximum of 50%.</p>
Residential development other than a Dwelling house
<p><b>AO4.1</b> Each dwelling is provided with:</p> <ul style="list-style-type: none"> <li>(a) a covered outdoor area with a minimum dimension of 3 metres;</li> <li>(b) a minimum of 20m<sup>2</sup> of landscaped area (can be in one central area);</li> <li>(c) a storage area of at least 3m<sup>2</sup> per dwelling; and</li> <li>(d) bin storage area.</li> </ul>
<p><b>AO4.2</b> Habitable rooms and balconies do not overlook a habitable room or private open space of an adjoining dwelling, or are screened to prevent the loss of privacy.</p>
<p><b>AO4.3</b> A fence with a minimum height of 1.5 metres is provided to the side and rear boundaries.</p>
Home-based business
<p><b>AO5.1</b> Activities on the premises do not involve:</p> <ul style="list-style-type: none"> <li>(a) the display of goods; or</li> <li>(b) hiring out of any item; or</li> <li>(c) repairing, servicing, cleaning or loading of motor vehicles.</li> </ul>

<b>Acceptable outcomes</b>
<p><b>AO5.2</b> The total area used for the Home-based business is less than 30% of the GFA of the dwelling or outbuilding in which the Home-based business undertaken.</p>
<p><b>AO5.3</b> The Home-based business is conducted by a resident or residents of the premises and a maximum of two non-resident employees.</p>
<p><b>AO5.4</b> The Home-based business: (a) is conducted between the hours of 8:00am to 7:00pm Monday to Saturday; and (b) is not conducted on Sundays or on public holidays.</p>
<p><b>AO5.5</b> One sign may be provided for the Home-based business where: (a) it is located on the premises; and (b) has a maximum face area of 1m<sup>2</sup>.</p>
<p><b>AO5.6</b> The Home-based business does not attract more than 2 clients at any one time. Note—one client may be a couple or family.</p>
<b>Home-based business – bed and breakfast</b>
<p><b>AO6.1</b> The bed and breakfast use is limited to 3 bedrooms or accommodating a maximum of 6 bed spaces.</p>
<p><b>AO6.2</b> One sign may be provided for the Home-based business where: (a) it is located on the premises; and (b) has a maximum face area of 1m<sup>2</sup>.</p>
<b>Stables</b>
<p><b>AO7.1</b> The site has a minimum area of at least 2,000m<sup>2</sup>.</p>
<p><b>AO7.2</b> A maximum of 1 horse is kept on the site.</p>
<p><b>AO7.3</b> The stable is located: (a) 15 metres from any road frontage/s; and (b) 3 metres from the side and rear boundaries.</p>

**Table 6.4.4b—General residential zone code—Assessable development only**

<b>Acceptable outcomes</b>
<p><b>AO8.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 6.5 Centre zone code

### 6.5.1 Application

This code applies to development in the Centre zone, where identified in **Part 5—Table of assessment**.

### 6.5.2 Context and setting

Richmond town is the centre for commerce, services and government for the region and the highest order commercial activities occur within the town centre.

The centre is characterised by traditional building forms, deep awnings over footpaths, hardy landscaping, wide streets, good signage, centre parking and shade. Its strength is in this character, and its compact form and central location in the Richmond street grid.

Development should continue to build upon these strengths.

### 6.5.3 Purpose

- (1) The purpose of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area (administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities, for example).
- (2) Development achieves the following overall outcomes:
  - (a) development strengthens the Richmond town centre as the central place of activity in the Shire;
  - (b) development contributes to mix of retail, commercial, business and service activities;
  - (c) development reinforces the character of the centre by:
    - (i) providing deep awnings and shade;
    - (ii) providing a continuous façade by building to the front property boundary for the entire street frontage;
    - (iii) incorporating windows and openings;
    - (iv) the use of traditional building forms and materials;
    - (v) opportunities for on street dining and activities;
  - (d) development efficiently serviced with appropriate infrastructure;
  - (e) buildings are designed to be adaptive to the needs of the community over time by incorporating spaces which can be reused with minimal building work, e.g. incorporating minimal internal load bearing structures and high ceilings;
  - (f) the built form, scale and intensity of commercial, retail and other facilities is in keeping with the established character of the centre;
  - (g) development is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;
    - (iii) safety;
    - (iv) the environment.

## 6.5.4 Criteria for assessment

**Table 6.5.4a—Centre zone code—Accepted and assessable development**

Acceptable outcomes
<b>Height</b>
<p><b>AO1.1</b> All buildings and structures are a maximum of 12 metres in height and a maximum of 3 storeys.</p>
<b>Setbacks</b>
<p><b>AO2.1</b> Buildings and structures are set back: (a) 0 metres to any road frontage; and (b) 0 metres for a common boundary with land in the Centre zone or Mixed use zone; or a minimum of 2 metres from a common boundary with land in any other zone.</p>
<p><b>AO2.2</b> New buildings are built to the road frontage and include: (a) a cantilevered awning provided to the full length of the building to the street frontage/s; and (b) the face of the awning set back 600mm from the face of the kerb; and (c) the underside of the awning positioned a minimum of 3 metres and a maximum of 4.2 metres above the finished level of the footpath; and (d) a footpath is provided that connects to the adjoining premises in terms of materials, levels and finish.</p>
<b>Site coverage</b>
<p><b>AO3.1</b> The site coverage is a maximum of 100%.</p>
<b>Amenity</b>
<p><b>AO4.1</b> Waste storage, loading and unloading areas, plant or equipment is appropriately screened from view.</p>
<b>Development adjoining the General residential zone</b>
<p><b>AO5.1</b> A minimum setback of 2 metres is provided to any boundary adjoining land in the General residential zone.</p>
<p><b>AO5.2</b> A landscaped buffer strip of at least 1.5 metres in width is provided and maintained within the site to any boundary adjoining land in the General residential zone.</p>
<p><b>AO5.3</b> All potential noise sources such as air-conditioning, refrigeration plant and other mechanical plants: (a) are sited away from residential areas; or (b) have a noise attenuating structure directly between the noise source and the adjoining land in the General residential zone.</p>

**Table 6.4.3b—Centre zone code—Assessable development only**

<b>Acceptable outcomes</b>
<b>Development generally</b>
<b>AO6.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

Editor's note—An awning within a State-controlled road corridor will require approval by the Department of Transport and Main Roads.

## 6.6 Mixed use zone code

### 6.6.1 Application

This code applies to development in the Mixed use zone, where identified in **Part 5—Table of assessment**.

### 6.6.2 Context and setting

In Richmond, the Mixed use zone is located to take advantage of the Flinders Highway and land in this zone provides a transition from the highest order commercial activities to industrial and rural areas.

In Maxwellton, the Mixed use zone is intended to provide an opportunity for residential and commercial uses that are aligned with rural services and industries. The commercial and residential focus of the town is on the School Street precinct – south of the Rail Line, where lots are typically 1,012m<sup>2</sup>; and land north of the Rail Line which contains larger (typically 2,023m<sup>2</sup> lots) is intended to evolve for industrial activities.

### 6.6.3 Purpose

- (1) The purpose of the Mixed use zone is to provide for a variety of uses and activities (for example business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities).
- (2) Development achieves the following overall outcomes:
  - (a) in Richmond, development:
    - (i) complements and reinforces the role and function of the established activity centre in Richmond;
    - (ii) does not compromise the consolidated and cohesive nature and function of the activity centre;
    - (iii) capitalises on the location within Richmond, with direct access to the Flinders Highway through the provision of services such as accommodation, fuel and emergency services;
    - (iv) development provides a welcoming and attractive streetscape reflecting its location on the primary access route through town, with buildings that address the street, shade, landscaping, and footpaths;
  - (b) in Maxwellton, development:
    - (i) contributes to a range of small-scale services and community uses which directly supports and services residents and visitors to the township and surrounding rural area;
    - (ii) provides a welcoming and attractive streetscape with buildings that address the street, shade and landscaping;
  - (c) development is efficiently serviced with appropriate infrastructure; and
  - (d) is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;
    - (iii) safety; and
    - (iv) the environment.

## 6.6.4 Criteria for assessment

**Table 6.6.4a—Mixed use zone code—Accepted and assessable development**

Acceptable outcomes
<b>Height</b>
<p><b>AO1.1</b> Buildings are a maximum of 8.5 metres in height and a maximum of 2 storeys.</p>
<b>Setbacks</b>
<p><b>AO2.1</b> Buildings and structures are set back: (a) 0 metres to any road frontage; and (b) 0 metres for a common boundary with land in the Centre zone or Mixed use zone; or a minimum of 2 metres from a common boundary with land in any other zone.</p>
<b>Site coverage</b>
<p><b>AO3.1</b> The site coverage is a maximum of 60%.</p>
<b>Amenity</b>
<p><b>AO4.1</b> Waste storage, loading and unloading areas, plant or equipment is appropriately screened from view.</p>
<p><b>AO4.2</b> Landscaping is provided as follows: (a) a minimum 1m wide landscaped strip is provided to all property boundaries except where there is a building or structure; and (b) all landscaping areas are maintained to the reasonable satisfaction of Council for the life of the use.</p>
<b>Home-based business</b>
<p><b>AO5.1</b> Activities on the premises do not involve: (a) the display of goods; or (b) hiring out of any item; or (c) repairing, servicing, cleaning or loading of motor vehicles.</p>
<p><b>AO5.2</b> The total area used for the Home-based business is less than 30% of the GFA of the dwelling or outbuilding in which the Home-based business undertaken.</p>
<p><b>AO5.3</b> The Home-based business is conducted by a resident or residents of the premises and a maximum of two non-resident employees.</p>
<p><b>AO5.4</b> The Home-based business: (a) is conducted between the hours of 8:00am to 7:00pm Monday to Saturday; and (b) is not conducted on Sundays or on public holidays.</p>

<b>Acceptable outcomes</b>
<p><b>AO5.5</b> One sign may be provided for the Home-based business where:</p> <ul style="list-style-type: none"> <li>(a) it is located on the premises; and</li> <li>(b) has a maximum face area of 1m<sup>2</sup>.</li> </ul>
<p><b>AO5.6</b> The Home-based business does not attract more than 2 clients at any one time.</p> <p>Note—one client may be a couple or family.</p>
<b>Home-based business – bed and breakfast</b>
<p><b>AO6.1</b> The bed and breakfast use is limited to 3 bedrooms or accommodating a maximum of 6 bed spaces.</p>
<p><b>AO6.2</b> One sign may be provided for the Home-based business where:</p> <ul style="list-style-type: none"> <li>(a) it is located on the premises; and</li> <li>(b) has a maximum face area of 1m<sup>2</sup>.</li> </ul>

**Table 6.6.4b—Mixed use zone code—Assessable development only**

<b>Acceptable outcomes</b>
<b>Uses and other development</b>
<p><b>AO7.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

Editor's note—An awning within a State-controlled road corridor will require approval by the Department of Transport and Main Roads.

## 6.7 Industry zone code

### 6.7.1 Application

This code applies to development in the Industry zone, where identified in **Part 5—Table of assessment**.

### 6.7.2 Context and setting

The central location of Richmond – relative to Townsville and Mt Isa, highlights Richmond’s role and value as a service town to the Flinders Highway and Great Northern Railway.

Industrial uses are encouraged to consolidate in Richmond and Maxwellton where large blocks with good access and appropriate services are available.

The requirements for the development on industrial land are deliberately practical and allow users to safely and affordably establish on the site.

### 6.7.3 Purpose

- (1) The purpose of the Industry zone is to provide for:
  - (a) a variety of industry activities; and
  - (b) other uses and activities that:
    - (i) support industry activities; and
    - (ii) do not compromise the future use of premises for industry activities.
- (2) Development achieves the following overall outcomes:
  - (a) development capitalises on Richmond’s strategic location between Townsville and Mount Isa;
  - (b) development strengthens Richmond’s role as the:
    - (i) service town to the Flinders Highway and Great Northern Railway;
    - (ii) the industry and service centre for the agricultural and pastoral district;
  - (c) land is developed with sufficient size and dimensions for industrial uses to operate efficiently and safely;
  - (d) the movement of vehicles to and from the site does not adversely affect the safety and efficiency of the road network;
  - (e) development is efficiently serviced with appropriate infrastructure;
  - (f) development is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;
    - (iii) safety;
    - (iv) the environment;
  - (g) non-industrial development, only occurs where it:
    - (i) is ancillary to, or directly supports industrial development;
    - (ii) is not better located in the town centre;
    - (iii) does not detract from the role and function of the surrounding industrial land; and
  - (h) residential uses are not established in the zone.

## 6.7.4 Criteria for assessment

**Table 6.7.4a—Industry zone code—Accepted and assessable development**

<b>Acceptable outcomes</b>
<b>Height</b>
<b>AO1.1</b> Buildings and structures are a maximum of 15 metres in height.
<b>Setbacks</b>
<b>AO2.1</b> Buildings and structures are set back a minimum of: (a) 10 metres from the primary road frontage; (b) 3 metres from any other road; and (c) 0 metres from the side and rear boundaries of the site.
<b>Site coverage</b>
<b>AO3.1</b> The site coverage is a maximum of 80%.

**Table 6.7.4b—Industry zone code—Assessable development only**

<b>Acceptable outcomes</b>
<b>Development generally</b>
<b>AO4.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 6.8 Community facilities zone code

### 6.8.1 Application

This code applies to development in the Community facilities zone, where identified in **Part 5—Table of assessment**.

### 6.8.2 Context and setting

Community facilities include the provision of government services, public utilities, government installations, hospitals and schools, transport, electricity and telecommunication networks and community infrastructure of an artistic, social or cultural nature – provided for community related activities and facilities whether under public or private ownership.

The major employers in the town are the Council, Queensland Education, Queensland Health and Queensland Rail.

Council is committed to the health and wellbeing of the community and the economy. Council will continue to partner with the Government and private sector to maintain and build upon the Shire's community services to deliver for the community and visitors.

The strong vision and commitment to the health and education of the community is also matched by the commitment to cultural and natural heritage, which includes Cambridge Downs heritage display centre, Pioneer cemetery, War memorial and significantly Kronosaurus Korner (fossil museum).

Richmond Shire is the custodian of marine fossils and history of north-western Queensland, and the Council is the only local government in Australia to employ a Palaeontologist. The museum – Kronosaurus Korner holds a collection of nearly 1,150 unique fossil specimens from Richmond and the surrounding areas.

### 6.8.3 Purpose

- (1) The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
  - (a) educational establishments;
  - (b) hospitals;
  - (c) transport and telecommunication networks; and
  - (d) utility installations.
- (2) Development achieves the following overall outcomes:
  - (a) development provides a community service; government or infrastructure function;
  - (b) development is complimentary to the character of the area;
  - (c) development is efficiently serviced with appropriate infrastructure;
  - (d) development is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;

- (iii) safety; and
- (iv) the environment.

#### 6.8.4 Criteria for assessment

**Table 6.8.4a—Community facilities zone code—Accepted and assessable development**

Acceptable outcomes
<b>Height</b>
<p><b>AO1.1</b> Buildings and structures are a maximum of 12 metres in height and a maximum of 3 storeys.</p>
<b>Setbacks</b>
<p><b>AO2.1</b> Buildings and structures are set back a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 6 metres from any road frontage; and</li> <li>(b) 3 metres from common boundaries with land in the General residential or Rural residential zone; or 1.5 metres from common boundaries with land in the any other zone.</li> </ul>
<b>Site coverage</b>
<p><b>AO3.1</b> The site coverage is a maximum of 60%.</p>
<b>Amenity</b>
<p><b>AO4.1</b> Waste storage, loading and unloading areas, plant or equipment is appropriately screened from view.</p>
<p><b>AO4.2</b> Landscaping is provided as follows:</p> <ul style="list-style-type: none"> <li>(a) a minimum 1m wide landscaped strip is provided to all property boundaries except where there is a building or structure; and</li> <li>(b) all landscaping areas are maintained to the reasonable satisfaction of Council for the life of the use.</li> </ul>

**Table 6.8.4b—Community facilities zone code—Assessable development only**

Acceptable outcomes
<b>For assessable development only</b>
<p><b>AO5.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 6.9 Recreation and open space zone code

### 6.9.1 Application

This code applies to development in the Recreation and open space zone, where identified in **Part 5—Table of assessment**.

### 6.9.2 Context and setting

The value, to residents and visitors, of areas to gather for social or sporting events, to unwind and stretch the legs is reflected in the range of sporting, recreation, leisure, cultural and educational activities and in the quality of the facilities that Council and the community have worked steadily over many years to achieve.

The Council and the community intend to maintain and build upon the Shire's diversity of sporting facilities, parks for locals and visitors, play spaces for children and young people and the aging population.

The role of wide, pedestrian paths linking the areas of interest including shops, parks, sporting areas is acknowledged. The continued commitment to providing wide paths with wayfinding and information signage, contributes to the activity on the street, enables visitors to connect with the community (past and present) and creates a friendly atmosphere.

Lake Fred Tritton and its surrounding parklands provide a popular recreational destination for the community and visitors. The surrounding parkland has a number of recreation facilities including picnic facilities, amenities, walking paths, play and exercise equipment. The Bush Tucker Gardens showcases some native species which would have provided bush tucker for the original inhabitants of the area. There are ongoing opportunities to provide additional paths for recreation and extending the gardens.

The horse racing tracks at Richmond and Maxwellton allow for a number of scheduled race meets which helps galvanise the dispersed rural community, providing valuable opportunities for rural property owners to meet; the races showcase the delights of the bush to visitors and these events also contribute to the regional economy and the scheduled race meets are promoted State wide as tourism events.

Areas such as parks, playing fields, bike tracks and playgrounds are generally accessible to the public. However, access may be limited in certain areas and at certain times.

Where required to meet community needs, development in the Recreation and open space zone may include structures such as shelters, amenity facilities, picnic tables, clubhouses, gymnasiums, swimming pools, tennis courts and other infrastructure to support markets, recreational or sporting activities.

### 6.9.3 Purpose

- (1) The purpose of the Recreation and open space zone is to provide for:
  - (a) a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
    - (i) parks, playgrounds or playing fields for the use of residents and visitors; and
    - (ii) parks, or other areas, for the conservation of natural areas; and
  - (b) facilities and infrastructure to support the uses and activities mentioned in paragraph (a).
- (2) Development achieves the following overall outcomes:
  - (a) land is used and developed for formal and informal recreation or open space in step with community needs;
  - (b) sport and recreation opportunities are enhanced and reinforced through:
    - (i) diversity of places in which to participate in recreation;
    - (ii) linear corridors for non-motorised recreation pursuits (e.g. cycling, walking, horse riding);
    - (iii) facilitating opportunities for sporting clubs to establish club facilities;
  - (c) land may be used for temporary or periodical uses including markets or outdoor entertainment, personal training and weddings;
  - (d) sites with recreation or open space value are retained;
  - (e) development maintains the open space character of the area;
  - (f) development is efficiently serviced with appropriate infrastructure;
  - (g) development is designed, constructed and carried out to avoid or mitigate unacceptable impacts on:
    - (i) sensitive land uses;
    - (ii) the amenity of the area;
    - (iii) safety; and
    - (iv) the environment; and
  - (h) development does not involve uses that may compromise the primary recreation and open space purpose of the site.

### 6.9.4 Criteria for assessment

**Table 6.9.4a—Recreation and open space zone code—Accepted and assessable development**

<b>Acceptable outcomes</b>
<b>Height</b>
<b>AO1.1</b> Buildings and structures (other than lighting structures) are a maximum of 11 metres in height.
<b>AO1.2</b> Lighting structures may be a maximum of 18 metres in height.

<b>Acceptable outcomes</b>
<b>Setbacks</b>
<p><b>AO2.1</b> Buildings and structures are set a minimum of:</p> <ul style="list-style-type: none"> <li>(a) 10 metres from the frontage to a State-controlled road;</li> <li>(b) 10 metres from the primary road frontage;</li> <li>(c) 6 metres from any other road; and</li> <li>(d) 6 metres from all other boundaries.</li> </ul>
<b>Site coverage</b>
<p><b>AO3.1</b> The site coverage is a maximum of 10%.</p>
<b>Amenity</b>
<p><b>AO4.1</b> Buildings and structures are orientated away from residential areas.</p>
<p><b>AO4.2</b> Where courts or playing fields are illuminated:</p> <ul style="list-style-type: none"> <li>(a) lighting structures are located a minimum of 15m from any property boundary; and</li> <li>(b) the level of illumination does not exceed 8 lux at any property boundary.</li> </ul>

**Table 6.7.4b—Recreation and open space zone code—Assessable development only**

<b>Acceptable outcomes</b>
<p><b>AO5.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

Part 7

# Overlays



## Part 7 Overlays

### 7.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect State and local level interests and that have one or more of the following characteristics:
  - (a) there is a particular sensitivity to the effects of development; or
  - (b) there is a constraint on land use or development outcomes.
- (2) Overlays are mapped and included in **Schedule 2—Mapping**.
- (3) Some overlays may be included for information purposes only. Assessment benchmarks for an overlay may be contained in one or more of the following:
  - (a) a map for an overlay; or
  - (b) a code for an overlay; or
  - (c) a zone code; or
  - (d) a development code.
- (4) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (5) The overlays for the planning scheme are:
  - (a) Bushfire hazard overlay.
  - (b) Environmental values overlay.
  - (c) Flood hazard overlay.
- (6) The following overlay maps are for information purposes only:
  - (a) Transport noise corridors overlay.
  - (b) Transport network overlay.

## 7.2 Bushfire hazard overlay code

### 7.2.1 Application

This code applies to assessable development:

- (a) subject to bushfire hazard areas identified as Very high, High or Medium potential bushfire intensity or Potential impact buffer in **Schedule 2—Mapping**; and
- (b) identified as requiring assessment against the Bushfire hazard overlay code in **Part 5—Table of assessment**.

### 7.2.2 Purpose

- (1) The purpose of the Bushfire hazard overlay code is to ensure that development avoids or mitigates the potential adverse impacts of bushfire on people, property, economic activity and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development in areas at risk from bushfire hazard is compatible with the nature of the hazard;
  - (b) the risk to people, property and the natural environment from bushfire hazard is minimised; and
  - (c) development is sited and designed to assist emergency services in responding to any bushfire threat.

### 7.2.3 Criteria for assessment

*Table 7.2.3a—Bushfire hazard overlay code—Accepted and assessable development*

<b>Acceptable outcomes</b>
<b>Development generally</b>
<b>AO1.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.
<b>Safety of people and property</b>
<b>AO2.1</b> Development is not located in, and does not result in new lots within the Very high, High or Medium potential bushfire intensity or Potential impact buffer area.
<b>AO2.2</b> Development maintains the safety of people and property from the adverse impacts of bushfire by avoiding people living or congregating in bushfire hazard areas.
<b>AO2.3</b> The manufacture or storage of hazardous material in bulk does not occur within the Very high potential bushfire intensity area.

## Acceptable outcomes

### Community infrastructure

#### AO3.1.1

Community infrastructure is not located within a confirmed Very high, High or Medium potential bushfire intensity or Potential impact buffer area.

OR

#### AO3.1.2

Where located in a Very high, High or Medium potential bushfire intensity or Potential impact buffer area, development involving community infrastructure is designed to function effectively during and immediately after bushfire events.

### Access and evacuation routes

#### AO4.1

Where reconfiguring a lot:

- (a) lots are designed so that their size and shape allow for efficient emergency access to buildings for fire fighting (e.g. by avoiding long narrow lots);
- (b) the road layout provides for through-roads and avoids cul-de-sacs; and
- (c) roads have a maximum gradient of 12.5%.

### Fire break trails

#### AO5.1

Use areas are separated from hazardous vegetation by a distance that is 20 metres or 1.5 times the mature height of the predominant nearby vegetation, whichever is greater. Fire management lines with a width of up to 10 metres may be provided on either side of lot boundaries.

#### AO5.2

The separation area contains a fire access trail that:

- (a) has a minimum cleared and formed width of 6m;
- (b) has vehicular access at each end;
- (c) provides passing bays and turning areas for fire-fighting vehicles; and
- (d) is either located on public land, or within an access easement that is granted in favour of council and Queensland Fire and Emergency Services (QFES).

### Water supply for fire fighting purposes

#### AO6.1.1

Development is connected to a reticulated water supply where within a water supply area.

OR

#### AO6.1.2

Where outside a water supply area, a storage of at least 10,000 litres is provided.

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 7.3 Environmental values overlay code

### 7.3.1 Application

This code applies to assessing development:

- (a) on land identified as containing High environmental values or a Waterbody or waterway in **Schedule 2—Mapping**; and
- (b) identified as requiring assessment against the Environmental values overlay code in **Part 5—Table of assessment**.

### 7.3.2 Purpose

- (1) The purpose of the Environmental values overlay is to protect the natural areas of the region through:
  - (a) avoiding development within areas mapped as containing High environmental values;
  - (b) minimising adverse direct and indirect impacts of development on natural areas;
  - (c) minimising adverse impacts on sensitive receiving environments; and
  - (d) encouraging expansion of habitat and ecological connectivity and restoration of terrestrial and aquatic ecosystems.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development is avoided within areas containing High environmental values or a Waterbody or waterway;
  - (b) where development cannot avoid areas containing High environmental values or a Waterbody or waterway, it:
    - (i) protects and enhances areas of environmental significance;
    - (ii) provides appropriate buffers to areas of environmental significance;
    - (iii) protects known populations and supporting habitat of rare and threatened flora and fauna species, as listed in relevant State and Commonwealth legislation;
    - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
    - (v) does not cause adverse impacts on integrity and quality of water in upstream or downstream catchments;
    - (vi) protects and maintains ecological and hydrological functions of waterways, wetlands, waterway corridors;
    - (vii) enhances connectivity across barriers for aquatic species and habitats;
    - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent; and
    - (ix) protects areas of environmental significance from weeds, pests and invasive species; and
  - (c) strategic rehabilitation is directed to areas on or off site where it is possible to achieve expanded habitats and increased connectivity.

### 7.3.3 Criteria for assessment

**Table 7.3.3a—Environmental values overlay code—Accepted and assessable development**

Acceptable outcomes
<p><b>AO1.1</b> Development does not involve the clearing of vegetation in areas mapped as containing High environmental values or a Waterbody or waterway on the <b>Environmental Values Overlay Map OM-02</b>.</p>
<p><b>AO1.2</b> The development footprint is set back a minimum of 100 metres from a wetland.</p>
<p><b>AO1.3</b> Except where linear infrastructure crosses a waterway, the development footprint is set back a minimum of 100 metres from each side of a waterway.</p>

**Table 7.3.3b—Environmental values overlay code—Assessable development only**

Acceptable outcomes
<p><b>AO2.1</b> Development is consistent with the purpose and overall outcomes sought for the zone.</p>
<p><b>AO3.1</b> Development ensures adverse impacts on areas containing High environmental values or a Waterbody or waterway do not occur by:</p> <ul style="list-style-type: none"> <li>(a) designing, siting, operating and managing development to:           <ul style="list-style-type: none"> <li>(i) be situated within existing cleared areas, including necessary fire management infrastructure and fire breaks;</li> <li>(ii) ensure unrestricted fauna movement;</li> <li>(iii) retain and restore habitat corridors and biodiversity values;</li> <li>(iv) provide appropriate buffers to biodiversity areas;</li> <li>(v) minimise light and noise emission into biodiversity areas;</li> <li>(vi) manage domestic animal movements, through adequate containment;</li> </ul> </li> <li>(b) protecting and maintaining the values of biodiversity areas;</li> <li>(c) providing for strategic rehabilitation of vegetation species and coverage, and habitat connectivity;</li> <li>(d) protecting undeveloped areas of biodiversity through appropriate land tenure; and</li> <li>(e) rehabilitating degraded areas to improve habitat condition, function and extent.</li> </ul>
<p><b>AO4.1</b> Development does not cause adverse impacts on the quality and integrity of water in upstream or down-stream catchments.</p>

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 7.4 Flood hazard overlay code

### 7.4.1 Application

This code applies to assessable development:

- (a) where identified as being within a Flood hazard area in **Schedule 2—Mapping**; and
- (b) identified as requiring assessment against the Flood hazard overlay code in **Part 5—Table of assessment**.

### 7.4.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to ensure that development:
  - (a) avoids unacceptable exposure of people to flood hazard;
  - (b) minimises damage to property and the environment from flooding;
  - (c) does not increase the potential for flood damage on-site or to other property;
  - (d) minimises impacts from flood hazards on the community in terms of infrastructure function and economic productivity; and
  - (e) where flood hazard cannot be reasonably avoided and the risk is acceptable, appropriately mitigates the flood hazard.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development avoids exposure of people and property to unacceptable risk of flood hazard;
  - (b) development is designed, located and operated to minimise damage to property, disruption to building function and the re-establishment time after a flood event;
  - (c) development does not adversely impact upon the flood storage function of the floodplain and maintains the conveyance capacity of waterways;
  - (d) development in areas with exposure to flooding is compatible with the nature of the flood hazard;
  - (e) infrastructure essential to the health, safety and wellbeing of the community is located and designed to function effectively during and immediately after a flood;
  - (f) development does not result in a material increase in the extent or severity of flooding, and does not require complex engineering solutions to mitigate adverse impacts; and
  - (g) hazardous materials are not handled or stored in bulk where it would adversely impact upon public safety or the environment as a result of a flood event.

### 7.4.3 Criteria for Assessment

**Table 7.4.3a—Flood hazard overlay code—Accepted and assessable development**

Acceptable outcomes
Safety of people and property
<p><b>AO1.1.1</b> Development and infrastructure is designed and located to achieve the flood immunity set out in <b>Table 7.4.3c</b>.</p> <p>OR</p> <p><b>AO1.1.2</b> Where in involving residential development that is an extension to the habitable rooms of an existing dwelling house situated below the level set out in <b>Table 7.4.3c</b>, the finished floor level of habitable rooms is not lower than the floor level of existing habitable rooms.</p>
<p><b>AO1.2</b> Development does not involve the storage of material in a Flood hazard area that is vulnerable to flood damage and that cannot be readily moved in preparation for a flood event.</p>
Filling
<p><b>AO2.1</b> For land outside of the Rural zone, operational work that is filling or excavation: (a) is not within 1.5 metres of a lot boundary; and (b) does not exceed 150mm in depth or 100m<sup>3</sup> in volume.</p>
<p><b>AO2.2</b> For land in the Rural zone, operational work that filling or excavation does not worsen or concentrate flood flows external to the site.</p>

**Table 7.4.3b—Flood hazard overlay code—Assessable development only**

Acceptable outcomes
Development generally
<p><b>AO3.1</b> Development is consistent with the purpose and overall outcomes sought for the code.</p>
Cumulative impacts
<p><b>AO4.1</b> Development within a Flood hazard area does not result in a reduction in flood storage capacity.</p>
<p><b>AO4.2</b> Development does not increase the flood hazard (for example by way of increased depth, duration or velocity of flood waters, or a reduction in warning times) for land external to the development site.</p> <p>Editor's note—this can be demonstrated by way of a flood assessment completed by a hydraulic engineer.</p>

## Acceptable outcomes

### Natural hazards, risk and resilience

#### AO5.1

The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.

**Table 7.4.3c—Flood immunity levels for development**

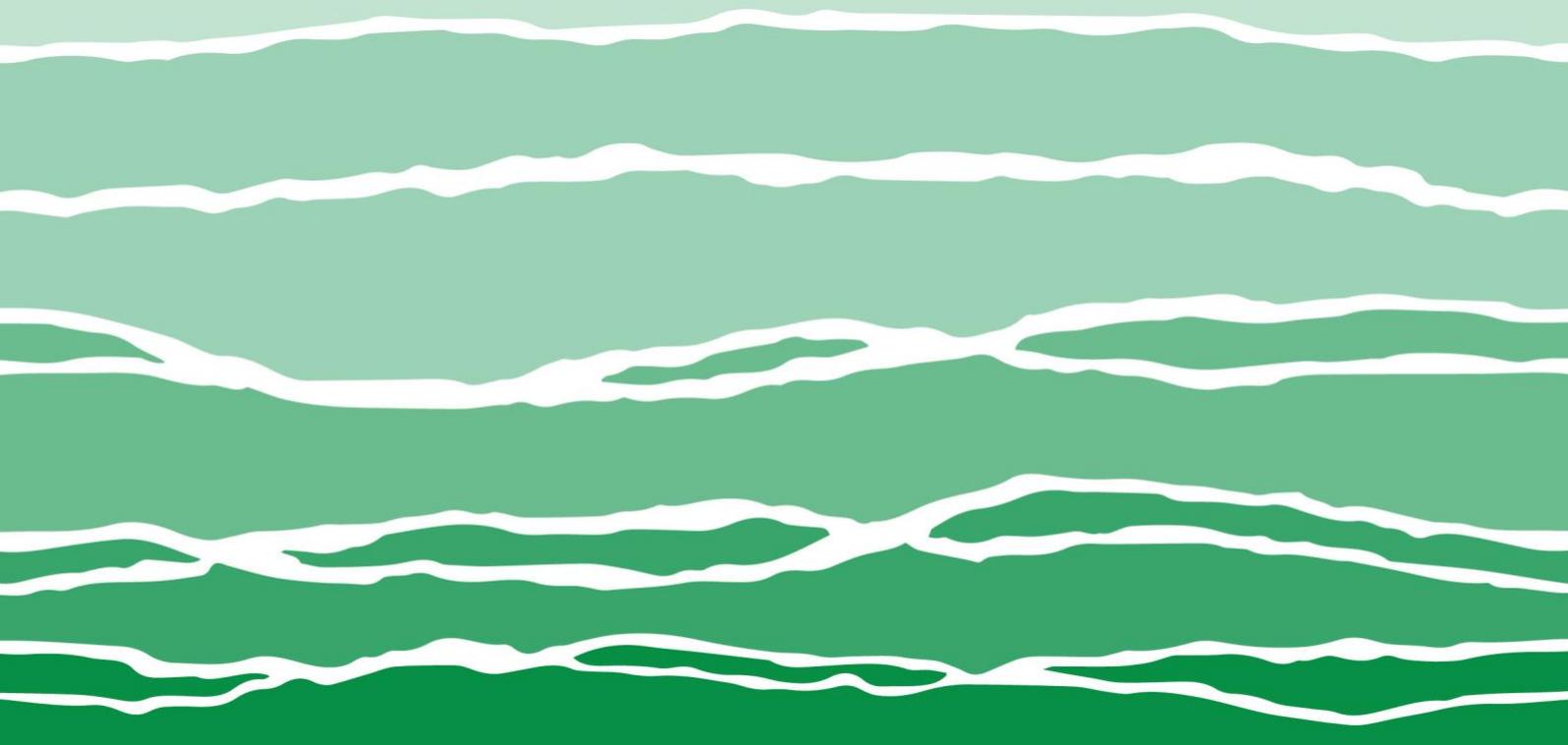
Development	Level of flood immunity (Defined Flood Event)
Development involving: (a) Emergency services. (b) Hospitals. (c) Major electricity infrastructure.	0.2% AEP flood event.
Development involving: (a) Telecommunication facilities. (b) Emergency / evacuation shelters. (c) Substations. (d) Water treatment plants. (e) Regional fuel storage.	0.5% AEP flood event.
Development involving: (a) Bulk material storage. (b) Hazardous waste storage or treatment. (c) Sewerage treatment plant.	1% AEP flood event.
Residential development.	Floor height 300mm above 1% AEP flood event.

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

Part 8

# Development codes



## Part 8 Development codes

### 8.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in **Part 5—Table of assessment**.
- (2) The following are development codes for the planning scheme:
  - (a) Infrastructure, services and works code.
  - (b) Parking and access code.
  - (c) Reconfiguring a lot code.
- (3) The context and setting sections in the development codes are extrinsic material as per the *Acts Interpretation Act 1954* and are intended to assist in the interpretation of the development codes.

### 8.2 Infrastructure, services and works code

#### 8.2.1 Application

This code applies to development, where identified in **Part 5—Table of assessment**.

#### 8.2.2 Purpose

- (1) The purpose of the Infrastructure, services and works code is to ensure development:
  - (a) is provided with a level of infrastructure that maintains community health, safety and amenity; and
  - (b) works is designed and constructed in a manner that does not adversely impact upon character, amenity, environmental values, and drainage.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the infrastructure, including roads, water, sewer, electricity, telecommunications and drainage infrastructure is designed and constructed to meet the requirements of the use, and is safe and efficient;
  - (b) the integrity of existing infrastructure is maintained;
  - (c) infrastructure is integrated and delivered in sequence in a cost-effective manner;
  - (d) whole of life cycle costs for infrastructure are minimised;
  - (e) risk to life and property is avoided;
  - (f) flooding and drainage problems do not occur as a consequence of development; and
  - (g) development does not detrimentally impact upon the environment, including the quality of receiving waters.

## 8.2.3 Criteria for assessment

**Table 8.2.3a—Infrastructure, services and works code—Accepted and assessable development**

Acceptable outcomes
<b>Driveways</b>
<p><b>AO1.1</b> Driveways are constructed in accordance with the Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings.</p>
<b>Footpaths</b>
<p><b>AO2.1</b> Development in the Centre zone or Mixed use zone is provided with a formed and constructed footpath, for the full frontage of the site in accordance with the Institute of Public Works Engineers of Australia (IPWEA) Standard Drawings.</p> <p>Note—a formed and constructed footpath is not required in other zones.</p>
<p><b>AO2.2</b> Accessibility structures:</p> <ul style="list-style-type: none"> <li>(a) are not located within the road reserve; and</li> <li>(b) when retrofitting accessibility features in existing buildings, all structures and changes of grade are contained within the boundaries of the lot and not within the road reserve.</li> </ul>
<b>Water supply</b>
<p><b>AO3.1.1</b> Where within an urban area, development is connected to Council’s reticulated water supply system.</p> <p>OR</p> <p><b>AO3.1.2</b> Where outside of urban areas, development is provided with on-site water supply that is sufficient to meet the demand for water generated by the development.</p>
<p><b>AO3.2</b> Water supply infrastructure is designed and constructed in accordance with Council’s standards.</p>
<b>Sewerage and effluent management</b>
<p><b>AO4.1.1</b> Where within Council’s sewered area, the development is connected to Council’s reticulated sewerage system.</p> <p>OR</p> <p><b>AO4.1.2</b> Where outside of Council’s sewered areas, development is serviced with an effluent disposal system that is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended).</p>

## Acceptable outcomes

### AO4.2

Reticulated sewerage infrastructure is designed and constructed in accordance with Council's standards.

## Energy supply

### AO5.1.1

Development is connected to reticulated electricity supply.

OR

### AO5.1.2

Where connection to electricity supply is not available, development is serviced by an alternative energy system with sufficient capacity to service the development (at near average energy demands associated with the use).

## Telecommunications

### AO6.1

Development is connected to the telecommunications network where connection to the network is available.

## General

### AO7.1

Damage to existing stormwater, sewer, water or road infrastructure as a result of construction activities occurring on the site, must be repaired or replaced at no cost to Council.

## Stormwater

### AO8.1

Concentrated storm water flows are taken to a lawful point of discharge and development does not result in a worsening of stormwater flows on adjoining land or transport infrastructure.

### AO8.2

Development does not obstruct any overland flow path:

- (a) buildings are located outside the overland flow path; or
- (b) structures within the overland flow path allow for free movement of water.

## Excavation and filling

### AO9.1

Excavation and filling:

- (a) does not cause the ponding of water on the premises or nearby land;
- (b) does not impede the flow of water in any overland flow path; and
- (c) does not increase velocity, volume, or concentration of water off site or on adjacent premises, transport infrastructure or waterways.

### AO9.2

Excavation or filling does not occur within 25 metres of a waterway.

### AO9.3

Excavation or fill is set back a minimum of 2 metres from property boundaries.

## Acceptable outcomes

### AO9.4

Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.

### AO9.5

No contaminated material is:

- (a) used as fill; or
- (b) excavated or disturbed.

## Stormwater management

### AO10.1

Works do not result in accelerated soil erosion including, but not limited to: mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding.

Note—For guidance on developing a sediment and erosion control plan, please refer to the IECA (2008) Best practice erosion & sediment control document.

## Stormwater quality for industrial development

### AO11.1

Industrial development:

- (a) has physical measures for intercepting and treating surface water drainage and spilled substances prior to their release to the waterways;
- (b) provides bunding or areas within sites or integrated drainage systems which include waste water treatment measures, where chemicals, fuels, lubricants and other soluble pollutants are being handled on the site; and
- (c) are designed and operated so that all liquid wastes are contained and discharged to a sewer or removed from the site for treatment and disposal to an approved facility.

## Location of buildings

### AO12.1

Development avoids conflict with infrastructure and services, by ensuring that:

- (a) buildings and structures are a minimum of 1.5 metres from the centre of any sewer, water main or stormwater drain; or
- (b) footings or other *load bearing elements* are located outside of (e.g. above or below) the zone of influence any sewer, water main or stormwater drain.

## Service, storage and refuse areas

### AO13.1

Service, storage and refuse storage areas:

- (a) are not visible from the street or public areas;
- (b) are not located adjacent to residential lots; and
- (c) are accessible by waste collection vehicles.

Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 8.3 Parking and access code

### 8.3.1 Application

This code applies to development where identified in **Part 5—Table of assessment**.

### 8.3.2 Context and setting

Development is encouraged in Richmond Shire. The Parking and access code includes built in incentives to encourage development through reduced parking rates and the inclusion of on-street parking in the parking calculations. However there is still a requirement for off-street parking.

The approach to parking recognises that there is an oversupply of parking within the Richmond town centre and that the on-street parking forms part of the character of the town. The character of the town is also established by having buildings and landscaping to the street front and *not* having on-site parking dominating the streetscape. On-site parking should be located behind or beside buildings.

The town centre is compact and accessible and walking, cycling and mobility scooters are viable transport options for residents. This is also reflected in the network of footpaths, shade and signage within the town.

### 8.3.3 Purpose

- (1) The purpose of the code is to ensure that parking and access infrastructure and loading, service and manoeuvring areas are provided to service the demand of the development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) development has a sufficient parking to meet the requirements of the user;
  - (b) parking and manoeuvring areas are safe and functional;
  - (c) parking and access facilities are designed and constructed in accordance with relevant standards;
  - (d) parking and access are convenient and accessible and do not adversely impact on the safety and efficiency of the surrounding road network;
  - (e) parking and access does not disrupt the on-street parking arrangements in the surrounding area.

### 8.3.4 Criteria for assessment

**Table 8.3.4—Parking and access code—Accepted and assessable development**

Acceptable outcomes
<b>Parking rates</b>
<p><b>AO1.1</b> Development provides sufficient parking on-site to accommodate the amount of vehicle traffic likely to be generated by the use as identified in <b>Table 8.3.5</b>.</p>
<p><b>AO1.2</b> Where more than 2 parking spaces are required for the development, on-street parking located within the immediate frontage of the site, can be counted as part of the parking provision unless this involves the creation of new parking spaces on a State-controlled road.</p>
<p><b>AO1.3</b> Development within the Centre zone does not require on-site parking.</p>
<b>Parking dimensions</b>
<p><b>AO2.1</b> Carparking spaces, access aisles, driveways and turning areas shall be designed in accordance with the minimum standards shown in <b>Figure 8.3.6</b>.</p>
<p><b>AO2.2</b> Where a parking space is contiguous to a wall, column or other obstruction on one side, the minimum width of the space shall be 2.8 metres.</p>
<p><b>AO2.3</b> Where a parking space is contiguous with a wall, column or other obstruction on both sides, the minimum width of the space shall be 3 metres.</p>
<p><b>AO2.4</b> Where a parking area is provided up to the boundary of a property, a dwarf wall or wheel stop shall be provided to prevent overhanging of vehicles beyond the property boundary</p>
<p><b>AO2.5</b> Parking shall be laid out to provide adequate access to each parking space and to permit free circulation of vehicles entering, leaving and parking.</p>
<p><b>AO2.6</b> Parking, loading and manoeuvring areas shall be constructed, drained, sealed, marked and maintained to the following standards:</p> <p>(a) Development in the Centre zone, Mixed use zone, Community facilities zone or General residential zone (except for a Dwelling house or Home-based business) has parking, loading and manoeuvring areas finished with an impervious, dust free surface comprising:</p> <ul style="list-style-type: none"> <li>(i) compacted gravel base of 75mm minimum thickness with reinforced concrete surface of 100mm minimum thickness for parking areas and 150mm minimum thickness for access ways; or</li> <li>(ii) compacted gravel base of 150mm minimum thickness with a minimum thickness of 25mm of asphalt surfacing, or</li> <li>(iii) compacted gravel base of 150mm minimum thickness with a two-coat sprayed bitumen seal; or</li> <li>(iv) compacted gravel base of 150mm minimum thickness and surfaced with concrete pavers.</li> </ul>

Acceptable outcomes
(b) Development in the Industry zone, Recreation and Open space zone, Rural zone or Rural residential zone has parking, loading and manoeuvring areas finished to a minimum standard of a dust free compacted surface with a minimum thickness of 150mm compacted gravel.
<b>AO2.7</b> Parking shall be designed that vehicles can enter and leave the allotment in forward gear.
Driveway widths
<b>AO3.1</b> Where an access driveway provides access to: (a) a maximum of 10 parking spaces, the minimum width of the driveway shall be 3.6 metres; or (b) where an access driveway provides access to more than 10 parking spaces, the minimum width of the driveway shall be 5.4 metres; or (c) in the case of existing driveways, Council may approve a narrower width of driveway but in no case shall a driveway be less than 3 metres wide.
Loading and manoeuvring areas
<b>AO4.1</b> All parking, loading and manoeuvring areas are: (a) located to the side or rear of the building; (b) have sufficient manoeuvring areas to allow vehicles to exit the site in a forward direction; (c) kept and used exclusively for parking and loading; and (d) maintained in a suitable condition for parking and circulation of vehicles.

**Table 8.3.5—Parking rates**

Definition	Minimum number of car parking spaces
	Note—Where the number of spaces required is not a whole number, the number of spaces to be provided is rounded-up to the next highest whole number.
<b>Any use not otherwise specified in this table.</b>	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time – as determined by Council.
Accommodation activities	
<b>Caretaker's accommodation</b>	1 space per dwelling.
<b>Community residence</b>	3 spaces.
<b>Dual occupancy</b>	1 covered space per dwelling.
<b>Dwelling house</b>	1 covered space.
<b>Dwelling unit</b>	1 space per dwelling.
<b>Home-based business</b>	1 parking space. Note—The parking may be provided in tandem (e.g. on the driveway) and is in addition to the 1 covered space required for the dwelling house.
<b>Multiple dwelling</b>	(a) 1 covered space per dwelling; and (b) 1 space per 4 dwellings.

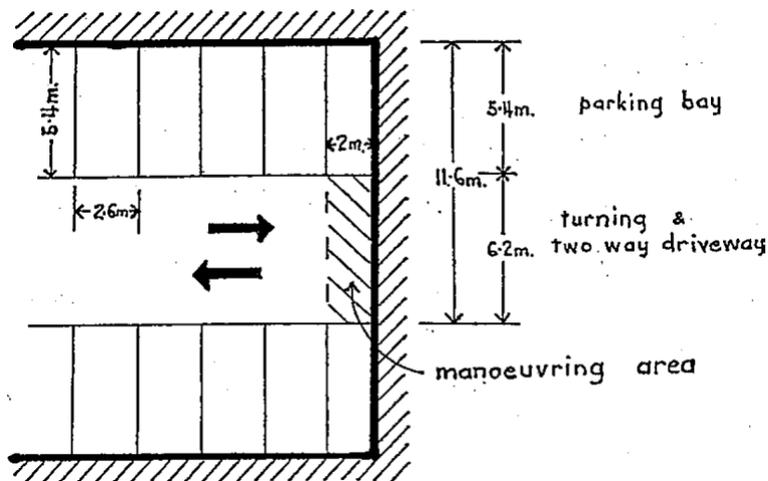
<b>Non-resident workforce accommodation</b>	1 space per 5 beds.
<b>Relocatable home park</b>	(a) 1 space for each dwelling; and (b) 1 space per 15 dwellings.
<b>Residential care facility</b>	1 space per 4 beds.
<b>Retirement facility</b>	Where for self-contained accommodation units: (a) 1 covered space per accommodation unit; and (b) 1 space per 5 accommodation units.  Where for all other accommodation units: (a) 1 covered space per 10 accommodation units; and (b) 1 space per 5 accommodation units.
<b>Rooming accommodation</b>	1 space per 2 guest rooms.
<b>Rural workers' accommodation</b>	1 space per 10 guest rooms.
<b>Short-term accommodation</b>	Where for self-contained accommodation units: (a) 1 covered space per accommodation unit; and (b) 1 space per 5 units.  Where for all other accommodation units: (a) 1 covered space per 10 accommodation units; and (b) 1 space per 5 units.
<b>Tourist park</b>	(a) 1 space per accommodation site; and (b) 1 space per 15 accommodation sites.
<b>Business activities</b>	
<b>Agricultural supplies store</b>	(a) 1 space per 150m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Bulk landscape supplies</b>	(a) 1 space per 150m <sup>2</sup> of use area; and (b) 1 delivery vehicle space.
<b>Food and drink outlet</b>	(a) 1 space per 100m <sup>2</sup> GFA; and (b) Where including a drive-through queuing spaces for 3 vehicles within the site boundaries.
<b>Function facility</b>	1 space per 100m <sup>2</sup> of GFA.
<b>Garden centre</b>	1 space per 100m <sup>2</sup> of GFA and outdoor display area.
<b>Hardware and trade supplies</b>	(a) 1 space per 100m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Office</b>	1 space per 100m <sup>2</sup> GFA.
<b>Outdoor sales</b>	1 space per 250m <sup>2</sup> of GFA and outdoor display area.
<b>Service station</b>	4 spaces.
<b>Shop</b>	1 space per 100m <sup>2</sup> of GFA.

<b>Shopping centre</b>	(a) 1 space per 50m <sup>2</sup> GFA; (b) 1 delivery vehicle space; and (c) 1 bicycle space per 500 occupants.
<b>Showroom</b>	(a) 1 space per 100m <sup>2</sup> GFA; and (b) 1 delivery vehicle space.
<b>Veterinary service</b>	1 space per 100m <sup>2</sup> GFA.
<b>Community activities</b>	
<b>Childcare centre</b>	(a) 1 space per 5 children (employee parking); and (b) 1 space per 10 children to be used for setting down and picking up children.
<b>Community care centre</b>	1 space per 50m <sup>2</sup> GFA.
<b>Community use</b>	1 space per 50m <sup>2</sup> GFA.
<b>Educational establishment</b>	(a) 2 spaces per classroom for primary schools; and (b) 3 spaces per classroom for secondary schools and tertiary education; and (c) 5 spaces for setting down and picking up of children; and (d) 3 bicycle parking spaces per classroom.
<b>Health care service</b>	1 space per 50m <sup>2</sup> GFA.
<b>Hospital</b>	(a) 1 space per 5 beds; and (b) 2 spaces per consulting room.
<b>Place of worship</b>	1 space per 50m <sup>2</sup> GFA.
<b>Entertainment activities</b>	
<b>Bar</b>	1 space per 100m <sup>2</sup> GFA.
<b>Club</b>	1 space per 100m <sup>2</sup> GFA.
<b>Function facility</b>	1 space per 50m <sup>2</sup> GFA.
<b>Hotel</b>	(a) 1 space per 100m <sup>2</sup> of GFA and licensed outdoor area; and (b) 1 space per 100m <sup>2</sup> of GFA for bulk liquor sales area.
<b>Theatre</b>	1 space per 5 seats.
<b>Tourist attraction</b>	(a) 1 space per 200m <sup>2</sup> GFA; and (b) 1 coach space per 200m <sup>2</sup> GFA.
<b>Industry activities</b>	
<b>High impact industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Low impact industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Medium impact industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Service industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Warehouse</b>	1 space per 100m <sup>2</sup> GFA.

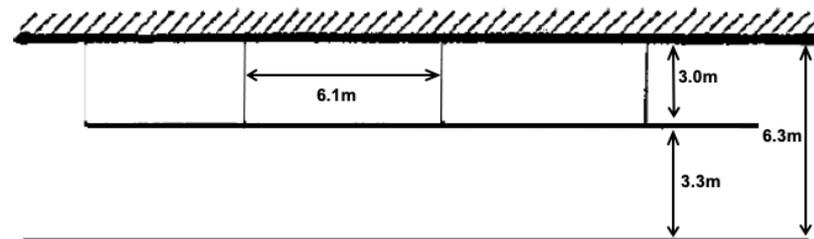
<b>Recreation activities</b>	
<b>Environment facility</b>	3 spaces.
<b>Indoor sport and recreation</b>	(a) 1 space per 50m <sup>2</sup> GFA; and (b) 1 bicycle parking spaces per 100m <sup>2</sup> GFA.
<b>Outdoor sport and recreation</b>	(a) 40 spaces and 1 bus space per football field; (b) 10 spaces per bowling green; (c) 10 spaces per swimming pool; (d) 2 spaces per tennis court; (e) 10 spaces per netball court; (f) 2 spaces per tee on a golf course; and (g) 1 space per tee or firing station for a driving or firing range.
<b>Rural activities</b>	
<b>Animal husbandry</b>	1 space.
<b>Animal keeping</b>	3 spaces.
<b>Cropping</b>	1 space.
<b>Intensive animal industries</b>	1 space.
<b>Intensive horticulture</b>	(a) 1 space; and (b) 1 delivery vehicle space.
<b>Roadside stalls</b>	2 spaces per stall.
<b>Rural industry</b>	1 space per 100m <sup>2</sup> GFA.
<b>Wholesale nursery</b>	2 spaces.

**Figure 8.3.6—Parking dimensions**

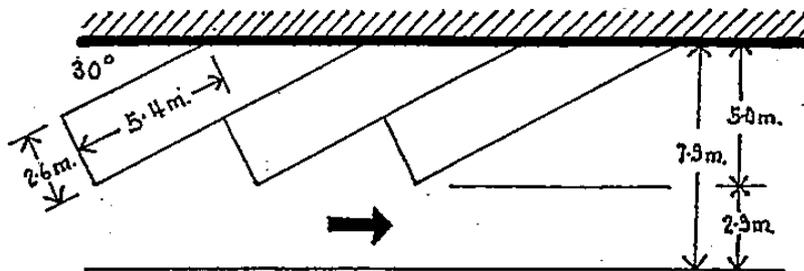
90-degree Parking – 2-way aisle:



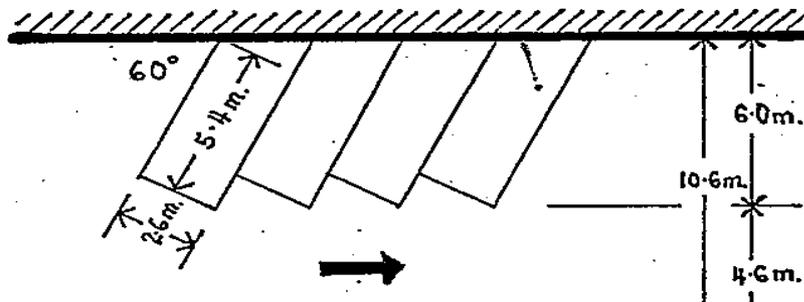
Parallel Parking – 1-way aisle:



30-degree Parking – 2-way aisle:



60-degree Parking – 2-way aisle:



Editor's note—Accepted development that does not comply with one or more of the nominated acceptable outcomes of this code becomes code assessable development.

Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

## 8.4 Reconfiguring a lot code

### 8.4.1 Application

This code applies to assessing a development application for Reconfiguring a lot where identified in **Part 5—Table of assessment**.

### 8.4.2 Context and setting

The Shire has a sense of spaciousness with wide roads, generous parks, and expansive views across the rural landscape. New development is expected to be within the Richmond town and is likely to be industrial, residential and rural residential land.

The Reconfiguring a lot code has been developed with the understanding that new development will need to be respectful of the history, location and development pattern.

At the same time, new development will bring incremental change to the development patterns particularly to the residential fringe, rural residential and industrial areas. The code provisions have been written to provide Residential neighbourhoods where:

- people can safely walk and ride in streets that connect with neighbouring streets;
- people can downsize their house or land while staying where they have a sentimental attachment to an area or community;
- lots yards that are useable, and where possible oriented to reduce exposure to the western sun.

Land suitable for agriculture is a resource that must be conserved and managed for the longer term. As far as practicable, reconfiguration of land that results in the potential or actual location of sensitive land uses such as houses and accommodation near rural uses should be carefully considered to ensure that rural uses are the priority and the future use of rural land including ancillary yards, stables, holding facilities and repair and service of machinery are not unreasonably hampered.

### 8.4.3 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that development:
  - (a) protects productive rural land and minimises conflict between rural uses and other development;
  - (b) results in lots that are suitable for their intended use;
  - (c) results in lots that do not prejudice the development on nearby lots;
  - (d) is responsive to land constraints;
  - (e) provides lawful and practical access; and
  - (f) provides infrastructure and services to new lots and communities.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) lots have sufficient areas, dimensions and shapes:
    - (i) to be suitable for their intended use;
    - (ii) that are consistent with the purpose and overall outcomes of the applicable zone;

- (iii) to take into account topography, environmental features and site constraints;
- (iv) to take into account any unique character of the proposed use intended to be made of the land following subdivision;
- (v) to take into account existing and future amenity of the locality.
- (b) lots are generally rectangular in shape;
- (c) lots have safe, legal and practical access to a public road;
- (d) provides new roads to avoid or minimise strip development;
- (e) can be safely and efficiently serviced with infrastructure and stormwater drainage;
- (f) road, drainage and active networks provide connectivity that is integrated with adjoining existing or planned development;
- (g) people and property are not placed at risk from natural hazards;
- (h) the appropriate standard of infrastructure is provided and the potential safety and amenity impacts associated with infrastructure provision are minimised;
- (i) development does not diminish environmental and scenic values;
- (j) development in rural areas maintains the rural and landscape character, scale and amenity of the zone; and
- (k) development in rural areas supports the diversification of rural industries and products.

#### 8.4.4 Criteria for assessment

**Table 8.4.4—Reconfiguring a lot code—Accepted and assessable development**

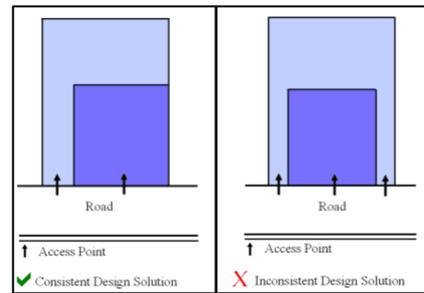
Acceptable outcomes
Lot area and dimensions
<p><b>AO1.1</b> Lots comply with the lot reconfiguration outcomes in <b>Table 8.4.5</b>.</p>
<p><b>AO1.2</b> New lots are generally rectangular in shape with boundary angles greater than 45 degrees.</p>
<p><b>AO1.3</b> Lot layout is responsive to site features such as:</p> <ul style="list-style-type: none"> <li>(a) drainage paths and waterways;</li> <li>(b) infrastructure and transport networks; and</li> <li>(c) significant vegetation.</li> </ul>
Subdivision design
<p><b>AO2.1</b> Each lot is provided with direct access to a gazetted and formed road reserve.</p>
<p><b>AO2.2</b> Rear laneways may be established in residential subdivisions, where they:</p> <ul style="list-style-type: none"> <li>(a) promote infill development;</li> <li>(b) reduce the number of rear-lot access strips; and</li> <li>(c) promote integrated drainage.</li> </ul>
<p><b>AO2.3</b> Where rear lots are proposed, access strips are a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 3.5m in a Residential zone; or</li> <li>(b) 8.0m in all other zones.</li> </ul>

## Acceptable outcomes

### AO2.4

Where rear lots are proposed:

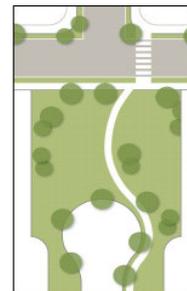
- (a) the minimum area of the rear lot, exclusive of any access strip, complies with the lot reconfiguration outcomes in **Table 8.4.5**;
- (b) access strips to the rear lot are located on only one side of the front lot;
- (c) not more than 2 access strips to rear lots directly adjoin one another; and
- (d) all lots drain to a lawful point of discharge.



### AO2.5

For connectivity, drainage, amenity, efficiency of infrastructure of provision, cul-de-sac streets are minimised or avoided and where necessary the cul-de-sac provides connections:

- (a) to open space or other streets; and
- (b) with a minimum width of 14 metres from the top of the cul-de-sac.



## People and property

### AO3.1

No new residential lots are created in a Flood hazard area identified in **Schedule 2—Mapping**.

### AO3.2

No new residential lots are created in the Very high potential bushfire intensity area identified in **Schedule 2—Mapping**.

### AO3.3

No new lots are created outside of the Rural zone with a slope greater than 15% to maintain the safety of people and property from the risk of landslide.

## Boundary realignments in the Rural zone

### AO4.1

Boundary realignments in the Rural zone do not result in the creation of any lot/s which have an area greater than 400ha, unless one of the lots was previously greater than 400ha.

## Services

### AO5.1

Drainage management and infrastructure services are integrated across sites through easements, reserves or other legal means.

### AO5.2

Each lot is suitably serviced having regard to the proposed use of the site and the location of the site.

**Table 8.4.5—Lot size and frontage**

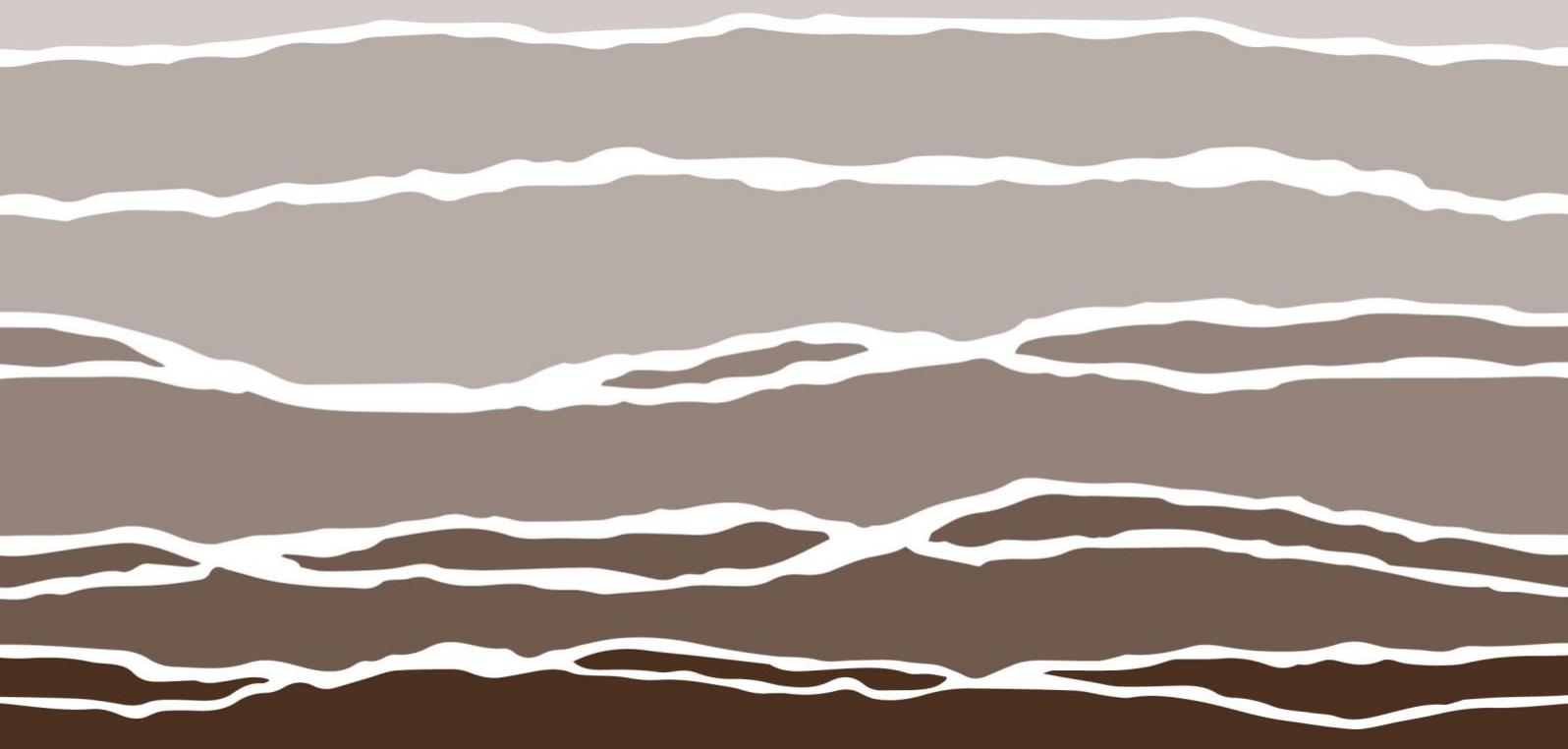
<b>Zone</b>	<b>Minimum lot dimensions</b>	
Rural zone	Minimum lot size:	200ha
Rural residential zone	Minimum lot size: Lots to fit a rectangle of at least:	2,000m <sup>2</sup> 40m x 40m
General residential zone	Minimum lot size: Lots to fit a rectangle of at least:	700m <sup>2</sup> 15m x 20m
Centre zone	Minimum lot size: Lots to fit a rectangle of at least:	800m <sup>2</sup> 12m x 20m
Mixed use zone	Minimum size: Lots to fit a rectangle of at least:	1,000m <sup>2</sup> 20m x 20m
Industry zone	Minimum lot size: Lots to fit a rectangle of at least:	4,000m <sup>2</sup> 40m x 40m
Community facilities zone	No minimum is provided.	
Recreation and open space zone	No minimum is provided.	

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Editor's note—Development that does not comply with one or more of the acceptable outcomes of this code must address the purpose and relevant overall outcomes of the code.

Schedule 1

# Definitions



## Schedule 1 Definitions

### SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
- (2) Any use not listed in **Table 1b** column 1 is an undefined use.  
Note—Development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in **Table 1b** column 1 has the meaning set out beside that term in column 2.
- (4) The use definitions listed here are the definitions used in this planning scheme.
- (5) Column 3 of **Table 1b** identifies examples of the types of activities that are consistent with the use identified in column 1.
- (6) Column 4 of **Table 1b** identifies examples of activities that are not consistent with the use identified in column 1.
- (7) Columns 3 and 4 of **Table 1b** are not exhaustive lists.
- (8) Uses listed in **Table 1b** columns 3 and 4 that are not listed in column 1, do not form part of the definition.

**Table 1a—Index of use definitions**

Adult store	Market
Agricultural supplies store	Medium impact industry
Air service	Motor sport facility
Animal husbandry	Multiple dwelling
Animal keeping	Nature-based tourism
Aquaculture	Nightclub entertainment facility
Bar	Non-resident workforce accommodation
Brothel	Office
Bulk landscape supplies	Outdoor sales
Caretaker's accommodation	Outdoor sport and recreation
Car wash	Outstation
Cemetery	Park
Childcare centre	Parking station
Club	Party house
Community care centre	Permanent plantation
Community residence	Place of worship
Community use	Port service
Crematorium	Relocatable home park
Cropping	Renewable energy facility
Detention facility	Research and technology industry
Dual occupancy	Residential care facility
Dwelling house	Resort complex
Dwelling unit	Retirement facility
Educational establishment	Roadside stall
Emergency services	Rooming accommodation
Environment facility	Rural industry
Extractive industry	Rural workers' accommodation
Food and drink outlet	Sales office
Function facility	Service industry
Funeral parlour	Service station
Garden centre	Shop
Hardware and trade supplies	Shopping centre
Health care service	Short-term accommodation
High impact industry	Showroom
Home-based business	Special industry
Hospital	Substation
Hotel	Telecommunications facility
Indoor sport and recreation	Theatre
Intensive animal industry	Tourist attraction
Intensive horticulture	Tourist park
Landing	Transport depot
Low impact industry	Utility installation
Major electricity infrastructure	Veterinary service
Major sport, recreation and entertainment facility	Warehouse
Marine industry	Wholesale nursery
	Winery

**Table 1b—Use definitions as per the regulated requirements**

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
Adult store	<p><b>Adult store</b> means the use of premises for the primary purpose of displaying or selling—</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> <li>▪ the sale, display or hire of printed or recorded matter (not of a sexually explicit nature) or</li> <li>▪ the sale or display of underwear or lingerie or</li> <li>▪ the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.</li> </ul>
Agricultural supplies store	<p><b>Agricultural supplies store</b> means the use of premises for the sale of agricultural supplies and products.</p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	<p><b>Air service</b> means the use of premises for—</p> <p>(a) the arrival or departure of aircraft; or</p> <p>(b) housing, servicing, refuelling, maintaining or repairing aircraft; or</p> <p>(c) the assembly and dispersal of passengers or goods on or from an aircraft; or</p> <p>(d) training and education facilities relating to aviation; or</p> <p>(e) aviation facilities; or</p> <p>(f) an activity that</p> <p>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p>(ii) directly services the needs of aircraft passengers.</p>	Airport, air strip, helipad, public or private airfield	

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
Animal husbandry	<b>Animal husbandry</b> means the use of premises for— (a) producing animals or animal products or native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Cattle stud, grazing of livestock, non-feedlot dairy	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	<b>Animal keeping</b> means the use of premises for— (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).	Aviary, cattery, kennel, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	<b>Aquaculture</b> means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	Intensive animal industry
Bar	<b>Bar</b> means the use of premises, with seating for 60 or less people, for— (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or selling food for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Brothel	<b>Brothel</b> means premises made available for prostitution by 2 or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	<b>Bulk landscape supplies</b> means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening		Garden centre, outdoor sales, wholesale nursery

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	supplies, including, for example, soil, gravel, potting mix or mulch.		
Caretaker's accommodation	<b>Caretaker's accommodation</b> means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	<b>Car wash</b> means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	<b>Cemetery</b> means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	<b>Childcare centre</b> means the use of premises for the care, education and minding, but not residence, of children.	Before or after school care, crèche, early childhood centre, kindergarten, vacation care	Educational establishment, home-based childcare, family day care
Club	<b>Club</b> means the use of premises for— (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	<b>Community care centre—</b> (a) means the use of premises for— (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public.	Disability support service, drop in centre, respite centre, indigenous support centre	Childcare centre, family day care, home-based childcare, health care service, residential care facility

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
Community residence	<b>Community residence</b> — (a) means the use of premises for residential accommodation for— (i) no more than 6 persons requiring assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short-term accommodation
Community use	<b>Community use</b> means the use of premises for— (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<b>Crematorium</b> means the use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	<b>Cropping</b> means the use of premises for— (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use in ancillary to the use in paragraph (a).	Forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
Detention facility	<b>Detention facility</b> means the use of premises for the lawful detention of persons.	Correctional facility	Police station, court cell complex
Dual occupancy	<b>Dual occupancy</b> — (a) means a residential use of premises for 2 households involving— (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling.	Duplex	Dwelling house, multiple dwelling
Dwelling house	<b>Dwelling house</b> means a residential use of premises involving— (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or (b) 1 dwelling for a single household, a secondary dwelling, and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<b>Dwelling unit</b> means the use of premises containing a non-residential use for a dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	<b>Educational establishment</b> means the use of premises for— (a) training and instruction to impart knowledge and develop skills; or	College, outdoor education centre, primary school, secondary school, special education	Childcare centre, home-based childcare, family day care

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a).	facility, technical institute, university	
Emergency services	<b>Emergency services</b> means the use of premises by a government entity or community organisation to provide— (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services.	Ambulance station, evacuation centre, fire station, police station	Community use, hospital, residential care facility
Environment facility	<b>Environment facility—</b> (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	<b>Extractive industry</b> means the use of premises for— (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	
Food and drink outlet	<b>Food and drink outlet</b> means the use of premises for— (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).	Cafe, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom	Bar, club, hotel, shop, theatre, nightclub entertainment facility

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
Function facility	<b>Function facility</b> means the use of premises for— (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of the reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	<b>Funeral parlour—</b> (a) means the use of premises for— (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	<b>Garden centre</b> means the use of premises for— (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	<b>Hardware and trade supplies</b> means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care service	<b>Health care service</b> means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.	Dental clinic, medical centre, physiotherapy clinic	Community care centre, hospital

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
High impact industry	<b>High impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if— (a) the use involves outdoor activities carried out between 6:00pm and 7:00am; or (b) measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home-based business	<b>Home-based business</b> means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home-based childcare	Hobby, office, shop, warehouse, transport depot
Hospital	<b>Hospital</b> means the use of premises for— (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care service, residential care facility
Hotel	<b>Hotel</b> — (a) means the use of premises for— (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or short-term	Pub, tavern	Nightclub entertainment facility

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	accommodation, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.		
Indoor sport and recreation	<b>Indoor sport and recreation</b> means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.	Amusement parlour, bowling alley, gymnasium, squash courts	Cinema, hotel, nightclub entertainment facility, theatre
Intensive animal industry	<b>Intensive animal industry</b> — (a) means the use of premises for— (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals.	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<b>Intensive horticulture</b> — (a) means the use of premises for— (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but	Greenhouse and shade house plant production, hydroponic farm, mushroom farm	Wholesale nursery

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(b) does not include the cultivation of aquatic plants.		
Landing	<b>Landing</b> means the use of premises for a structure— (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	<b>Low impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if— (a) the activity is carried out mainly indoors and mainly between 7:00am and 6:00pm; and (b) measures are not required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use.	Repairing motor vehicles, fitting and turning workshop	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	<b>Major electricity infrastructure</b> — (a) means the use of premises for— (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for a supply network or private electricity works stated in the <i>Planning Regulation 2017</i> , Schedule 6, section 26(5), unless the use involves— (i) a new zone substation or bulk supply substation; or	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.		
Major sport, recreation and entertainment facility	<b>Major sport, recreation and entertainment facility</b> means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events.	Convention centre, exhibition centre, horse racing facility, sports stadium	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	<b>Marine industry</b> means the use of waterfront premises for— (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).	Boat building, boat storage, dry dock	Marina
Market	<b>Market</b> means the use of premises on a regular basis for— (a) selling goods to the public mainly from temporary structures (stalls, booths or trestle tables, for example); or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<b>Medium impact industry</b> means the use of premises for an industrial activity that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, if— (a) the activity is carried out between 6:00pm and 7:00am, but not outdoors; or (b) the activity involves the storage of dangerous	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	goods and requires measures on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use.		
Motor sport facility	<b>Motor sport facility</b> means the use of premises for— (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities and food and drink outlets, if the use is ancillary to the use in paragraph (a).	Car race track, go-kart track, trail bike park, 4WD park	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	<b>Multiple dwelling</b> means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	<b>Nature-based tourism</b> means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of— (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment.	Environmentally responsibly accommodation facilities including cabins, huts, lodges and tents	Environment facility
Nightclub entertainment facility	<b>Nightclub entertainment facility</b> means the use of premises for— (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and food for consumption on the premises; if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	<b>Non-resident workforce accommodation</b> means the use of premises for—	Contractor's camp, construction camp, single person's	Relocatable home park, short-term

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(a) accommodation of non-resident workers; or (b) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	quarters, temporary workers' accommodation	accommodation, tourist park
Office	<b>Office</b> — (a) means the use of premises for— (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods.	Bank, real estate agency, administration building	Home-based business, home office, shop, outdoor sales
Outdoor sales	<b>Outdoor sales</b> means the use of premises for— (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<b>Outdoor sport and recreation</b> means the use of premises for— (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room	Cricket oval, driving range, golf course, swimming pool, tennis court	Major sport, recreation and entertainment facility, motor sport, park, community use

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	facilities or storage facilities, if the use is ancillary to the use in paragraph (a).		
Outstation	<b>Outstation</b> means the use of premises for— (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short term accommodation, tourist park
Park	<b>Park</b> means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	<b>Parking station</b> means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	<b>Party house</b> means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if— (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		
Permanent plantation	<b>Permanent plantation</b> means the use of premises for growing, but not harvesting, plants for the carbon	Permanent plantations for carbon sequestration,	Forestry for wood production, biofuel production

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	sequestration, biodiversity, natural resource management or another similar purpose.	biodiversity or natural resource management	
Place of worship	<b>Place of worship</b> means the use of premises for— (a) organised worship and other religious activities; or, (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Port service	<b>Port service</b> means the use of premises for— (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
Relocatable home park	<b>Relocatable home park</b> means the use of premises for— (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	<b>Renewable energy facility</b> — (a) means the use of premises for the generation of electricity or energy from a renewable energy source (sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy, for example); but	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(b) does not include the use of premises to generate electricity or energy that is to be used only on the premises.		
Research and technology industry	<b>Research and technology industry</b> means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment.	Aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	
Residential care facility	<b>Residential care facility</b> means the use of premises for supervised accommodation, and medication and other support services, for persons who— (a) can not live independently; and (b) require regular nursing or personal care.	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<b>Resort complex</b> means the use of premises for— (a) tourist and visitor accommodation that includes integrated leisure facilities; or (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort  Examples of integrated leisure facilities— bars, meeting and function facilities, restaurants, sporting and fitness facilities	
Retirement facility	<b>Retirement facility</b> means a residential use of premises for— (a) accommodation for older members of the community, or retired persons, in independent living units or services units; or	Retirement village	Residential care facility

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).		
Roadside stall	<b>Roadside stall</b> means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	<b>Rooming accommodation</b> means the use of premises for— (a) residential accommodation, if each resident— (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> , Schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a).	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
Rural industry	<b>Rural industry</b> means the use of premises for— (a) storing, processing or packaging products from a rural use; or (b) selling products from a rural use, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal industry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	<b>Rural workers' accommodation</b> means the use of premises as accommodation, whether or not self-contained, for employees of a rural activity, if— (a) the premises, and the premises where the rural activity is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, non-resident workforce accommodation, multiple dwelling
Sales office	<b>Sales office</b> means the use of premises for temporary display of land parcels or buildings that— (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	<b>Service industry</b> means the use of premises for an industrial activity that— (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses.	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact, high impact industry, special industry
Service station	<b>Service station</b> means the use of premises for— (a) Selling fuel (petrol, liquid petroleum gas, automotive	Electric charging station	Car wash

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	distillate or alternative fuels, for example); or (b) A food and drink outlet, shop, trailer, hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).		
Shop	<b>Shop</b> means the use of premises for— (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public.	Betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	Adult store, food and drink outlet, showroom, market
Shopping centre	<b>Shopping centre</b> means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	<b>Short-term accommodation</b> — (a) means the use of premises for (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	<b>Showroom</b> means the use of premises for the sale of goods that— (a) are of a related product line; and (b) a size, shape or weight that requires—	Bulk stationary supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom	Food and drink outlet, shop, outdoor sales

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	<ul style="list-style-type: none"> <li>(i) a large area for handling, display or storage; and</li> <li>(ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods.</li> </ul>		
Special industry	<p><b>Special industry</b> means the use of premises for an industrial activity that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products, if—</p> <ul style="list-style-type: none"> <li>(a) the use involves outdoor activities carried out between 6:00pm and 7:00am; and</li> <li>(b) the activity involves the storage of dangerous goods and measures are required on the premises to control the risk of emissions and impacts from dangerous goods stored as part of the use.</li> </ul>	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers	Low impact industry, medium impact industry, high impact industry, service industry
Substation	<p><b>Substation</b> means the use of premises—</p> <ul style="list-style-type: none"> <li>(a) as part of a transmission grid or supply network to— <ul style="list-style-type: none"> <li>(i) convert or transform electrical energy from one voltage to another; or</li> <li>(ii) regulate voltage in an electrical circuit; or</li> <li>(iii) control electrical circuits; or</li> <li>(iv) switch electrical current between circuits; or</li> </ul> </li> <li>(b) for a telecommunications facility for— <ul style="list-style-type: none"> <li>(i) works, as defined under the <i>Electricity Act 1994</i>, section 12(1); or</li> </ul> </li> </ul>	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(ii) workforce operational and safety communications.		
Telecommunications facility	<b>Telecommunications facility</b> means the use of premises for a facility that is capable of carrying communications and signals by means of guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<b>Theatre</b> means the use of premises for— (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b)— (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages.	Cinema, concert hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	<b>Tourist attraction</b> means the use of premises for— (a) providing entertainment to, or a recreation facility or, the general public; or (b) preparing and selling food and drink for consumption non the premises, if the use is ancillary to the use in paragraph (a).	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<b>Tourist park</b> means the use of premises for— (a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures; or	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).		
Transport depot	<b>Transport depot</b> means the use of premises for— (a) storing vehicles, or machinery, that is used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).	Using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery	Home-based business, warehouse, low impact industry, service industry
Utility installation	<b>Utility installation</b> means the use of premises for— (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	<b>Veterinary service</b> means the use of premises for— (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	<b>Warehouse</b> means the use of premises for— (a) storing or distributing goods, whether or not carried out in a building; or	Self-storage facility, storage yard	Hardware and trade supplies, outdoor sales, showroom, shop

Regulated requirements		Guidance	
Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include
	(b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).		
Wholesale nursery	<b>Wholesale nursery</b> means the use of premises for— (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	<b>Winery</b> means the use of premises for— (a) making; or (b) selling wine that is made on the premises.		Rural industry

## SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use.
- (2) A term listed in **Table 1b**, column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

**Table 1a— Index of administrative definitions**

Adjoining premises	Net developable area
Advertising device	Non-resident worker
Affordable housing	Outermost projection
Basement	Planning assumption
Boundary clearance	Projection area(s)
Building height	Secondary dwelling
Demand unit	Service catchment
Development footprint	Setback
Domestic outbuilding	Site
Dwelling	Site cover
Gross floor area	Storey
Ground level	Temporary use
Household	Ultimate development
Minor building work	Urban purpose
Minor electricity infrastructure	Width

**Table 1b—Administrative definitions**

Column 1 Administrative Term	Column 2 Definition
Adjoining premises	<b>Adjoining premises</b> means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Advertising device	<b>Advertising device</b> — (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	<b>Affordable housing</b> means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Basement	<b>Basement</b> means a space— (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.

Column 1 Administrative Term	Column 2 Definition
Boundary clearance	<p><b>Boundary clearance</b> means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is—</p> <ul style="list-style-type: none"> <li>(a) an architectural or ornamental attachment; or</li> <li>(b) a rainwater fitting.</li> </ul> <p>Examples—</p> <ul style="list-style-type: none"> <li>(a) If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary.</li> <li>(b) If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.</li> </ul>
Building height	<p><b>Building height</b>, of a building, means—</p> <ul style="list-style-type: none"> <li>(a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or</li> <li>(b) the number of storeys in the building above ground level.</li> </ul>
Demand unit	<p><b>Demand unit</b> means a unit of measurement for measuring the level of demand for infrastructure.</p>
Development footprint	<p><b>Development footprint</b>, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by—</p> <ul style="list-style-type: none"> <li>(a) buildings or structures, measured to their outermost projection; or</li> <li>(b) landscaping or open space; or</li> <li>(c) facilities relating to the development; or</li> <li>(d) on-site stormwater drainage or wastewater treatment; or</li> <li>(e) a car park, road, access track or area used for vehicle movement; or</li> <li>(f) another area of disturbance.</li> </ul>
Domestic outbuilding	<p><b>Domestic outbuilding</b> means a non-habitable class 10a building that is—</p> <ul style="list-style-type: none"> <li>(a) a shed, garage or carport; and</li> <li>(b) ancillary to a residential use carried out on the premises where the building is located.</li> </ul>
Dwelling	<p><b>Dwelling</b> means all or part of a building that—</p> <ul style="list-style-type: none"> <li>(a) is used, or capable of being used, as a self-contained residence; and</li> <li>(b) contains— <ul style="list-style-type: none"> <li>(i) food preparation facilities; and</li> <li>(ii) a bath or shower; and</li> <li>(iii) a toilet; and</li> <li>(iv) a wash basin; and</li> <li>(v) facilities for washing clothes.</li> </ul> </li> </ul>

Column 1 Administrative Term	Column 2 Definition
Gross floor area	<p><b>Gross floor area</b>, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for—</p> <ul style="list-style-type: none"> <li>(a) building services, plant or equipment; or</li> <li>(b) access between levels; or</li> <li>(c) a ground floor public lobby; or</li> <li>(d) a mall; or</li> <li>(e) parking, loading or manoeuvring vehicles; or</li> <li>(f) unenclosed private balconies, whether roofed or not.</li> </ul>
Ground level	<p><b>Ground level</b> means—</p> <ul style="list-style-type: none"> <li>(a) the level of the natural ground; or</li> <li>(b) if the level of the natural ground has changed, the level as lawfully changed.</li> </ul>
Household	<p><b>Household</b> means 1 or more individuals who—</p> <ul style="list-style-type: none"> <li>(a) live in a dwelling with the intent of living together on a long-term basis; and</li> <li>(b) make common provision for food and other essentials for living.</li> </ul>
Minor building work	<p><b>Minor building work</b> means building work that increases the gross floor area of a building by no more than the lesser of the following—</p> <ul style="list-style-type: none"> <li>(a) 50m<sup>2</sup>;</li> <li>(b) an area equal to 5% of the gross floor area of the building.</li> </ul>
Minor electricity infrastructure	<p><b>Minor electricity infrastructure</b> means development for a supply network, as defined under the <i>Electricity Act 1994</i>, or for private electricity works that form an extensions of, or provide service connections to, properties from the network, if the network operates at standard voltages up to and including 66kV, other than development for—</p> <ul style="list-style-type: none"> <li>(a) building a new zone substation or build supply substation; or</li> <li>(b) the augmentation of an existing zone or bulk supply substation if the input or output standard voltage is significantly increased.</li> </ul>
Net developable area	<p><b>Net developable area</b>, for premises, means the area of the premises that—</p> <ul style="list-style-type: none"> <li>(a) is able to be developed; and</li> <li>(b) is not subject to a development constraint (a constraint relating to acid sulfate soils, flooding or slope, for example).</li> </ul>
Non-resident worker	<p><b>Non-resident worker</b> means a person who—</p> <ul style="list-style-type: none"> <li>(a) performs work as part of— <ul style="list-style-type: none"> <li>(i) a resource extraction project; or</li> <li>(ii) a project identified in a planning scheme as a major industry or infrastructure project; or</li> <li>(iii) a rural use; and</li> </ul> </li> <li>(b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere.</li> </ul>

Column 1 Administrative Term	Column 2 Definition
	Example— A person engaged in fly-in/fly-out, or drive in/drive out, working arrangements.
Outermost projection	<b>Outermost projection</b> , of a building or structure, means the outermost part of the building or structure, other than a part that is— (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.
Planning assumption	<b>Planning assumption</b> means an assumption about the type, scale, location and timing of future growth in the local government area.
Projection area(s)	<b>Projection area</b> means a part of the local government area for which the local government has carried out demand growth projection.
Secondary dwelling	<b>Secondary dwelling</b> means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Service catchment	<b>Service catchment</b> means an area serviced by an infrastructure network.
Setback	<b>Setback</b> , for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Site	<b>Site</b> , of development, means the land that the development is to be carried out on.  Examples— (a) If development is to be carried out on part of a lot, the site of the development is that part of the lot. (b) If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	<b>Site cover</b> , of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is— (a) in a landscaped or open space area (a gazebo or shade structure, for example); or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
Storey	<b>Storey</b> — (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than—

Column 1 Administrative Term	Column 2 Definition
	<ul style="list-style-type: none"> <li>(i) a space containing only a lift shaft, stairway or meter room; or</li> <li>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</li> <li>(iii) a space containing only a combination of the things stated in subparagraphs (i) or (ii); or</li> <li>(iv) a basement with a ceiling that is not more than 1m above ground level; and</li> </ul> <p>(b) includes—</p> <ul style="list-style-type: none"> <li>(i) a mezzanine; and</li> <li>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</li> </ul>
Temporary use	<p><b>Temporary use</b> means a use that—</p> <ul style="list-style-type: none"> <li>(a) is carried out on a non-permanent basis; and</li> <li>(b) does not involve the construction of, or significant changes to, permanent buildings or structures.</li> </ul>
Ultimate development	<p><b>Ultimate development</b>, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.</p>
Urban purpose	<p><b>Urban purpose</b> means a purpose for which land is used in cities or towns—</p> <ul style="list-style-type: none"> <li>(a) including residential, industrial, sporting, recreation and commercial purposes; but</li> <li>(b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.</li> </ul>
Width	<p><b>Width</b>, of a lot means the distance, measures in meters, between the midpoint of each side boundary of the lot.</p>

Schedule 2

# Mapping



## Schedule 2 Mapping

### SC2.1 Map index

The table(s) below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

**Table 2.1.1—Map index**

Map number	Map title	Gazettal date
<b>Strategic framework maps</b>		
There are no strategic framework maps in this planning scheme.		
<b>Zone maps</b>		
ZM-00	Richmond Shire Council Zone Map – Index	26 February 2021
ZM-01	Richmond Shire Council Zone Map – Richmond	26 February 2021
ZM-02	Richmond Shire Council Zone Map – Maxwelton	26 February 2021
ZM-03	Richmond Shire Council Zone Map – North Shire	26 February 2021
ZM-04	Richmond Shire Council Zone Map – South Shire	26 February 2021
<b>Local plan maps</b>		
There are no local plan maps in this planning scheme.		
<b>Overlay maps</b>		
OM-01	Richmond Shire Council Overlay Map – Bushfire Hazard	26 February 2021
OM-01.1	Richmond Shire Council Overlay Map – Bushfire Hazard – Richmond	26 February 2021
OM-02	Richmond Shire Council Overlay Map – Environmental Values	26 February 2021
OM-03	Richmond Shire Council Overlay Map – Flood Hazard	26 February 2021
OM-03.1	Richmond Shire Council Overlay Map – Flood Hazard – Richmond	26 February 2021
OM-04.1	Richmond Shire Council Overlay Map – Transport Noise Corridors – Richmond	26 February 2021
OM-04.2	Richmond Shire Council Overlay Map – Transport Noise Corridors – Maxwelton	26 February 2021
OM-05	Richmond Shire Council Overlay Map – Transport Network	26 February 2021
<b>Other plans maps</b>		
There are no other plan maps in this planning scheme.		

Editor's note—The Stock route network is spatially identified within the State planning policy (SPP) interactive mapping – Agricultural Stock route network.

Editor's note—Mining leases, mining claims and mineral development licences are spatially identified within GeoResGlobe interactive mapping. The *Planning Act 2016* does not apply to development in the area authorised under the *Mineral Resources Act 1989*, other than development on a Queensland heritage place. Interested persons may obtain details of the mining tenement from the chief executive of the department in which the *Mineral Resources Act 1989* is administered.

## SC2.2 Zone maps



# Richmond Shire Council Planning Scheme - Zone Map - Index

- Rural zone
- Rural residential zone
- General residential zone
- Centre zone
- Mixed use zone
- Industry zone
- Community facilities zone
- Recreation and open space zone
- Cadastre
- Waterway or waterbody

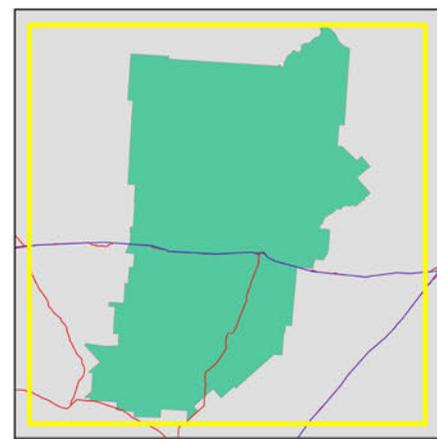
Cadastral data provided by the State of Queensland (The Digital Cadastral Database (DCDB), 2020).

While every care is taken to ensure the accuracy of this product, Richmond Shire Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability or negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.

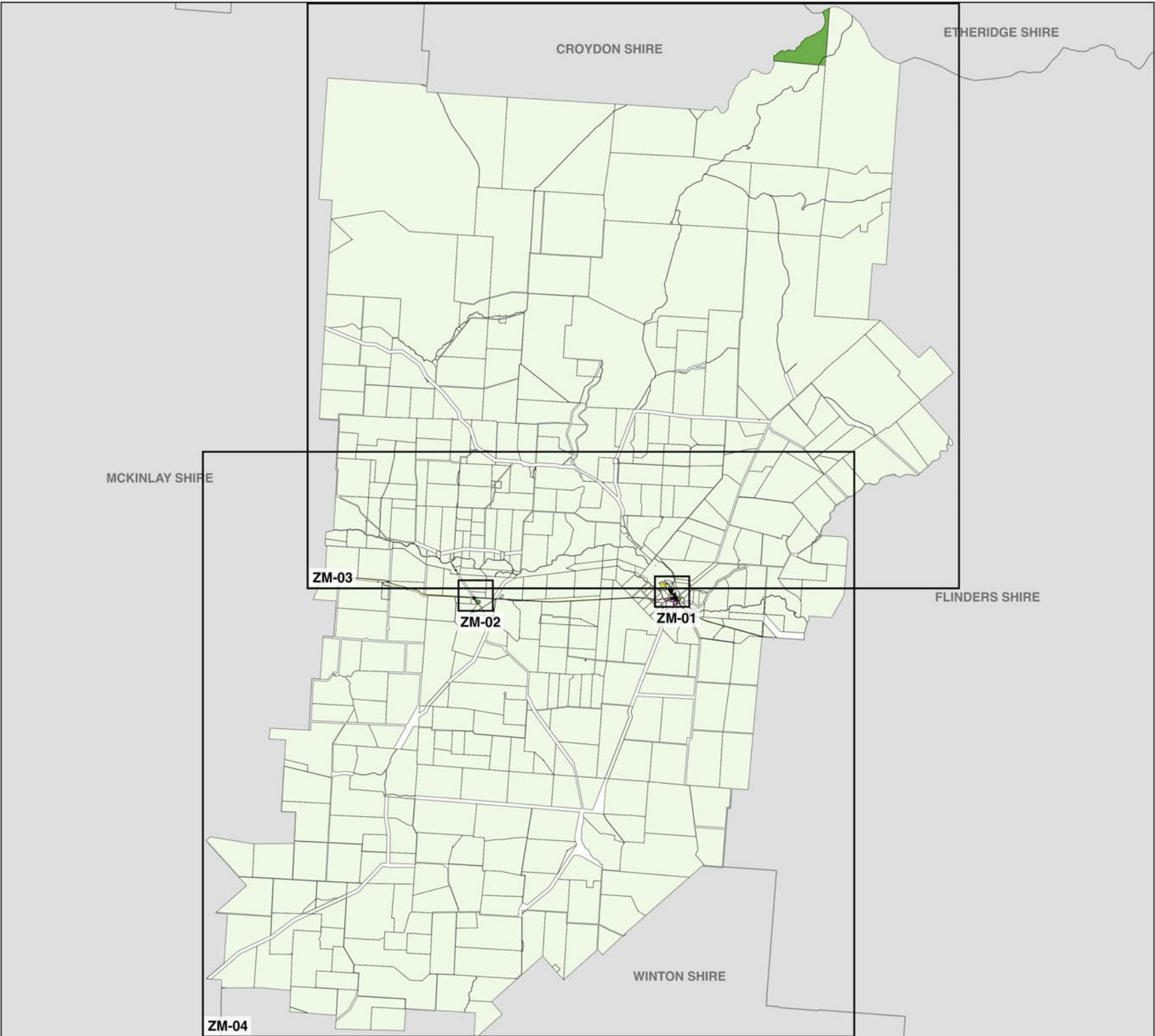
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Geocentric Datum of Australia 1994 (GDA94)



1:850000



**Zone Map - ZM-00**





Richmond Shire Council  
 Planning Scheme -  
 Zone Map -  
 Richmond

- Rural zone
- Rural residential zone
- General residential zone
- Centre zone
- Mixed use zone
- Industry zone
- Community facilities zone
- Recreation and open space zone
- Cadastre
- Waterway or waterbody

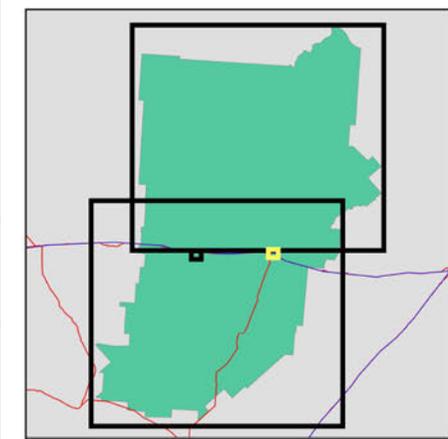
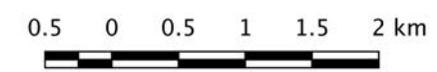
Cadastral data provided by the State of Queensland (The Digital Cadastral Database (DCDB), 2020).

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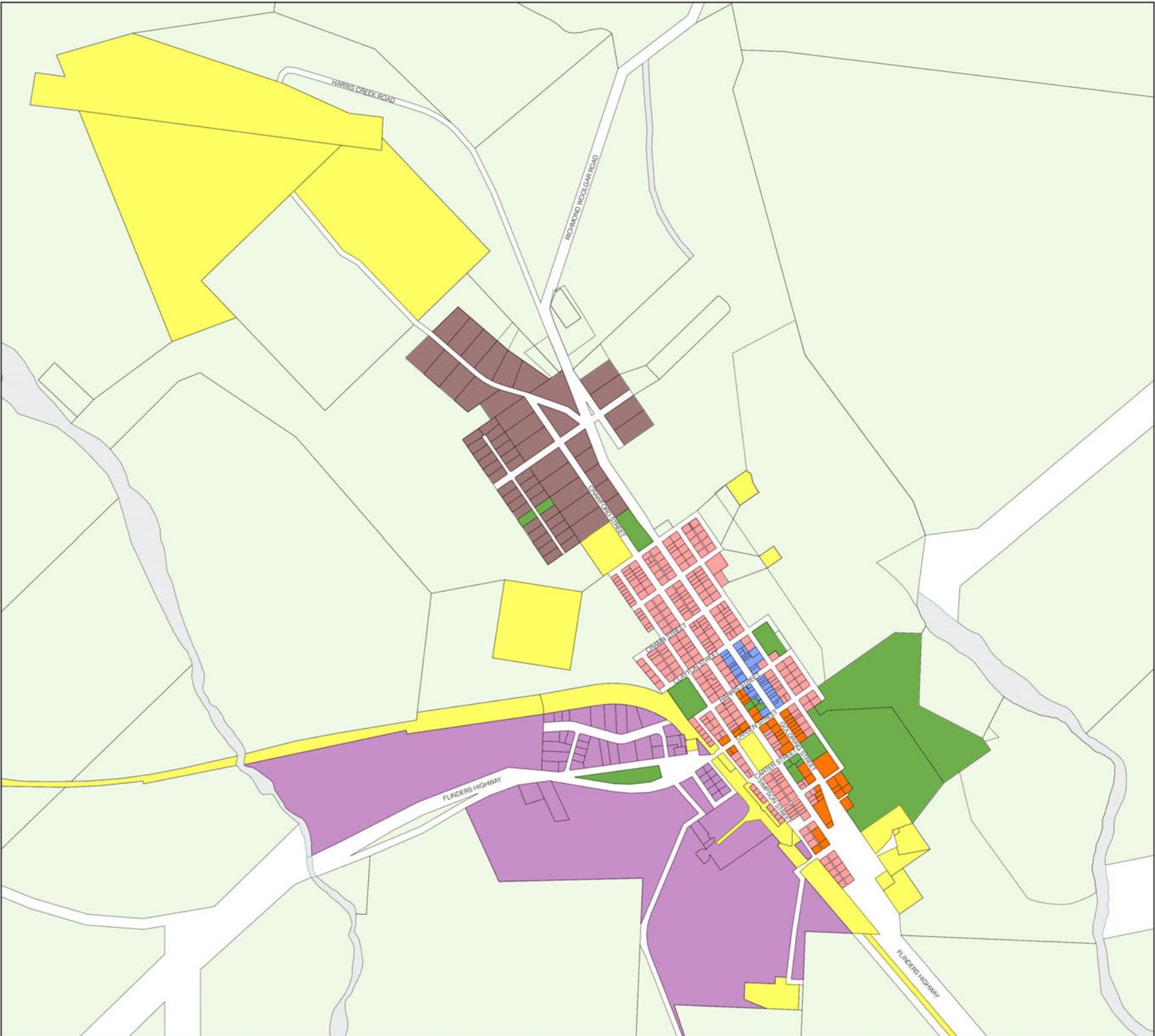
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1:20000

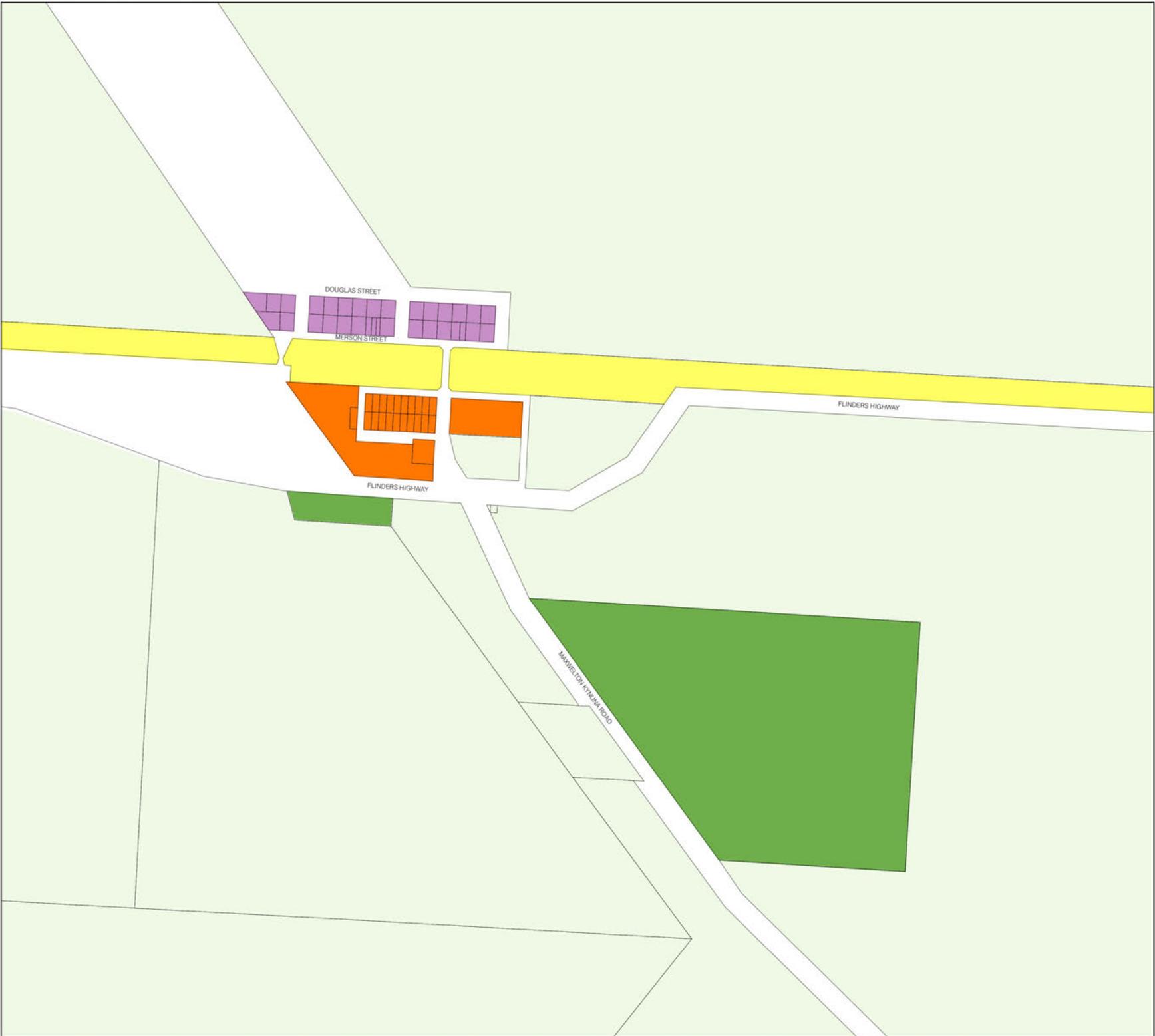


**Zone Map - ZM-01**





- Rural zone
- Rural residential zone
- General residential zone
- Centre zone
- Mixed use zone
- Industry zone
- Community facilities zone
- Recreation and open space zone
- Cadastre
- Waterway or waterbody



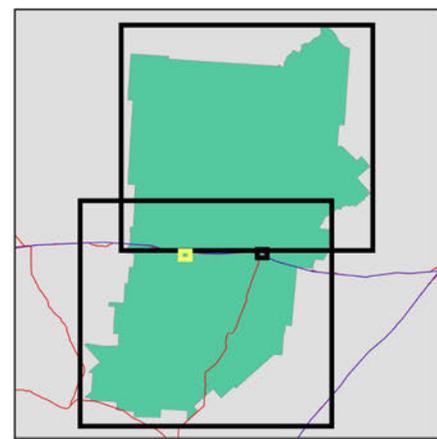
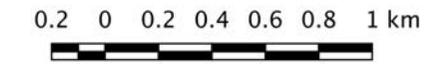
Cadastral data provided by the State of Queensland (The Digital Cadastral Database (DCDB), 2020).

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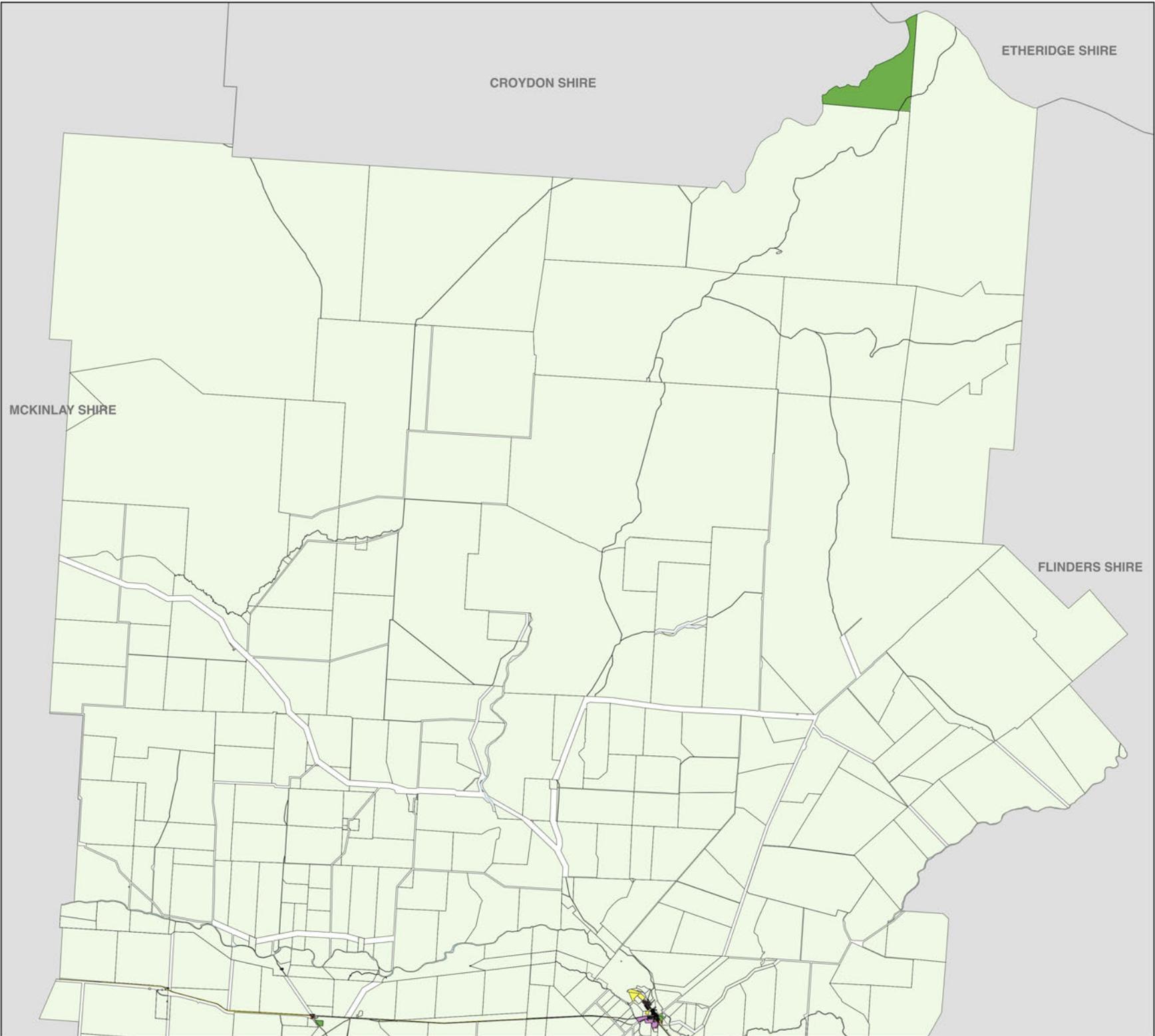
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**Zone Map - ZM-02**



Richmond Shire Council  
 Planning Scheme -  
 Zone Map -  
 North Shire

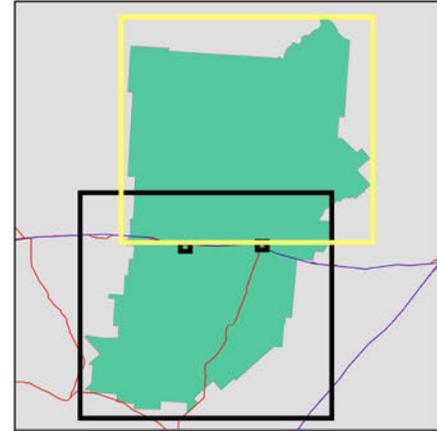
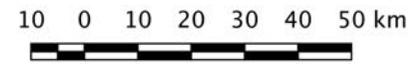


- Rural zone
- Rural residential zone
- General residential zone
- Centre zone
- Mixed use zone
- Industry zone
- Community facilities zone
- Recreation and open space zone
- Cadastre
- Waterway or waterbody

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**Zone Map - ZM-03**



# Richmond Shire Council Planning Scheme - Zone Map - South Shire

- Rural zone
- Rural residential zone
- General residential zone
- Centre zone
- Mixed use zone
- Industry zone
- Community facilities zone
- Recreation and open space zone
- Cadastre
- Waterway or waterbody

MCKINLAY SHIRE

FLINDERS SHIRE

WINTON SHIRE

Cadastral data provided by the State of Queensland (The Digital Cadastral Database (DCDB), 2020).

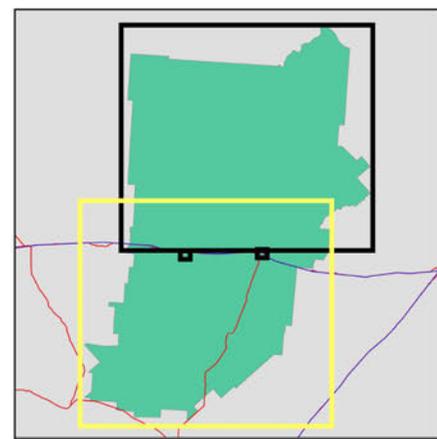
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10 0 10 20 30 40 50 km



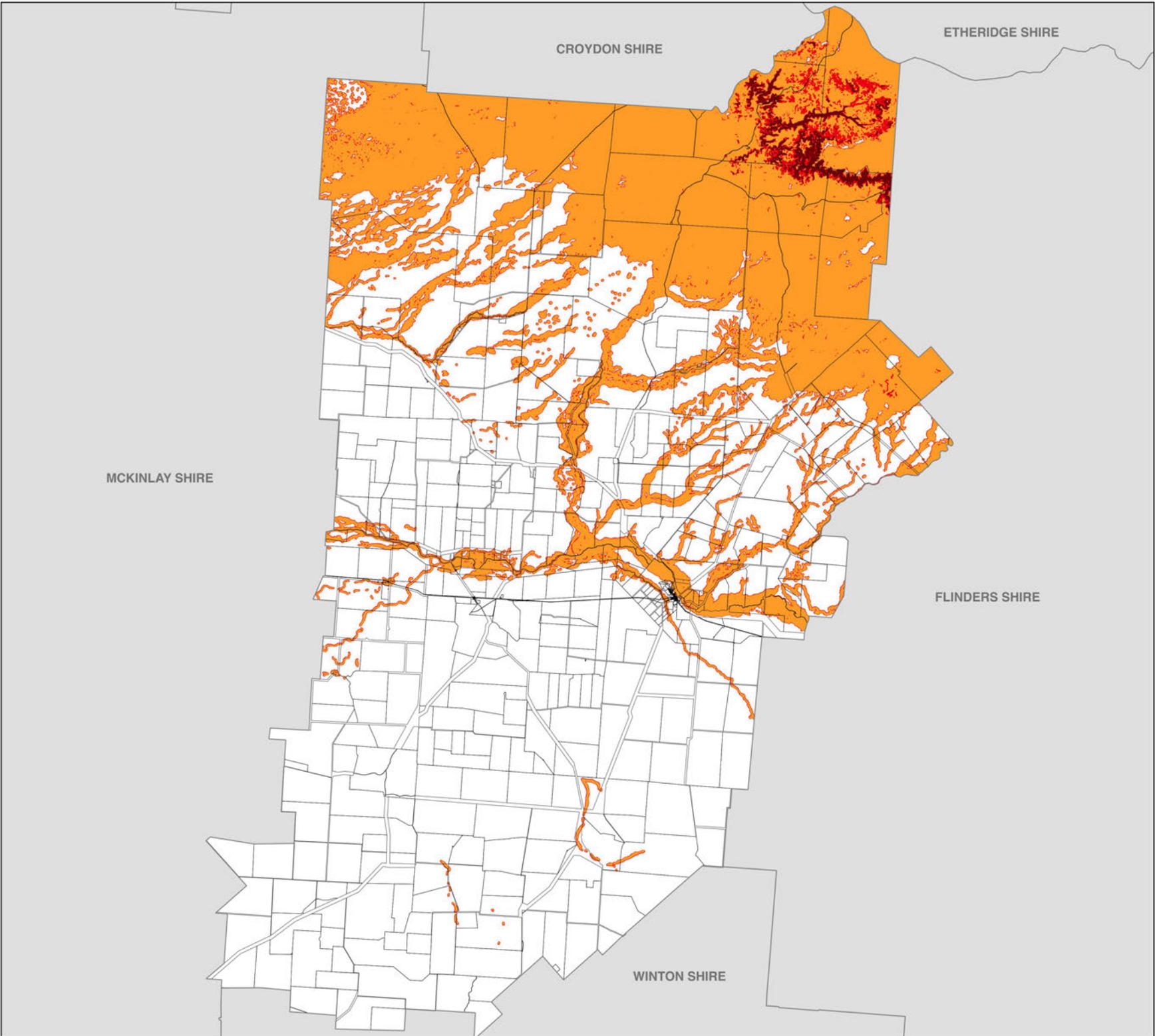
**Zone Map - ZM-04**

## SC2.3 Overlay maps



Richmond Shire Council  
 Planning Scheme -  
 Overlay Map -  
 Bushfire Hazard

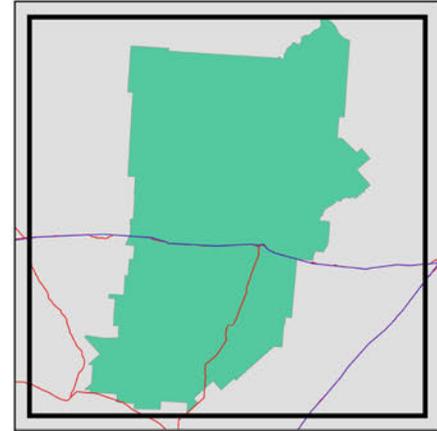
-  Very high potential bushfire intensity
-  High potential bushfire intensity
-  Medium potential bushfire intensity
-  Potential impact buffer



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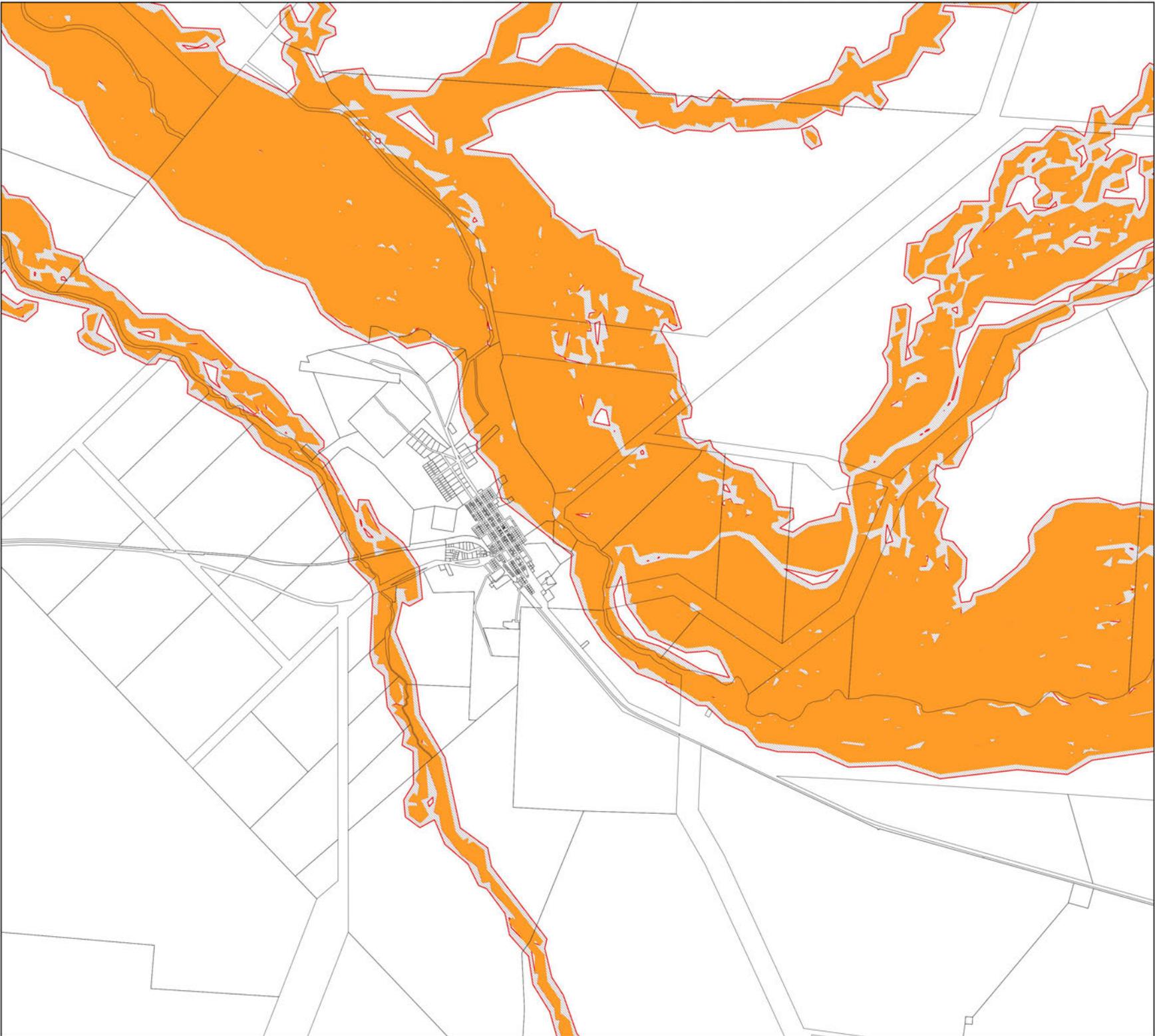


**Overlay Map - OM-01**



Richmond Shire Council  
 Planning Scheme -  
 Overlay Map -  
 Bushfire Hazard -  
 Richmond

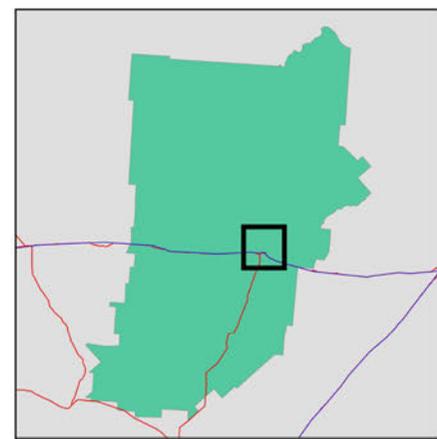
-  Very high potential bushfire intensity
-  High potential bushfire intensity
-  Medium potential bushfire intensity
-  Potential impact buffer



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1:70000

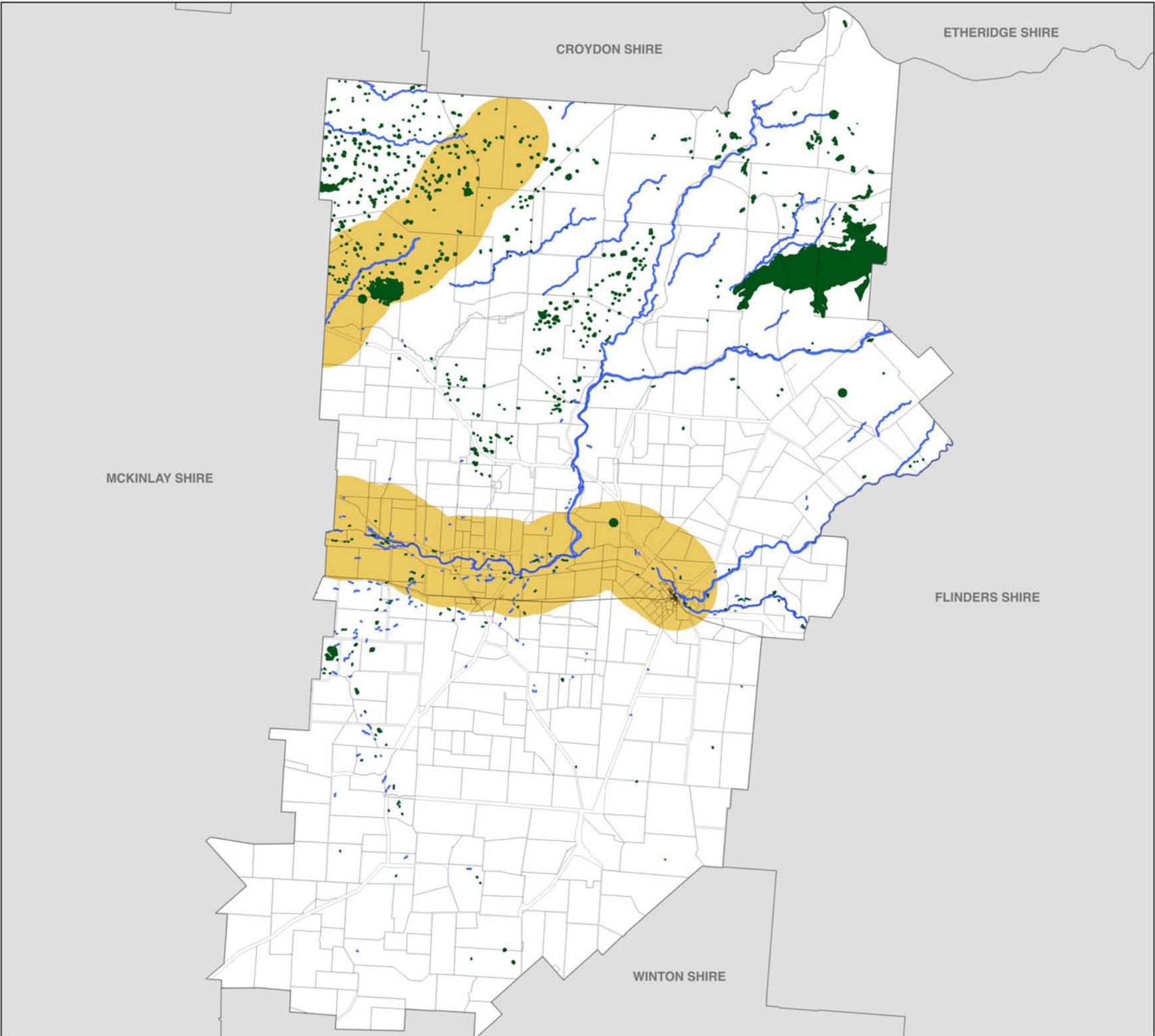


**Overlay Map - OM-01.1**



# Richmond Shire Council Planning Scheme - Overlay Map - Environmental Values

- High environmental values
- Waterbody or waterway
- Agricultural land - Class A
- Agricultural land - Class B

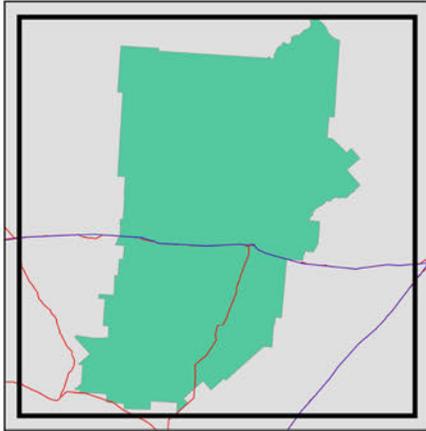


Data is derived from MSES mapping published by the State of Queensland 2019. Detailed MSES mapping is spatially identified within the State Planning Policy (SPP) interactive mapping system.

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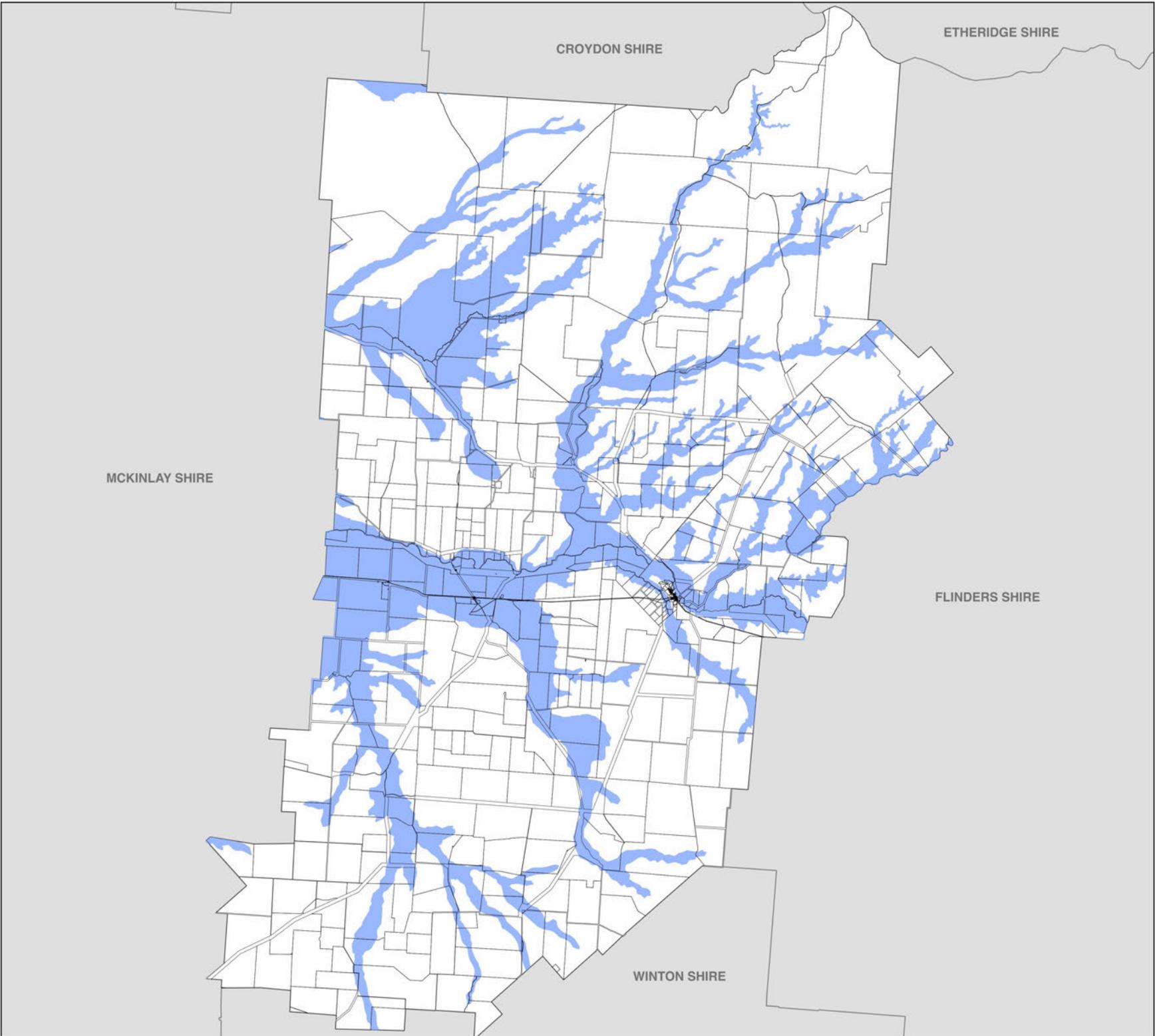


**Overlay Map - OM-02**



# Richmond Shire Council Planning Scheme - Overlay Map - Flood Hazard

 Flood hazard area



Flood hazard data provided by the State of Queensland (The Queensland Floodplain Assessment Overlay, 2013) and Richmond township area data provided by Richmond Shire Council (Flinders River Flood Mitigation and Risk Management Study by Engeny Water Management, 2012).

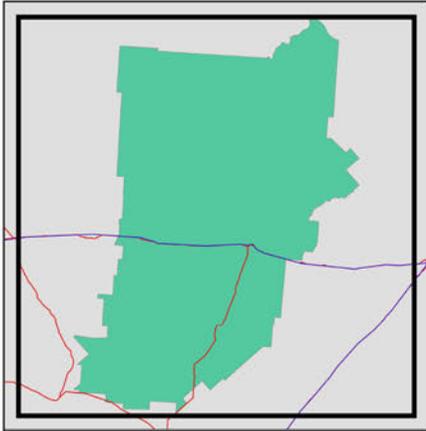
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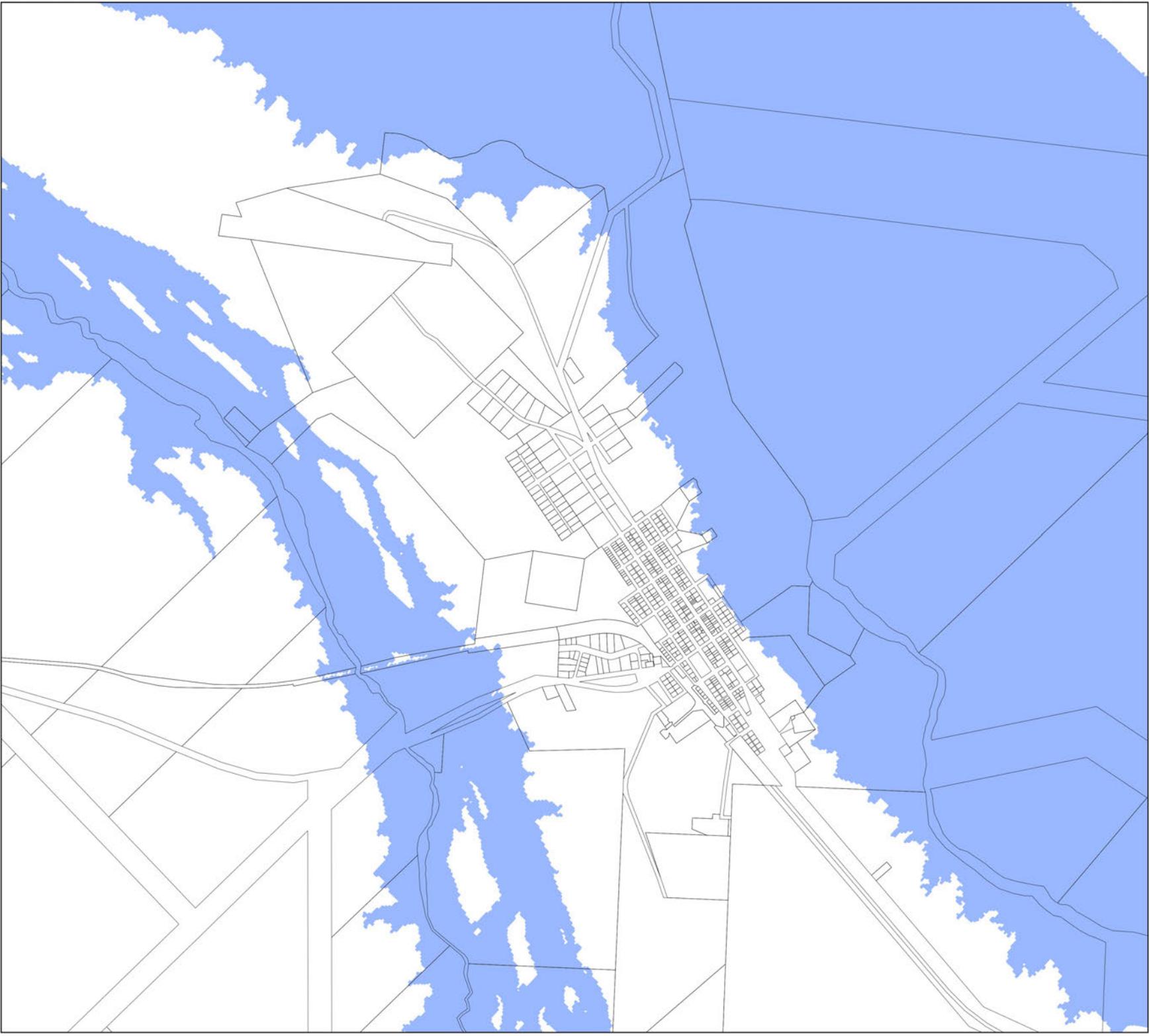
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**Overlay Map - OM-03**



 Flood hazard area



Flood hazard data provided by the State of Queensland (The Queensland Floodplain Assessment Overlay, 2013) and Richmond township area data provided by Richmond Shire Council (Flinders River Flood Mitigation and Risk Management Study by Engeny Water Management, 2012).

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**Overlay Map - OM-03.1**



**Rail Noise Corridors**

-  Category 2
-  Category 3
-  Category 4

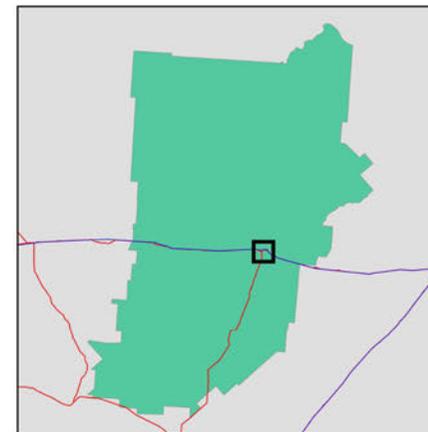
**Road Noise Corridors (Voluntary)**

-  Category 0
-  Category 1
-  Category 2
-  Category 3
-  Category 4

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**Overlay Map - OM-04.1**



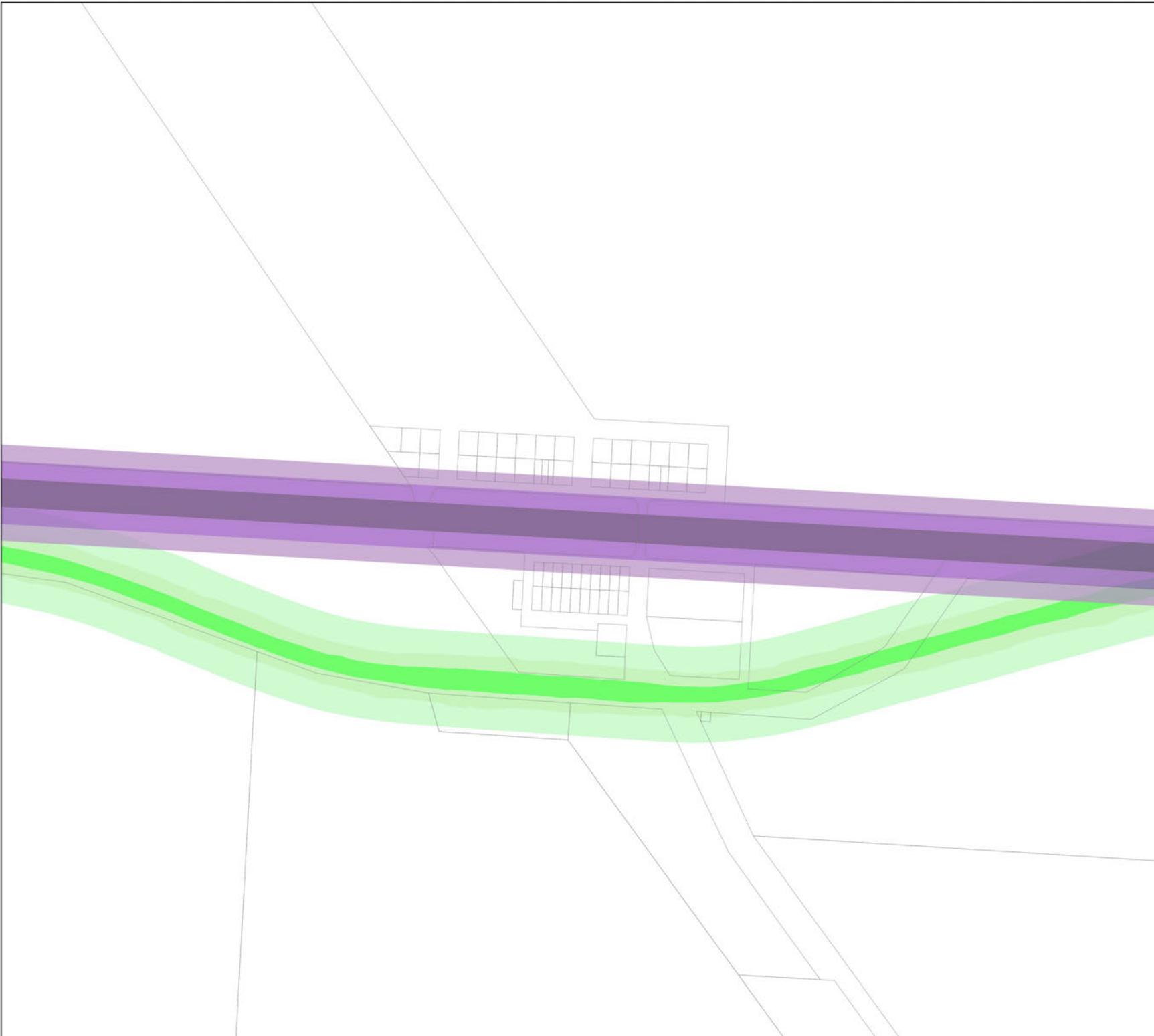


**Rail Noise Corridors**

-  Category 2
-  Category 3
-  Category 4

**Road Noise Corridors (Voluntary)**

-  Category 0
-  Category 1
-  Category 2
-  Category 3
-  Category 4

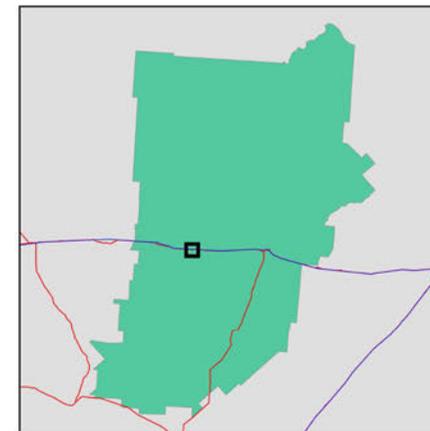
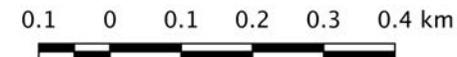


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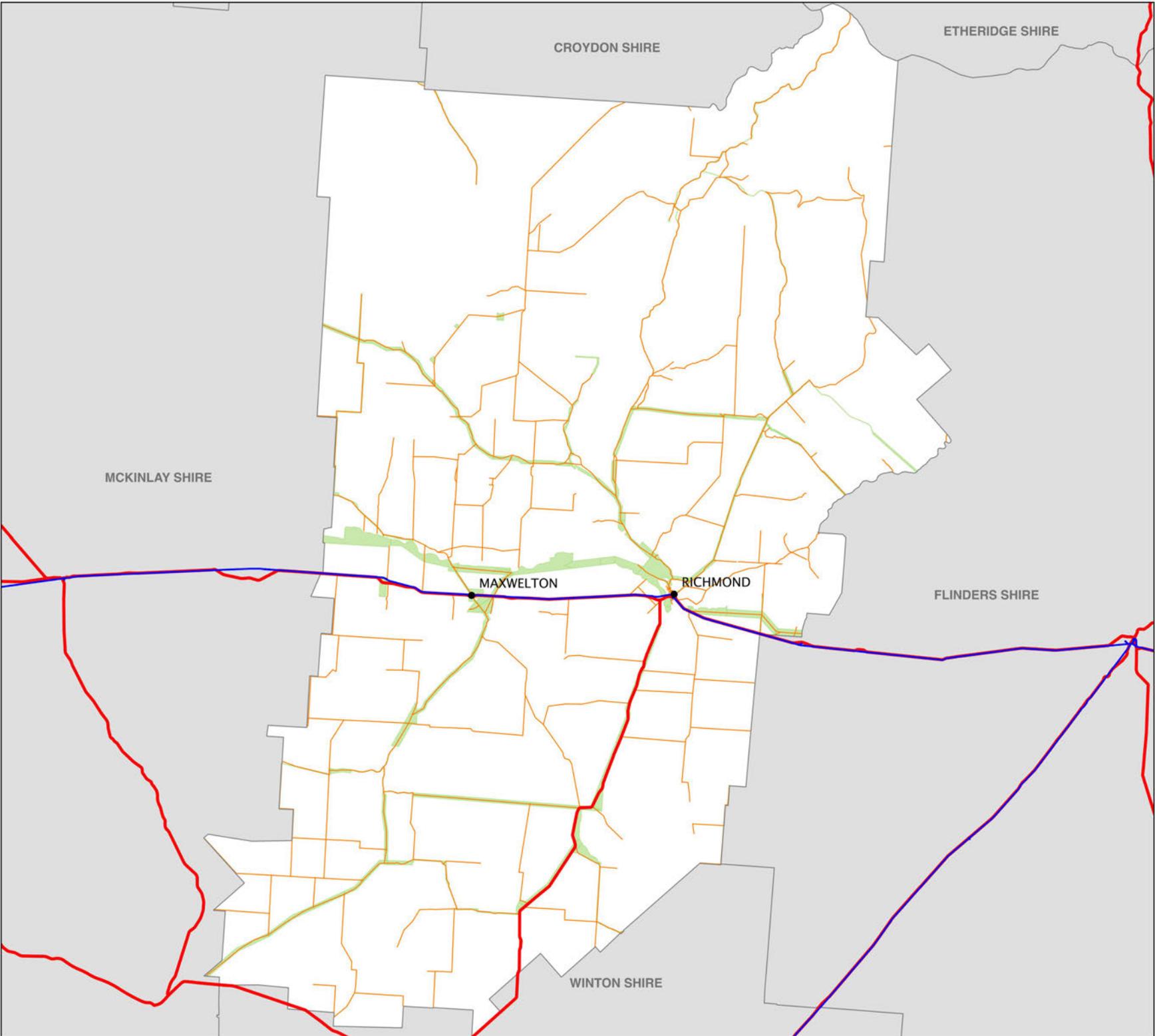
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# Richmond Shire Council Planning Scheme - Overlay Map - Transport Network

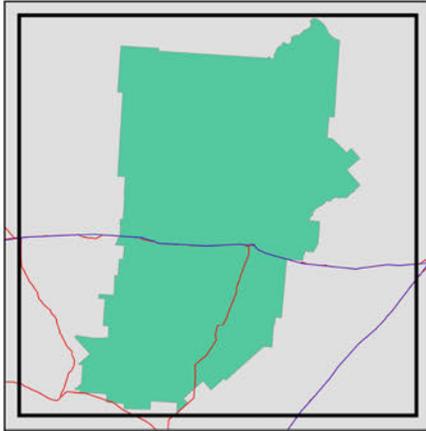
- Rail network
- State-controlled roads
- Local roads
- Stock route network



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**Overlay Map - OM-05**

Schedule 3

Notations  
required under  
the *Planning*  
*Act 2016*

## Schedule 3 Notations required under the *Planning Act 2016*

### SC3.1 Notation of decisions affecting the planning scheme under section 89 of the Act

*Table 1—Notation of decisions under section 89 of the Act*

<b>Date of decision</b>	<b>Location</b> Note—real property description.	<b>Decision type</b>	<b>File/Map reference</b>

Editor's note—This schedule must include details of:

- (a) development approvals that are substantially inconsistent with the planning scheme
- (b) variation approvals
- (c) decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development.

### SC3.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

*Table 1—Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act*

<b>Date of resolution</b>	<b>Date of effect</b>	<b>Details</b>	<b>Contact information</b>

Editor's note—This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

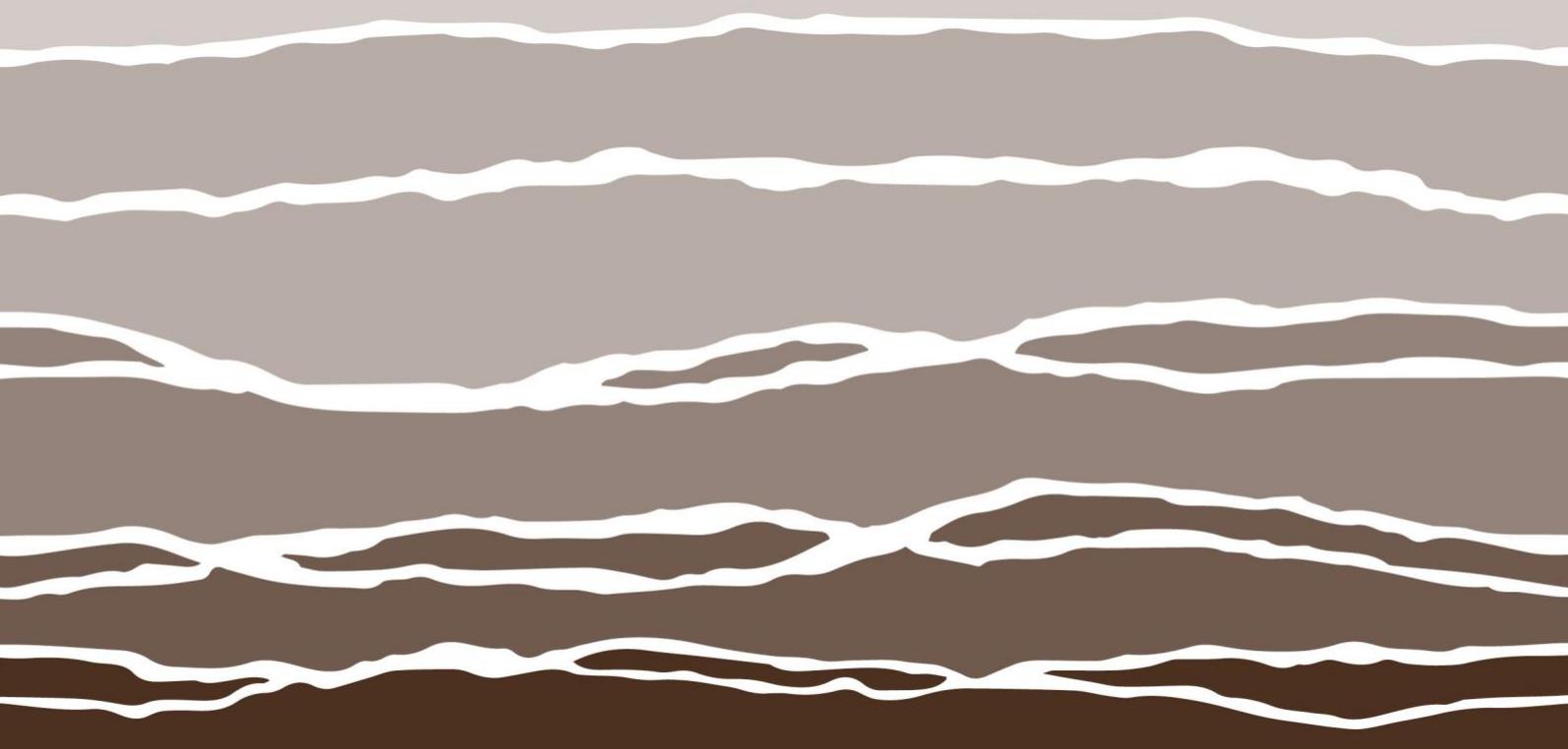
### SC3.3 Notation of registration for urban encroachment provisions under section 267 of the Act

*Table 1—Notation of registrations made under section 267 of the Act*

<b>Date of registration of the premises</b>	<b>Location of premises</b> Note—real property description.	<b>Details of registration</b>	<b>Term of registration</b>

Schedule 4

# Designation of premises for development



# Schedule 4 Designation of premises for development

*Table 1—Designation of premises for development of infrastructure under section 42 of the Act*

<b>Date the designation, amendment, extension or repeal takes effect</b>	<b>Location of premises</b> <small>Note—real property description.</small>	<b>Street address</b> <small>Note—include the relevant local government area if the notation is outside the planning scheme area.</small>	<b>Type of infrastructure</b>

Schedule 5

# Planning scheme policies

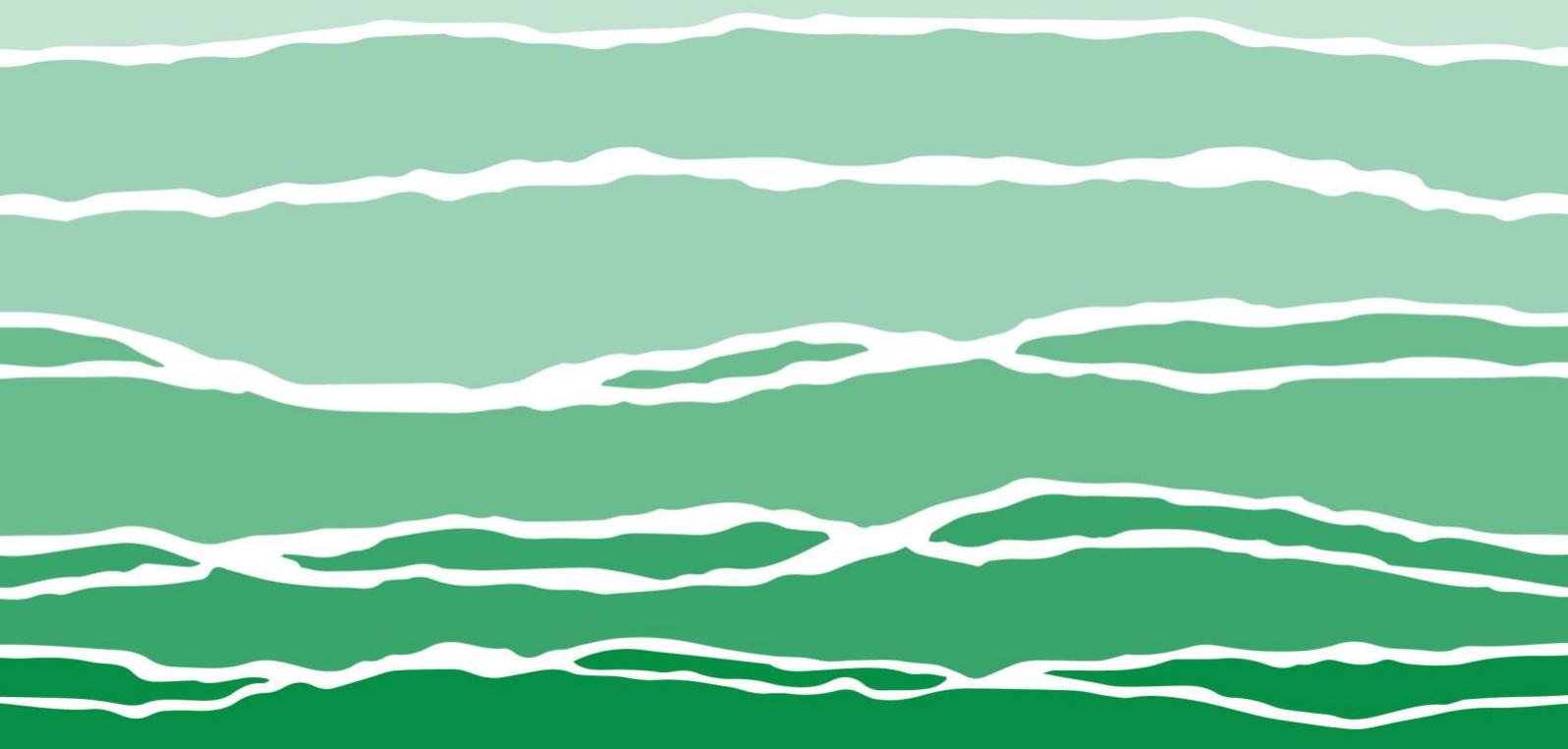


## **Schedule 5 Planning scheme policies**

There are no planning scheme policies for this planning scheme

Appendix 1

# Table of amendments



# Appendix 1 Table of amendments

Table 1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments



# Planning Scheme 2020

Prepared under the *Planning Act 2016*

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Richmond Qld 4822

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[www.richmond.qld.gov.au](http://www.richmond.qld.gov.au)