



Common Key Elements

Template

October 2003

(Not to be included in Planning Scheme)

insert title **Planning Scheme** insert year

Insert effective date

Foreword

This planning scheme sets out the requirements for use or development in accordance with the *Land Use Planning and Approvals Act 1993* (the Act).

The plans show how land is zoned and the scheme sets out the provisions that apply to a use or development of land. These include administrative, zone and schedule provisions.

The provisions in this planning scheme should be read together with the Act.

The foreword, footnotes and appendices are not legally part of this planning scheme. They have been added to help users understand the planning scheme and its relationship to the Act. They are a guide only and do not cover all relevant law relating to planning schemes or the planning approval process. Council disclaims any legal liability for any error or omission in the foreword, footnotes or appendices.

Table of Contents

Part A Strategy

- 1.0 Preliminary
- 2.0 Objectives for Planning

Part B Administration

- 3.0 Interpretation
- 4.0 Planning Scheme Operation
- 5.0 Exemptions

Part C Zones

- 6.0 Residential
- 7.0 Low Density Residential, etc

Part D Schedules

- S1.0 insert name Schedule
- S2.0 add other schedules eg. Car parking, Heritage, Signs etc....

Part E Appendices

- 1. Application Requirements
- 2. Planning Scheme Amendments

Part A - Strategy

1.0 Preliminary

1.1 Planning Scheme Title

1.1.1 This planning scheme is called the *insert name* Planning Scheme *insert date*.

1.2 Composition of this Planning Scheme

1.2.1 This planning scheme consists of this document and the plans marked *insert reference*.

1.3 Planning Scheme Area

1.3.1 The planning scheme area comprises all the land within the thick black line on the plans.

1.4 Planning Scheme Purpose

1.4.1 The purpose of this planning scheme is:

- (a) to further the objectives of the Resource Management and Planning System of Tasmania and the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and
- (b) to achieve the objectives for planning in Part A by regulating or prohibiting the use or development of land in the planning scheme area.

2.0 Objectives for Planning

Council to insert the planning strategies and objectives derived from the investigations for the preparation of the Planning Scheme having regard to s.20 and s.21 of the Act.

Part B - Administration

3.0 Interpretation

3.1 Planning Terms

3.1.1 This planning scheme is to be interpreted in accordance with the *Acts Interpretation Act 1931*.¹

3.1.2 In this planning scheme a reference to a Table of Use is a reference to the Table of Use in the relevant zone.

3.1.3 In this planning scheme, unless the contrary intention appears:

the Act	means the <i>Land Use Planning and Approvals Act 1993</i> .
agency	means: (a) a department or other agency of Government of the State or of the Commonwealth; or (b) an authority of the State or of the Commonwealth established for a public purpose.
application	means an application for a permit made under this planning scheme.
building	as defined in the Act.
basement	means a storey either below ground level or that projects no more than one metre above finished ground level.
building height [#]	means the vertical distance from natural ground level to the roof or parapet at any point.
Council	means the insert name of Council.
demolition	means the damaging, defacing, destruction or removal of any building or works in whole or in part.
development	as defined in the Act.
existing non-conforming use	means a use that: (a) is prohibited, except in accordance with clause 4.14; and (b) was lawfully existing when this planning scheme, or the amendment that prohibited the use, came into operation.
frontage	means a boundary of a lot which abuts a road.

¹ Subject to the *Acts Interpretation Act 1931*, terms used in this planning scheme are to have their ordinary meaning, unless specifically defined in clause 3.1.3.

gross floor area	means the total floor area of the building measured from the outside of the external walls or the centre of a common wall and includes all roofed areas.
habitable room [#]	Any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic darkroom, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.
land	as defined in the Act.
mezzanine [#]	means an intermediate floor within a room.
natural ground level	means the natural level of a site at any point or if the context requires existing ground level of a site at any point.
net floor area	means the total floor area of all buildings on a site. It does not include walls, the area of stairs, loading bays, accessways or car parking areas or any area occupied by machinery required for air conditioning, heating or power supply or lifts.
permit	as defined in the Act.
plot ratio [#]	means the gross floor area of all buildings on the site divided by the area of the site.
private open space	means an outdoor area of land or dwelling for the exclusive use of the occupants.
setback	means the minimum distance from any lot boundary to any wall of a building.
site coverage [#]	means the proportion of a site covered by buildings.
storey	means that part of a building between floor levels. If there is no floor above, it is the part between the floor level and the ceiling.
works	as defined in the Act.
use	as defined in the Act.

Optional - if the term is used in the scheme

Councils can add to this list

3.2 Defined Use

3.2.1 In this planning scheme:

Animal breeding, boarding or training	means use of land for breeding, boarding or training animals. Examples are a cattery, dog pound, horse stable and kennel.
Bulky goods sales	means use of land for selling goods of a bulky nature. Examples are garden and landscape suppliers, primary produce sales, timber yards and trade suppliers.
Business and professional services	means use of land for administration, clerical, technical, professional or other similar activities. Examples are a bank, call centre, child health clinic, consulting room, funeral parlour, office, real estate agency, veterinary surgery and travel agency.
Community services	means use of land for community, cultural, religious, social, entertainment or recreational purposes. Examples are an ambulance station, art gallery, cemetery, cinema, conference centre, crematorium, dancing school, exhibition centre, fire station, function centre, gymnasium, hall, indoor recreation facility, library and place of worship.
Corrective institution	means use of land for holding or reforming persons committed to it by the courts. Examples are a prison, remand centre, and any other type of detention facility.
Educational and occasional care	means use of land for educational or short-term care purposes. Examples are a respite centre for the elderly or people with disabilities, childcare centre, employment training centre, kindergarten, primary school, secondary school and tertiary institution.
Equipment and machinery sales and hire	means use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive industry	means use of land for extracting or removing material from the ground for commercial use, construction, roadwork or manufacturing works. Included is the treatment or processing of these resources by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples are, mining, quarrying, sand mining, and turf extraction.
Food services	means use of land for preparing or selling food or drink for consumption on or off the premises. Examples are a restaurant, cafe and take-away food shop.

General retail and hire	means use of land for selling goods or services, or hiring goods. Examples are an adult product shop, amusement centre, beauty salon, betting agency, department store, hairdresser, market, shop, shop front dry cleaner, supermarket and video shop.
Hospital services	means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to persons admitted as in-patients. It may include the care or treatment of outpatients.
Hotel industry	means use of land to sell liquor for consumption on or off the premises. Examples are a hotel, bottle shop and tavern.
Manufacturing and processing	means use of land for manufacturing, assembling or processing products. It does not include resource processing. Examples are boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication and textile manufacturing.
Natural and cultural values management	means use of land to protect, conserve or manage ecological systems, cultural sites or landscapes.
Recycling and waste disposal	means use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples are a refuse disposal site, recycling depot, scrap yard, vehicle wrecking yard and waste transfer station.
Research and development	means use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.
Residential	means use of land for one or more dwellings providing long term accommodation. Examples are an apartment, conjoined dwelling, dependent persons unit, flat, home occupation, house, shack and multiple dwellings.
Resource development	means use of land for propagating, cultivating or harvesting plants or for keeping and breeding animals for their products. It includes the handling, packing or storing of produce for dispatch to processors. Examples are aquaculture, bee keeping, crop production, marine farming, forestry and grazing.
Resource processing	means use of land for treating, processing or packing plant or animal resources. Examples are an abattoir, animal saleyard, cheese factory, fish processing, milk processing and sawmilling.
Service industry	means use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples are a car wash, commercial laundry, motor repair garage and panel beater.

Sports and recreation	means use of land for leisure, recreation or sporting purposes conducted wholly or mainly in outdoor settings. Examples are a golf course or driving range, firing range, motor racing track, outdoor recreation facility, public swimming pool, race course, sports ground and showground.
Storage	means use of land primarily for storage or wholesale of goods, and may incorporate distribution. Examples are boat and caravan storage, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.
Tourist accommodation	means use of land for providing overnight accommodation facilities for tourists or travellers. Examples are a bed and breakfast establishment, camping, campervan and caravan park, holiday cabin, holiday flat, holiday unit, hostel, motel, serviced apartment and residential camp.
Tourist operation	means use of land specifically to attract tourists, other than for the provision of accommodation. Examples are a winery, theme park, visitor's centre, wildlife park and zoo.
Transport depot and distribution	means use of land for distributing goods or passengers, or facilities to park and service vehicles. Examples are an airport, bus terminal, heliport, mail centre, railway station, road or rail freight terminal, taxi depot and a wharf.
Utilities	means use of land for: (a) telecommunications; or (b) transmitting or distributing gas, oil, or power; or (c) transport networks; or (d) collecting, treating, transmitting, storing or distributing water; or (e) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. Examples are a gas, water or sewerage main; electrical sub-station; power line; pumping station; retarding basin; road; railway line; sewage treatment plant; water storage dam; storm or flood water drain and weir.
Vehicle fuel sales and service	means use of land for the servicing of vehicles, the selling of motor vehicle fuel from bowsers and the sale of lubricants.
Vehicle parking	means use of land primarily for the parking of motor vehicles.
Vehicle sales and hire	means use of land for displaying, selling or hiring or leasing boats, caravans, motor cycles, trailers, car or similar vehicles.

(Councils must use this list and cannot add to it)

4.0 Planning Scheme Operation

4.1 Zones

4.1.1 The planning scheme area is divided into zones. Zones are based on:

- (a) the existing and allowable future use of land within a zone; and
- (b) broadly similar natural, economic or community values.

4.1.2 The plans show how land is zoned.

4.2 Schedules

4.2.1 Schedules set out standards for:

- (a) particular types of use or development; and
- (b) matters that affect land that cannot be described by zone boundaries.

4.3 Standards

4.3.1 Standards for use or development are set out:

- (a) in each zone; and
- (b) in the schedules.

4.3.2 A standard is applicable to a use or development if:

- (a) the relevant zone or schedule applies to the use or development; and
- (b) the objective for the standard applies to the use or development.

4.3.3 Council may consider the relevant objective for a standard to:

- (a) clarify the purpose of an acceptable solution or performance criterion; or
- (b) help determine whether a use or development meets an acceptable solution or performance criterion.

4.3.4 A use or development must comply with each applicable standard by complying with:

- (a) all acceptable solutions or all performance criteria for that standard; or
- (b) some acceptable solutions and all the performance criteria related to all the other acceptable solutions of that standard.

4.4 Requirement for a Permit

4.4.1 A use or development of land must not be commenced or carried out:

- (a) without a permit granted and in effect in accordance with the Act and the provisions of this planning scheme; or
- (b) in a manner contrary to the conditions and restrictions of a permit.

4.5 Application Requirements²

4.5.1 Sufficient documentation must be provided with an application to demonstrate compliance with all relevant planning scheme standards including the following:

- (a) a full description of the proposal;
- (b) relevant characteristics of the site and its surroundings; and
- (c) the manner in which the use or development will operate.

4.6 Multiple Use

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

4.6.2 Each use that is not directly associated with and a subservient part of another use on the same site must be separately categorised.

4.7 Categorising Use

4.7.1 Each use must be categorised into one of the definitions listed and described in clause 3.2.1.

4.7.2 If a use fits a description of more than one defined use, the most specific defined use applies.

4.7.3 If a use does not readily fit any defined use, it must be categorised as the most similar defined use.

4.8 Categorising Development

4.8.1 Each development must be categorised as one of the defined uses listed in clause 3.2.1.

4.8.2 A development is categorised by:

- (a) determining the use that the development is associated with, even if the application does not seek a permit for that use; or
- (b) otherwise, if the application does not show that use, then the defined use that Council considers most appropriate.

² Suggested information to accompany an application is set out in Appendix 1.

4.9 Determining Applications

4.9.1 In determining an application for a permit Council must:

- (a) seek to further the objectives of the Act;
- (b) act in accordance with the requirements of a State Policy;
- (c) give effect to any direction from the Commission under s.28(1)(a) or s.41(a) of the Act in accordance with s.51(3)(b) and (c) of the Act; and
- (d) give effect to all relevant standards and any other requirements specified in the scheme.

and must have regard to:

- (e) the objectives for planning as set out in Part A;
- (f) the purpose of the relevant zone;
- (g) the purpose of any relevant schedule;
- (h) any advice, information or recommendation with respect to the application that it seeks from a person who has the necessary qualifications or experience; and
- (i) any representations received as a result of notification under s.57 of the Act

4.10 Permitted Use or Development

4.10.1 A use or development in a zone is permitted if:

- (a) the defined use into which it is categorised is shown in a Table of Use as permitted and any related qualification does not apply; or
- (b) it meets a related qualification to the relevant defined use and that qualification states it is permitted, and it meets all acceptable solutions for all applicable standards; or
- (d) any other provision of this planning scheme provides that it is permitted.

4.10.2 Council must grant a permit for a use or development that is permitted and may impose conditions and restrictions reasonably required as a result of any matter which council is required to take in to consideration when determining the application.

4.10.3 A use or development is not permitted if any other provision of this planning scheme provides that it is discretionary or prohibited.

4.11 Discretionary Use or Development

4.11.1 A use or development in a zone is discretionary if:

- (a) the defined use into which it is categorised is shown in a Table of Use as discretionary and any related qualification does not apply; or
- (b) it meets a related qualification to the relevant defined use and that qualification states it is discretionary, and it meets all applicable standards; or
- (c) it is permitted and does not comply with one or more acceptable solutions for all applicable standards; or
- (d) any other provision of this planning scheme provides that it is discretionary.

4.11.2 Council has the discretion to refuse or grant a permit for a discretionary use or development and may impose conditions and restrictions.

4.11.3 A use or development is not discretionary if any other provision of this planning scheme provides that it is permitted or prohibited.

4.12 Prohibited Use or Development

4.12.1 A use or development in a zone is prohibited if:

- (a) the defined use into which it is categorised is shown in a Table of Use as prohibited; or
- (b) it meets any related qualification to the relevant defined use and that qualification states it is prohibited; or
- (c) it does not meet all applicable standards; or
- (d) any other provision of this planning scheme provides that it is prohibited.

4.12.2 Council must refuse to grant a permit for a use or development that is prohibited.

4.13 Conditions and Restrictions

4.13.1 Conditions and restrictions imposed by Council on a permit may include:*

- (a) requirements that specific things be done to the satisfaction of Council or any agency; and
- (b) staging of a use or development, including timetables for commencing and completing stages; and
- (c) the order that use or development can be commenced.

* Councils can add to this list

4.14 Extension or Transfer of an Existing Non-conforming Use

4.14.1 The extension or transfer of an existing non-conforming use from one part of a site to another, and any development necessary for that, is discretionary if the extension or transfer and that development:

- (a) is necessary to the continued operation of the existing non-conforming use; and
- (b) will bring the use or development into greater conformity with this planning scheme, the objectives of the Act and any State Policy when taken together as a whole; and
- (c) will have a less detrimental impact on adjacent uses and the amenity of the locality; and
- (d) will not substantially intensify the existing non-conforming use.

4.15 Damaged or Destroyed Buildings or Works

4.15.1 The reconstruction of;

- (a) a building or works accidentally damaged or destroyed, on which an existing non-conforming use depends; or
- (b) a non-conforming building or works accidentally damaged or destroyed on which a conforming use depends;

is discretionary.

3 4 5 6 7

³ A permit takes effect on the day it is granted, unless there is a right of appeal.

If the applicant is the only person with a right of appeal they can notify Council that they wish to forgo their right of appeal and intend to commence the use or development immediately.

If another person has a right of appeal, the permit takes effect 14 days after they were served notice of the grant of the permit if no appeal is lodged with the Appeal Tribunal. If an appeal is made to the Tribunal, the permit can not be acted upon until the appeal is determined or abandoned.

⁴ Council's permit does not overcome the need for any other approvals, such as a building permit or a licence under the *Liquor and Accommodation Act 1990*. A use or development can not commence without all the necessary approvals.

⁵ After a permit has been granted, the applicant or owner of the property can write to Council to seek a minor amendment. Council can grant this without triggering the processes normally required for a full application.

⁶ A permit will lapse if a use or development has not substantially commenced within 2 years of being granted, unless Council has granted an extension of time. If a permit has lapsed, a new application must be made.

⁷ Council must ensure compliance with the planning scheme and the *Land Use Planning and Approvals Act 1993*. Council, the Resource Planning and Development Commission or any person can apply to the Appeal Tribunal for an order to enforce the planning scheme.

5.0 Exemptions⁸

5.1 Use or Development not Requiring a Permit

5.1.1 A permit is not required for use or development described in clauses 5.2 – 5._ below.

5.2 Occasional Use

5.2.1 Occasional sporting, social and cultural events.

5.3 Alterations, Maintenance and Repair of Buildings and Works

5.3.1 Maintenance and repair of buildings and works that do not involve external structural alterations.

5.3.2 Internal alterations to a building.

5.3.3 Minor protrusions, including antennae, aerials and satellite dishes incidental to any use or development.

5.4 Minor Buildings or Structures

5.4.1 Development or demolition of minor domestic buildings or structures within the rear curtilage of a residential development including non-commercial dog kennels, garden sheds, glasshouses, rubbish receptacles or other such minor structures for the domestic needs of the occupants provided that:

- (a) the gross floor area of the building or structure does not exceed 9 square metres;
- (b) no part of the building or structure is higher than 2.1 metres above natural ground level;
- (c) each side is no longer than 3 metres; and
- (d) no part of the building or structure encroaches within any service easement or within 1 metre of any underground service.

⁸ Some aspects of mining, forestry, farm dams and marine farming are exempt from the need for a planning permit under the Act.

5.5 Fences

- 5.5.1 Side and rear boundary fences and retaining walls not adjoining a road or reserve and not exceeding a combined height of 2.1 metres.
- 5.5.2 Boundary fences and retaining walls adjoining a road or reserve, not exceeding a height of 1.2 metres above natural ground level and not on a site listed on the Tasmanian Heritage Register or listed in the Heritage Schedule in this planning scheme.

5.6 Provision, Maintenance and Repair of Infrastructure

- 5.6.1 Maintenance, repair and minor modification of infrastructure, including roads, tracks, footpaths, drains, sewers, power lines, pipelines and telecommunications facilities.
- 5.6.2 Emergency works required to protect public safety, property or the environment.
- 5.6.3 The provision within the road reserve of underground infrastructure, minor above ground infrastructure and connections to adjoining properties for services such as:
 - (a) sewerage, stormwater and water pipelines; and
 - (b) electricity, telephone, telecommunications and similar lines; and
 - (c) gas pipelines and other similar pipelines.
- 5.6.4 Minor road works within the scope of:

Upgrading including minor widening of existing carriage ways; or making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping; road related infrastructure; unless the site or item is on the Tasmanian Heritage Register or listed in the Heritage Schedule in this planning scheme.

5.7 Home Office

- 5.7.1 Use of part of a dwelling by a resident as a home office for the purpose of administrative, technical or professional services if:
 - (a) clients or customers do not come to the dwelling; and
 - (b) advertising signs are not displayed; and
 - (c) there is no external change to the appearance of the dwelling.

Councils can add to this list

Part C

Zones

(Note: The 15 zones cannot be added to but not all zones need to be used)

6.0 Residential Zone

6.1 Purpose of Residential Zone

- 6.1.1 To provide for residential use or development that accommodates a range of dwelling types and densities where full infrastructure services are available, including access to educational, recreational, transport and community services.
- 6.1.2 Council to include any additional statements of purpose relevant to its area.

6.2 Table of Use for the Residential Zone

- 6.2.1 The following table shows permitted, discretionary and prohibited use in the residential zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

6.3 Standards for Use in the Residential Zone

- 6.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 6.3.2 Insert Title of Provision.....

6.4 Standards for Development in the Residential Zone

- 6.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 6.4 .2 Insert Title of Provision.....

7.0 Low Density Residential Zone

7.1 Purpose of Low Density Residential Zone

- 7.1.1 To provide for residential development on larger lots (with or without infrastructure services) where there are constraints to development at higher densities.
- 7.1.2 Council to include any additional statements of purpose relevant to its area.

7.2 Table of Use

7.2.1 The following table shows permitted, discretionary and prohibited use in the low density residential zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

7.3 Standards for Use in the Low Density Residential Zone

7.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

7.3.2 Insert Title of Provision.....

7.4 Standards for Development in the Low Density Residential Zone

7.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

7.4.2 Insert Title of Provision.....

8.0 Mixed Use Zone

8.1 Purpose of Mixed Use Zone

- 8.1.1 To provide for a range of residential, commercial, industrial and other uses that complement the function of a township, settlement or a locality where a mix of uses has established and it is desirable for a mix to be maintained.
- 8.1.2 Council to include any additional statements of purpose relevant to its area.

8.2 Table of Use

- 8.2.1 The following table shows permitted, discretionary and prohibited uses in the mixed use zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

8.3 Standards for Use in the of Mixed Use Zone

- 8.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 8.3.2 Insert Title of Provision.....

8.4 Standards for Development in the of Mixed Use Zone

- 8.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 8.4.2 Insert Title of Provision.....

9.0 Rural Living Zone

9.1 Purpose of Rural Living Zone

- 9.1.1 To provide for residential development on large lots in a non-urban setting where it can be expected that infrastructure services may be limited and residential amenity will be influenced by the rural character of the area.
- 9.1.2 Council to include any additional statements of purpose relevant to its area.

9.2 Table of Use

- 9.2.1 The following table shows permitted, discretionary and prohibited use in the rural living zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

9.3 Standards for Use in the Rural Living Zone

- 9.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 9.3.2 Insert Title of Provision.....

9.4 Standards for Development in the Rural Living Zone

- 9.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 9.4.2 Insert Title of Provision.....

10.0 Light Industrial Zone

10.1 Purpose of Light Industrial Zone

10.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where off-site impacts are minimal or can be managed to minimise conflict or impact on the amenity of any other uses.

10.1.2 Council to include any additional statements of purpose relevant to its area.

10.2 Table of Use

10.2.1 The following table shows permitted, discretionary and prohibited use in the light industrial zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

10.3 Standards for Use in the Light Industrial Zone

10.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

10.3.2 Insert Title of Provision.....

10.4 Standards for Development in the Light Industrial Zone

10.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

10.4.2 Insert Title of Provision.....

11.0 Industrial Zone

11.1 Purpose of the Industrial Zone

11.1.1 To provide for manufacturing, processing, repair, storage and distribution of goods and materials where there may be off-site impacts that affect the amenity of other uses.

11.1.2 Council to include any additional statements of purpose relevant to its area.

11.2 Table of Use

11.2.1 The following table shows permitted, discretionary and prohibited use in the industrial zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

11.3 Standards for Use Industrial Zone

11.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

11.3.2 Insert Title of Provision.....

11.4 Standards for Development in the Industrial Zone

11.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

11.4.2 Insert Title of Provision.....

12.0 Strategic Industrial Zone

12.1 Purpose of Strategic Industrial Zone

12.1.1 To provide for the manufacturing, processing, repair, storage and distribution of goods and materials that is strategically reliant on a particular location, such as proximity to major transport infrastructure or raw materials. Industries that are not reliant on the strategic characteristics of the zone should not locate in this zone.

12.1.2 Council to include any additional statements of purpose relevant to its area

12.2 Table of Use

12.2.1 The following table shows permitted, discretionary and prohibited use in the strategic industrial zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

12.3 Standards for Use in the Strategic Industrial Zone

12.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

12.3.2 Insert Title of Provision.....

12.4 Standards for Development in the Strategic Industrial Zone

12.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

12.4.2 Insert Title of Provision.....

13.0 Local Business Zone

13.1 Purpose of Local Business Zone

13.1.1 To provide for retailing, offices and community services serving the local area.

13.1.2 Council to include any additional statements of purpose relevant to its area.

13.2 Table of Use

13.2.1 The following table shows permitted, discretionary and prohibited use in the local business zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

13.3 Standards for Use in the Local Business Zone

13.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

13.3.2 Insert Title of Provision.....

13.4 Standards for Development in the Local Business Zone

13.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

13.4.2 Insert Title of Provision.....

14.0 Business Zone

14.1 Purpose of Business Zone

14.1.1 To provide for retailing, offices and community services in a concentrated area.

14.1.2 Council to include any additional statements of purpose relevant to its area.

14.2 Table of Use

14.2.1 The following table shows permitted, discretionary and prohibited use in the business zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

14.3 Standards for Use in the Business Zone

14.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

14.3.2 Insert Title of Provision.....

14.4 Standards for Development in the Business Zone

14.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

14.4.2 Insert Title of Provision.....

15.0 Central Business Zone

15.1 Purpose of Central Business Zone

- 15.1.1 To provide for retailing, offices, entertainment, and community services concentrated in a major centre.
- 15.1.2 Council to include any additional statements of purpose relevant to its area.

15.2 Table of Use

- 15.2.1 The following table shows permitted, discretionary and prohibited use in the central business zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

15.3 Standards for Use in the Central Business Zone

- 15.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 15.3.2 Insert Title of Provision.....

15.4 Standards for Development in the Central Business Zone

- 15.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

- 15.4.2 Insert Title of Provision.....

16.0 Commercial Zone

16.1 Purpose of Commercial Zone

16.1.1 To provide for large floor area retailing and service industries.

16.1.2 Council to include any additional statements of purpose relevant to its area.

16.2 Table of Use

16.2.1 The following table shows permitted, discretionary and prohibited use in the commercial zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

16.3 Standards for Use in the Commercial Zone

16.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

16.3.2 Insert Title of Provision.....

16.4 Standards for Development in the Commercial Zone

16.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

16.4.2 Insert Title of Provision.....

17.0 Environmental Management Zone

17.1 Purpose of Environmental Management Zone

17.1.1 To provide for the protection and management of areas of environmental value such as cultural landscapes, remnant vegetation, fragile landforms, water catchments and areas of recreational value, allowing for complementary use or development where consistent with any strategies for protection and management.

17.1.2 Council to include any additional statements of purpose relevant to its area.

17.2 Table of Use

17.2.1 The following table shows permitted, discretionary and prohibited use in the environmental management zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

17.3 Standards for Use in the Environmental Management Zone

17.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

17.3.2 Insert Title of Provision.....

17.4 Standards for Development in the Environmental Management Zone

17.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

17.4.2 Insert Title of Provision.....

18.0 Rural Resource Zone

18.1 Purpose of Rural Resource Zone

18.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries.

18.1.2 Council to include any additional statements of purpose relevant to its area.

18.2 Table of Use

18.2.1 The following table shows permitted, discretionary and prohibited use in the rural resource zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

18.3 Standards for Use in the Rural Resource Zone

18.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

18.3.2 Insert Title of Provision.....

18.4 Standards for Development in the Rural Resource Zone

18.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

18.4.2 Insert Title of Provision.....

19.0 Recreation Zone

19.1 Purpose of Recreation Zone

19.1.1 To provide for a range of recreational use or development in predominantly urban settings, allowing for complementary uses where they do not impact adversely on recreational amenity.

19.1.2 Council to include any additional statements of purpose relevant to its area.

19.2 Table of Use

19.2.1 The following table shows permitted, discretionary and prohibited use in the recreation zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

19.3 Standards for Use in the Recreation Zone

19.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

19.3.2 Insert Title of Provision.....

19.4 Standards for Development in the Recreation Zone

19.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

19.4.2 Insert Title of Provision.....

20.0 Utilities Zone

20.1 Purpose of Utilities Zone

20.1.1 To provide for major infrastructure use or development and other compatible uses where the viability and operation of the infrastructure is not affected.

20.1.2 Council to include any additional statements of purpose relevant to its area.

20.2 Table of Use

20.2.1 The following table shows permitted, discretionary and prohibited use in the utilities zone.

Permitted	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Discretionary	
Defined Use	Qualification
Insert defined use	Insert any qualifications
Prohibited	
All other defined uses	

20.3 Standards for Use in the Utilities Zone

20.3.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

20.3.2 Insert Title of Provision.....

20.4 Standards for Development in the Utilities Zone

20.4.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

20.4.2 Insert Title of Provision.....

Part D

Schedules

S1.0 insert name **Schedule**

S1.1 Purpose of Schedule

S1.1.1 The purpose of this schedule is to:

Insert a description of the purpose of the schedule

S1.2 Application of Schedule

S1.2.1 Proposals for use or development to which this schedule applies must demonstrate compliance with the standards set out in clauses S1.5.1 to S1.5.X below.

S1.3 Definition of Terms in this Schedule

Insert any definitions that are particular to the schedule, if any.

S1.4 Use or development not Requiring a Permit

Insert any exemptions that are particular to the schedule, if any.

S1.5 Standards for Use for insert title Schedule

S1.5.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

S1.6 Standards for Development for insert title Schedule

S1.6.1 Insert Title of Provision

Objective:	
Performance Criteria	Acceptable Solution

NOTE: The format for Schedules is to be used as a general guide only

Part E

Appendices

Appendix 1 - Application Requirements

In addition to a completed application form and any fees, an application must be supported with sufficient information to demonstrate compliance with all relevant planning scheme provisions.

Below is a list of information and plans that should be provided unless Council is satisfied the information is not relevant to the assessment of the proposal.

A covering letter – describing any aspects of the proposal not given on the application form and the details of any pre-application discussions with Council officers.

A copy of the current certificate of title, including the title plan and schedule of easements.

A site analysis, undertaken as part of the design of the proposal and involving:

- consultation with Council planning staff to determine particular requirements for the area; and
- a site survey identifying the physical characteristics of the site (such as soil type, vegetation coverage, watercourses or coastal areas that may be affected), any site constraints (such as landslip or flooding), infrastructure provision and whether there are any existing developments or uses or other conditions that will affect the proposal.

The site analysis should include the area surrounding the site to evaluate the impact on adjoining uses, the effect of any nearby hazards and the relationship of the proposal to nearby infrastructure (such as open space or bus routes). Analysis at a regional level may also be necessary.

Plans

Three copies of appropriately dimensioned plans with the following suggested presentation.

Site Plan at a scale of 1:100, 1:200 or 1:250 showing the following:

- a north point;
- the boundaries and dimensions of the site;
- topography and major site features;
- natural drainage lines, water courses and wetlands;
- the location of existing and proposed buildings on the site indicating those being retained or demolished;
- the location of buildings on adjoining sites where relevant;
- the use of all existing and proposed buildings and works on the site;
- trees and vegetation to be removed, retained and planted;
- proposed roads, driveways, car parking areas and footpaths within the site;

- any proposed open space, communal space or facilities;
- Australian Height Datum levels;
- main service connection points and easements;
- the method of drainage;
- proposed subdivision lot boundaries where applicable; and
- any staging of the proposed use.

Detailed layout plans and elevations (where buildings are proposed) at a scale of 1:100 or 1:200 showing:

- a north point;
- the internal layout of each building on the site;
- the private open space for each dwelling;
- external storage spaces;
- car parking location and layout;
- elevations of every proposed building;
- materials to be used on roofs and external walls; and
- the relationship of the elevations to natural ground level, showing any proposed cut or fill.

Other supporting information

For some types of development, Council may require further information such as a landscape plan, shadow diagrams, traffic impact assessment or an environmental management plan.

Appendix 2 - Planning Scheme Amendments

Number	Description	Effective Date
insert number	insert description	insert date

(Councils can add other appendices)