

Planning Directive No. 1

The Format and Structure of Planning Schemes

This Planning Directive has been issued by the Minister for Planning under s.13(1) of the *Land Use Planning and Approvals Act 1993* and came into effect on 17 February 2016. It replaces Planning Directive No. 1 – *The Format and Structure of Planning Schemes* which came into effect on 18 June 2014.

Version	Issue date	Description
1.0	19 September 2012	Insert clause 8.6.1(d) where a permit is always required, if it is required by a code.
2.0	5 December 2012	Amend definition of Single Dwelling.
3.0	2 October 2013	Clarify the definition of single dwelling, clarify clause numbering hierarchy, simplify Table 8.2 and correct minor errors.
4.0	8 January 2014	Amend clause 1.0 of Planning Directive, amend clause 8.1 Application requirements of the Template and amend clause 8.5 of the Template
5.0	18 June 2014	Replace clause 9.1.1 and insert new clause 9.2 Development for existing Discretionary Uses
6.0	17 February 2016	Modifies the application clause of the Planning Directive to refer to interim planning schemes declared and made under the Act due to recent amendments to the Act. Modifies clauses 4.1.3 and 5.0.2 of the Template to refer to revised sections of the Act resulting from recent amendments. Modifies limited exemptions clauses 6.1.1, 6.1.4, 6.2.1, 6.2.3, 6.3.1, 6.4.1 and 6.5.1 of the Template to clarify provisions between the general exemptions and Codes exemptions. Modifies clause 6.4.2 to remove an inconsistency with Planning Directive No. 4.1.

PLANNING DIRECTIVE NO. 1

THE FORMAT AND STRUCTURE OF PLANNING SCHEMES

1.0 Application

- 1.0 This planning directive applies to interim planning schemes that have been declared or made under the *Land Use Planning and Approvals Act 1993* (the Act):

2.0 Interpretation

- 2.1 In this planning directive, "Planning Scheme Template" means the document, forming part of this planning directive, set out in the Schedule to this planning directive.
- 2.2 In this planning directive, a reference to a planning scheme includes a reference to a planning scheme, a draft planning scheme and, except in clause 4.0, an amendment, or draft amendment, to a planning scheme that is made after this planning directive is made.
- 2.3 For the purposes of this planning directive, text shown in grey text in the Planning Scheme Template is instructional only and is not taken to form part of the provisions specified in the Planning Scheme Template.

3.0 Contents of planning schemes

- 3.1 A planning scheme must not contain a provision unless –
- (a) the provision is a provision set out in this planning directive and, in accordance with this planning directive, the provision must be included in the planning scheme; or
 - (b) the provision is a provision set out in this planning directive and, in accordance with this planning directive, may be, but is not required to be, included in the planning scheme; or
 - (c) the provision is of a kind, and is placed in a position in the planning scheme, that is in accordance with the instructions indicated in grey text in the Planning Scheme Template.

4.0 Provisions that must be contained in planning schemes

- 4.1 A planning scheme made after this planning directive comes into force must contain, without alteration or omission, the provisions specified in Parts A, B and C of the Planning Scheme Template.
- 4.2 An amendment, or draft amendment, to a planning scheme must not have the effect that the planning scheme, as so amended, would contravene subclause 4.1.

5.0 Zones that may, but are not required to be, contained in planning schemes

- 5.1 A planning scheme made after this planning directive comes into force may, but is not required to, contain a provision set out in a clause in Part D of the Planning Scheme Template.
- 5.2 A planning scheme may only contain a provision set out in a clause in Part D of the Planning Scheme Template if the planning scheme includes all of the provisions in the clause set out in Part D of the Planning Scheme Template.

6.0 Additional provisions

- 6.1 Additional planning terms and definitions may be added to subclause 4.1.3 of the planning scheme. Additional terms and definitions should only be added where it is necessary to provide clear meaning to the provisions of the planning scheme. Before adding a new term or definition consideration should be given as to whether the ordinary meaning of the words is adequate. No additional term or definition may be added if it will create an inconsistency with the terms and definitions contained in the Planning Scheme Template. Any additional planning terms and definitions to be added must receive prior endorsement by the Commission in accordance with the process established for that purpose.
- 6.2 Additional exemptions may be added to clauses 5.0 and 6.0 of the planning scheme where a planning authority is satisfied that such an exemption is required due to unique local circumstances. Any additional exemptions must be self-contained and must not rely on or refer to any standards elsewhere in the planning scheme. They must be clearly described so as to remove any doubt or ambiguity as to whether an application is required.

Any additional general exemptions added to clause 5.0 of the planning scheme must not be inconsistent with the limiting subclauses in clause 6.0 of the planning scheme. Any additional exemptions in clause 6.0 of the planning scheme must be added to the relevant category in clause 6.0 of the planning scheme or if a different category, must be subject to the appropriate limitation.








- 6.3 Additional defined uses for a use class listed in Table 8.2 of the planning scheme, may be added to the third column of that table with the corresponding addition to the planning terms and definitions in subclause 4.1.3 of the planning scheme, in accordance with 6.1 of this planning directive.
- 6.4 Additional Particular Purpose Zones may be included in the planning scheme if required. The additional Particular Purpose Zones must be numbered sequentially.


7.0 Form and structure of planning schemes in relation to codes and specific area plans

- 7.1 A code included in a planning scheme must be in the form, and have the structure and numbering, indicated in Part E of the Planning Scheme Template.
- 7.2 A specific area plan included in a planning scheme must be in the form, and have the structure and numbering, indicated in Part F of the Planning Scheme Template.

8.0 Zones to be shown in particular colours

Each zone used in the planning scheme and correspondingly shown on the planning scheme maps must be shown by the following standard colours:

Zone	Colour	Colour
10.0 General Residential	Red <i>Red, 255, Green 0, Blue 0</i> #FF0000	
11.0 Inner Residential	Maroon <i>Red, 128, Green 0, Blue 0</i> #800000	
12.0 Low Density Residential	Light Coral <i>Red: 240, Green 128, Blue 128</i> #F08080	
13.0 Rural Living	Pink <i>Red: 255, Green 192, Blue 203</i> #FFC0CB	
14.0 Environmental Living	Olive <i>Red 128, Green 128, Blue 0</i> #808000	
15.0 Urban Mixed Use	Silver <i>Red 192, Green 192, Blue 192</i> #C0C0C0	
16.0 Village	Orange <i>Red 255, Green 165, Blue 0</i> #FFA500	

17.0 Community Purpose	Light yellow <i>Red 255, Green 255, Blue 192</i> #FFFFC0	
18.0 Recreation	Lime <i>Red 0, Green 255, Blue 0</i> #00FF00	
19.0 Open Space	Green <i>Red 0, Green 128, Blue 0</i> #008000	
20.0 Local Business	Light Blue <i>Red 173, Green 216, Blue 230</i> #ADD8E6	
21.0 General Business	Royal Blue <i>Red 65, Green 105, Blue 225</i> #4169E1	
22.0 Central Business	Medium Blue <i>Red 0, Green 0, Blue 205</i> #0000CD	
23.0 Commercial	Medium Slate Blue <i>Red 123, Green 104, Blue 238</i> #7B68EE	
24.0 Light Industrial	Fushia <i>Red 255, Green 0, Blue 255</i> #FF00FF	
25.0 General Industrial	Purple <i>Red 128, Green 0, Blue 128</i> #800080	
26.0 Rural Resource	Bisque <i>Red 255, Green 228 Blue 196</i> #FFE4C4	
27.0 Significant Agricultural	Peru <i>Red 205, Green 133, Blue 63</i> #CD853F	
28.0 Utilities	Yellow <i>Red 255, Green 255, Blue 0</i> #FFFF00	
29.0 Environmental Management	Teal <i>Red 0, Green 128, Blue 128</i> #008080	
30.0 Major Tourism	Lavender <i>Red 230, Green 230, Blue 255</i> #E6E6FF	
31.0 Port and Marine	Aqua <i>Red 0, Green 255, Blue 255</i> #00FFFF	
32.0 Particular Purpose	Gold <i>Red 255, Green 215, Blue 0</i> #FFD700	

9.0 Commencement

- 9.1 This Planning Directive has been issued by the Minister for Planning under s.13(1) of the *Land Use Planning and Approvals Act 1993* and came into effect on 17 February 2016.

Planning Scheme Template for Tasmania

February 2016

(This page not to be included in planning scheme)

Insert Planning Scheme Title

Insert Year

Insert effective date

Foreword

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

The maps show how land is zoned and the scheme sets out the provisions that apply to use or development of land.

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 application and assessment process.

Planning authorities to insert own disclaimer regarding any legal liability for any error or omission in the foreword, footnotes or appendices here

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Part E Codes

- E1.0 insert name Code

Part F Specific Area Plans

- F1.0 insert name Specific Area Plan

Appendices

1. Referenced and Incorporated Documents
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Part A

Purpose and Objectives

1 Identification of the Planning Scheme

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 maps identified *insert all references*.

1.3 Planning Scheme Area

1.3.1 The planning scheme area comprises all the land as identified on the planning scheme maps.

2 Planning Scheme Purpose

2.1 Purpose

2.1.1 The purpose of this planning scheme is:

- (a) To further the Objectives of the Resource Management and Planning System and of the Planning Process as set out in Parts 1 and 2 of Schedule 1 of the Act; and
- (b) To achieve the planning scheme objectives set out in clause 3.0 by regulating or prohibiting the use or development of land in the planning scheme area.

2.2 Regional Land Use Strategy

2.2.1 Include a brief description of the regional setting to show how the planning scheme is consistent with and furthers the objectives and outcomes of the regional land use strategy for the region in which the planning scheme operates.

3 Planning Scheme Objectives

Set out the key objectives for the planning scheme area.

3.0.1 Name of objective etc

Each objective that underpins the planning scheme should represent a concise, outcomes-focused statement of the key strategic, land use and development objectives for the planning scheme and assist in achieving the Planning Scheme Purpose, State Policies, and regional land use strategy.

Part B

Administration

4 Interpretation

4.1 Planning Terms and Definitions

4.1.1 Terms in this planning scheme have their ordinary meaning unless they are defined in the Act or specifically defined in subclause 4.1.3 or in a code in Part E or a specific area plan in Part F.

4.1.2 In this planning scheme a reference to a Use Table is a reference to the Use Table in a zone in Part D or specific area plan in Part F.

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

Act	means the <i>Land Use Planning and Approvals Act 1993</i> .
access strip	means land, the purpose of which is to provide access to a road.
adult sex product shop	means use of land to sell or hire sexually explicit material, including but not limited to: (a) publications classified as restricted under the Classification (<i>Publications, Films and Computer Games</i>) (<i>Enforcement</i>) Act 1995; and (b) materials and devices (other than contraceptives and medical treatments) used in conjunction with sexual behaviour.
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.
agricultural land	means all land that is in agricultural use, or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses.
agricultural use	means use of the land for propagating, cultivating or harvesting plants or for keeping and breeding of animals, excluding pets. It includes the handling,

	packing or storing of plant and animal produce for dispatch to processors. It includes controlled environment agriculture, intensive tree farming and plantation forestry.
AHD	means the Australian Height Datum (Tasmania) being the vertical geodetic datum as described in Chapter 8 of the Geodetic Datum of Australia Technical Manual version 2.3(1).
amenity	means, in relation to a locality, place or building, any quality, condition or factor that makes or contributes to making the locality, place or building harmonious, pleasant or enjoyable.
amusement parlour	means use of land for a building that contains: <ul style="list-style-type: none"> (a) 3 or more coin, card, or token operated amusement machines; (b) one or more coin, card, or token operated amusement machines with more than one screen or console that can be played by 3 or more people simultaneously; (c) 2 or more coin, card, or token operated billiard, snooker, or pool tables; or (d) the conduct of laser games or similar. It does not include gambling machines or premises included in the Hotel industry use class as described in Table 8.2.
ancillary dwelling	means an additional dwelling: <ul style="list-style-type: none"> (a) with a floor area not greater than 60m²; (b) that is appurtenant to a single dwelling; and (c) that shares with that single dwelling access and parking, and water, sewerage, gas, electricity and telecommunications connections and meters.
animal pound	means use of land for an enclosure for confining stray or homeless animals.
animal saleyard	means use of land to buy and sell farm animals, and hold such animals for purchase or sale.
annual exceedance probability	means the probability of an event with a certain magnitude being exceeded in any one year.
applicable standard	means as defined in subclause 7.5.2.
application	means an application for a permit made under this planning scheme.

aquaculture	means use of land to keep or breed aquatic animals, or cultivate or propagate aquatic plants, and includes the use of tanks or impoundments on land.
art and craft centre	means use of land to manufacture, display, and sell, works of art or craft, such as handicrafts, paintings and sculpture.
basement	means a storey either below ground level or that projects no more than one metre above finished ground level.
bed and breakfast establishment	means part of a dwelling used by its resident to provide, on a short-term commercial basis, accommodation and breakfast for persons away from their normal place of residence.
boarding house	means use of land for a dwelling in which lodgers rent one or more rooms, generally for extended periods, and some parts of the dwelling are shared by all lodgers.
boat and caravan storage	means use of land to store boats, caravans, or vehicle-towed boat trailers.
building	means as defined in the Act.
building area	means the area shown on a plan or plan of subdivision to indicate where all buildings will be located.
building envelope	means the three-dimensional space within which buildings are to occur.
building height	means the vertical distance from natural ground level at any point to the uppermost part of a building directly above that point, excluding minor protrusions such as aerials, antennae, solar panels, chimneys and vents.
camping and caravan park	means use of land to allow accommodation in caravans, cabins, motor homes, tents or the like and includes amenities provided for residents and persons away from their normal place of residence.
cinema	means use of land to display films, videos or other moving images to persons for reward.

communal residence	means use of land for a building to accommodate persons who are unrelated to one another and who share some parts of the building. Examples include a boarding house, residential college and residential care home.
controlled environment agriculture	means an agricultural use carried out within some form of built structure, whether temporary or permanent, which mitigates the effect of the natural environment and climate. Such agricultural uses include production techniques that may or may not use imported growth medium. Examples include greenhouses, polythene covered structures, and hydroponic facilities.
council	means as defined in the Act.
crop raising	means use of land to propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, and vegetables.
day respite centre	means use of land for day-time respite care for the aged or persons with disabilities.
demolition	means the intentional damaging, destruction or removal of any building or works in whole or in part.
desired future character	means the desired character for a particular area set out in the planning scheme.
development	means as defined in the Act.
dwelling	means a building, or part of a building, used as a self contained residence and which includes food preparation facilities, a bath or shower, laundry facilities, a toilet and sink, and any outbuilding and works normally forming part of a dwelling.
effective date	means the date on which the planning scheme came into effect.
employment training centre	means use of land to provide education and training to jobseekers and unemployed persons.
environmental harm	means as defined in the <i>Environmental Management and Pollution Control Act 1994</i> .
existing ground level	when used in respect of a development, means the level of a site at any point before the development occurs.
existing non-conforming use	means a use which is prohibited under the planning scheme but is one to which ss12 (1)-(7) of the Act applies.

finished ground level	when used in respect of a development, means the level of a site at any point after the development has been completed.
frontage	means a boundary of a lot which abuts a road.
function centre	means use of land, by arrangement, to cater for private functions, and in which food and drink may be served. It may include entertainment and dancing.
funeral parlour	means use of land to organise and conduct funerals, memorial services, or the like. It includes the storage and preparation of bodies for burial or cremation.
gross floor area	means the total floor area of the building measured from the outside of the external walls or the centre of a common wall.
habitable building	means a building of Class 1 – 9 of the Building Code of Australia.
habitable room	means any room of a dwelling other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.
habitat corridor	means an area or network of areas, not necessarily continuous, which enables migration, colonisation or interbreeding of flora or fauna species between two or more areas of habitat.
home-based business	means use of part of a dwelling by a resident for non-residential purposes if: <ul style="list-style-type: none"> (a) no more than 50m² of floor area of the dwelling is used for the non-residential purposes; (b) the person conducting the business normally uses the dwelling as their principal place of residence; (c) it does not involve employment of more than 2 workers who do not reside at the dwelling; (d) any load on a utility is no greater than for a domestic use; (e) there is no activity that causes electrical interference to other land; (f) there is, on the site, no storage of hazardous materials; (g) there is, on the site, no display of goods for sale; (h) there is, on the site, no advertising of the business other than 1 sign (non-illuminated) not exceeding 0.2m² in area; (i) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident; (j) not more than 2 commercial vehicles are on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and (k) all vehicles used by the business are parked on the site.
hostel	means a supervised place of accommodation, usually supplying board and lodging for students, nurses or the like.

intensive animal husbandry	means use of land to keep or breed farm animals, including birds, within a concentrated and confined animal growing operation by importing most food from outside the animal enclosures and includes a cattle feedlot, broiler farm or piggery.
internal lot	means a lot: (a) lying predominantly behind another lot; and (b) having access to a road by an access strip, private road or right of way.
land	means as defined in the Act.
liquid fuel depot	means use of land for the storage, wholesale and distribution of liquid fuel.
lot	means a piece or parcel of land in respect of which there is only one title other than a lot within the meaning of the <i>Strata Titles Act 1998</i> .
marina	means use of land to moor boats, or store boats above or adjacent to the water. It includes boat recovery facilities, and facilities to repair, fuel, and maintain boats and boat accessories.
market	means use of land to sell goods, including but not limited to foodstuffs, from stalls.
medical centre	means use of land to provide health services (including preventative care, diagnosis, medical and surgical treatment, and counselling) to out-patients only.
mezzanine	means an intermediate floor within a room.
minor utilities	means use of land for utilities for local distribution or reticulation of services and associated infrastructure such as a footpath, cycle path, stormwater channel, water pipes, retarding basin, telecommunication lines or electricity substation and power lines up to but not exceeding 110Kv.
motel	means use of land to provide accommodation in serviced rooms for persons away from their normal place of residence, where provision is made for parking of guests' vehicles convenient to their rooms.
motor repairs	means use of land to repair or service motor vehicles, and includes the fitting of motor vehicle accessories.
motor vehicle, boat or caravan sales	means use of land to sell or hire motor vehicles, boats, or caravans. It includes the minor repair or servicing of motor vehicles, boats, or caravans, and the sale or fitting of accessories for motor vehicles, boats or caravans.
multiple dwellings	means 2 or more dwellings on a site.

museum	means use of land to display archaeological, biological, cultural, geographical, geological, historical, scientific, or other like works or artefacts.
natural ground level	means the natural level of a site at any point.
office	means use of land for administration, or clerical, technical, professional or other similar business activities.
outbuilding	means a non-habitable detached building of Class 10a of the Building Code of Australia and includes a garage, carport or shed.
outdoor recreation facility	means use of land for outdoor leisure, recreation, or sport.
overnight camping area	means the use of land which is open to public use for holiday and recreational purposes, which purposes involve primarily the setting up and use of tents for overnight accommodation.
panel beating	means use of land to repair or replace damaged motor vehicle bodies and panels, and carry out any associated mechanical work or spray painting.
permit	means as defined in the Act.
planning authority	means the insert name of the planning authority responsible for the area covered by the planning scheme.
plantation forestry	means the use of land for planting, management and harvesting of trees for commercial wood production, but does not include the milling or processing of timber, or the planting or management of areas of a farm for shelter belts, firewood, erosion or salinity control or other environmental management purposes, or other activity directly associated with and subservient to another form of agricultural use.
plot ratio	means the gross floor area of all buildings on the site divided by the area of the site.
primary frontage	means, where there are 2 or more frontages, the frontage with the shortest dimensions measured parallel to the road irrespective of minor deviations and corner truncations.
primary produce sales	means use of land to sell unprocessed primary produce grown on the land or adjacent land.
prime agricultural land	means agricultural land classified as Class 1, 2 or 3 land using the Class Definitions and methodology from the <i>Land Capability Handbook</i> , Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania.

private open space	means an outdoor area of the land or dwelling for the exclusive use of the occupants of the land or dwelling.
public art gallery	means use of land to display works of art including ceramics, furniture, glass, paintings, sculptures and textiles, which land is maintained at the public expense, under public control and open to the public generally.
public open space	means land for public recreation or public gardens or for similar purposes.
rail authority	means the agency, authority or business enterprise which has responsibility for rail infrastructure in Tasmania.
railway	means as defined in the <i>Rail Infrastructure Act 2007</i> .
refuse disposal	means use of land to dispose of refuse by landfill, incineration, or other means.
regional land use strategy	means as defined in the Act.
remand centre	means use of land for an institution to which accused persons are sent for detention while awaiting appearance before a court.
residential aged care facility	means use of land for accommodation and personal or nursing care for the aged. It includes recreational, health or laundry facilities and services for residents of the facility.
retirement village	means use of land to provide permanent accommodation for retired people or the aged and includes communal recreational or medical facilities for residents of the village.
ribbon development	means a band of development extending along one or both sides of a road or along the coast.
road	means land over which the general public has permanent right of passage, including the whole width between abutting property boundaries, all footpaths and the like, and all bridges over which such a road passes.
road authority	means for State highways or subsidiary roads, within the meaning of the <i>Roads and Jetties Act 1935</i> , the Minister administering that Act and in relation to all other roads, the Council having the control of such road.
scrap yard	mean use of land where disused vehicles, materials and machinery or parts are collected and either sold or prepared for being used again, and includes the use or onselling of scrap materials.
sensitive use	means a residential use or a use involving the presence of people for extended periods except in the course of their employment, such as in a

	caravan park, childcare centre, dwelling, hospital or school.
service station	means use of land to sell motor vehicle fuel from bowsers, and vehicle lubricants and if such use is made of the land, includes: (a) selling or installing of motor vehicle accessories or parts; (b) selling of food, drinks and other convenience goods; (c) hiring of trailers; and (d) servicing or washing of motor vehicles.
serviced apartment	means use of land to provide accommodation for persons, who are away from their normal place of residence, in a furnished, self-contained room or suite of rooms designed for short-term and long-term stays, which provides amenities for daily use such as kitchen and laundry facilities.
setback	means the distance from any lot boundary to a building on the lot.
shipping container storage	means use of land to store shipping containers and if such use is made of the land, includes the cleaning, repair, servicing, painting or fumigation of the shipping containers.
sign	means a device that is intended to give information, advertise or attract attention to a place, product, service or event.
single dwelling	means a dwelling on a lot on which no other dwelling is situated; or a dwelling and an ancillary dwelling on a lot on which no other dwelling is situated.
site	means the lot or lots on which a use or development is located or proposed to be located.
site area per dwelling	means the area of the site (excluding any access strip) divided by the number of dwellings.
site coverage	means the proportion of a site (excluding any access strip) covered by roofed buildings.
solid fuel depot	means use of land to sell solid fuel, such as briquettes, coal, and firewood.
standard	means, in any zone, code or specific area plan, the objective for a particular planning issue and the means for satisfying that objective through either an acceptable solution or performance criterion presented as the tests to meet the objective.
State waters	means as defined in s.5 of the <i>Living Marine Resources Management Act 1995</i> .
storey	means that part of a building between floor levels, excluding a mezzanine level. If there is no floor above, it is the part between the floor level and the

	ceiling.
subdivide	<p>(a) means to divide the surface of a lot by creating estates or interests giving separate rights of occupation otherwise than by;</p> <p>(b) a lease of a building or of the land belonging to and contiguous to a building between the occupiers of that building;</p> <p>(c) a lease of airspace around or above a building;</p> <p>(d) a lease of a term not exceeding 10 years or for a term not capable of exceeding 10 years;</p> <p>(e) the creation of a lot on a strata scheme or a staged development scheme under the <i>Strata Titles Act 1998</i>; or</p> <p>(f) an order adhering existing parcels of land.</p>
subdivision	means the act of subdividing or the lot subject to an act of subdividing.
take away food premises	means use of land to prepare and sell food and drink primarily for immediate consumption off the premises.
threatened vegetation	means a threatened native vegetation community that is listed in Schedule 3A of the <i>Nature Conservation Act 2002</i> or a threatened native ecological community that is listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth).
turf growing	means use of land for growing grass which is cut into sods or rolls containing the roots and some soil for direct transplanting.
use	means as defined in the Act.
veterinary centre	<p>means land used to:</p> <p>(a) diagnose animal diseases or disorders;</p> <p>(b) surgically or medically treat animals; or</p> <p>(c) prevent animal diseases or disorders,</p> <p>and includes keeping animals on the premises for those purposes.</p>
video shop	means use of land to hire out videos, films and computer games.
wall height	means the vertical distance from natural ground level immediately below the wall to the uppermost part of the wall excluding any roof element.
waste transfer station	means use of land to receive and temporarily store waste before it is disposed of elsewhere.
watercourse	means a defined channel with a natural or modified bed and banks that carries surface water flows.
wetland	means a depression in the land, or an area of poor drainage, that holds water derived from ground water and surface water runoff and supports

	plants adapted to partial or full inundation and includes an artificial wetland.
wharf	means use of land to provide facilities for ships, such as bulk and container ships, passenger ships, and defence force marine craft.
winery	means use of land for the manufacture of vineyard products and if land is so used, includes the display and sale of vineyard products, and the preparation and sale of food and drink for consumption on the premises.
works	means as defined in the Act.

Planning authorities can add to this list in accordance with the Planning Directive.

5 General Exemptions

5.0.1 Use or development described in subclauses 5.1 – 5.9 is exempt from requiring a permit under this planning scheme.

5.0.2 Use or development which, under the provisions of the Act, including ss12(1)–(4) a planning scheme is not to prevent, does not require a permit.

5.1 Occasional Use

5.1.1 The use of land for occasional sporting, social and cultural events.

5.2 Home Occupation

5.2.1 Use of part of a dwelling by a resident for non-residential purposes if:

- (a) no more than 40m² of floor area of the dwelling is used for non-residential purposes;
- (b) the person conducting the home occupation normally uses the dwelling as their principal place of residence;
- (c) it does not involve employment of persons other than a resident;
- (d) there is no more than the occasional visitor to the site for non-residential purposes;
- (e) any load on a utility is no greater than for a domestic use;
- (f) there is no activity that causes electrical interference to other land;
- (g) there is, on the site, no storage of hazardous materials;
- (h) there is, on the site, no display of goods for sale;
- (i) there is, on the site, no advertising of the home occupation other than 1 sign (non-illuminated) not exceeding 0.2m² in area;
- (j) there is, on the site, no refuelling, servicing or repair of vehicles not owned by a resident;
- (k) not more than 1 commercial vehicle is on the site at any one time and no commercial vehicle on the site exceeds 2 tonnes; and
- (l) any vehicle used for non-residential purposes is parked on the site.

5.3 Minor Telecommunications

5.3.1 Telecommunications works within the scope of any of the following:

- (a) development of low impact facilities as defined in Part 3 of the Telecommunications (Low-impact Facilities) Determination 1997;
- (b) works involved in the inspection of land to identify suitability for telecommunications infrastructure;
- (c) development of a facility that has been granted a facility installation permit by the Australian Communications and Media Authority;
- (d) works involved in the maintenance of telecommunication infrastructure;

- (e) works meeting the transitional arrangements as defined in Part 2 of Schedule 3 of the Telecommunications Act 1997;
- (f) feeder and distribution optical fibre cables not exceeding 18mm in diameter and with attached messenger wires on existing poles; or
- (g) the connection of a line forming part of a telecommunications network to a building, caravan or mobile home including drop cabling of optic fibre networks.

5.4 Maintenance and Repair of Linear and Minor Utilities and Infrastructure

5.4.1 Maintenance and repair by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of:

- (a) electricity, gas, sewerage, stormwater and water reticulation to individual streets, lots or buildings;
- (b) infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines; and
- (c) minor infrastructure such as footpaths and cycle paths, playground equipment, seating and shelters, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, public art, traffic control devices and markings, and the like on public land.

5.5 Maintenance and Repair of Buildings

5.5.1 Maintenance and repair of buildings including repainting, re-cladding and re-roofing whether using similar or different materials provided this does not contravene a condition of an existing permit which applies to a site.

5.6 Temporary Buildings or Works

5.6.1 The erection of temporary buildings or works to facilitate development for which a permit has been granted or for which no permit is required provided they are not occupied for residential use and are removed within 14 days of completion of development.

5.7 Emergency Works

5.7.1 Urgent works, that are undertaken for public safety or to protect property or the environment as a result of an emergency situation, that are required or authorised by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority.

5.8 Strata Division

5.8.1 Division by strata titles of lawfully constructed or approved buildings for a use granted a permit under this planning scheme or previously lawfully approved.

5.9 Demolition of exempt buildings

- 5.9.1 The demolition in whole or in part of a building, the erection of which would be exempt under this planning scheme.

6 Limited Exemptions

6.1 Minor Structures and Outbuildings

- 6.1.1 A permit under this planning scheme is not required for a use or development described in subclauses 6.1.2 and 6.1.3 unless there is a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken.

- 6.1.2 If they are at least 1m from any boundary, minor attachments to the side or rear of a building that are incidental to any use or development such as heat pumps, rain water tanks with a capacity of less than 45 kilolitres and on a stand no higher than 1.2m, hot water cylinders and air-conditioners.

- 6.1.3 Minor structures that are incidental to any use or development including:

- (a) a maximum of 2 masts for telecommunications or flagpoles provided each are no more than 6m in length;
- (b) one satellite dish no more than 2m in diameter; and
- (c) solar collector panels and photovoltaic cells on a roof.

- 6.1.4 A permit under this planning scheme is not required for a use or development described in subclauses 6.1.5 and 6.1.6 unless there is:

- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
- (b) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
- (c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area as shown in the planning scheme;
- (d) the removal of any threatened vegetation; or
- (e) land located within 30m of a wetland or watercourse.

- 6.1.5 Construction, placement or demolition of minor outbuildings or structures if:

- (a) no new outbuilding is closer to a street frontage than the main building is;
- (b) the gross floor area of each outbuilding or structure does not exceed 9m² and a combined total area of such buildings or structures does not exceed 20m²;
- (c) no side is longer than 3m;
- (d) no part of the outbuilding or structure is higher than 2.4m above natural ground level;
- (e) the maximum change of level as a result of cut or fill is 1m; and

- (f) no part of the outbuilding encroaches on any service easement or is within 1m of any underground service.
- 6.1.6 Construction, placement or demolition of an unroofed deck not attached to or abutting a building, that has a floor level less than 1m above natural ground level and is at least 1m from any boundary.
- 6.2 Provision and Upgrades of Linear and Minor Utilities and Infrastructure
- 6.2.1 A permit under this planning scheme is not required for a use or development described in subclause 6.2.2 unless there is:
- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
 - (b) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
 - (c) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;
 - (d) the removal of any threatened vegetation; or
 - (e) land located within 30m of a wetland or watercourse.
- 6.2.2 The provision by or on behalf of the State Government, a Council, a statutory authority, or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of the following utilities and infrastructure:
- (a) electricity, gas, sewerage, stormwater and water reticulation to individual streets, lots or buildings; and
 - (b) footpaths and cycle paths, playground equipment, seating and shelters, telephone booths, post boxes, bike racks, fire hydrants, drinking fountains, rubbish bins, public art, traffic control devices and markings, and the like on public land.
- 6.2.3 A permit under this planning scheme is not required for a use or development described in subclause 6.2.4 unless there is
- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken; or
 - (b) the removal of any threatened vegetation.
- 6.2.4 Minor upgrades by or on behalf of the State government, a Council, or a statutory authority or a corporation all the shares of which are held by or on behalf of the State or by a statutory authority, of infrastructure such as roads, rail lines, footpaths, cycle paths, drains, sewers, power lines and pipelines including:
- (a) minor widening or narrowing of existing carriageways; or
 - (b) making, placing or upgrading kerbs, gutters, footpaths, roadsides, traffic control devices and markings, street lighting and landscaping.
- 6.3 Vegetation planting, clearing or modification

6.3.1 A permit under this planning scheme is not required for a use or development described in subclause 6.3.2 unless there is:

- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development to be undertaken;
- (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;
- (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;
- (d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
- (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme;
- (f) the removal of any threatened vegetation; or
- (g) land located within 30m of a wetland or watercourse.

6.3.2 The planting, clearing or modification of vegetation for any of the following purposes:

- (a) the landscaping and the management of vegetation:
 - (i) on pasture or cropping land, other than for plantation forestry on prime agricultural land; or within a garden, national park, public park or state-reserved land,
 - (ii) provided the vegetation is not protected by permit condition, an agreement made under Part 5 of the Act, covenant or other legislation;
- (b) clearance or conversion of a vegetation community in accordance with a forest practices plan certified under the *Forest Practices Act 1985*;
- (c) fire hazard management in accordance with a bushfire hazard management plan approved as part of subdivision or development;
- (d) fire hazard reduction required in accordance with the *Fire Service Act 1979* or an abatement notice issued under the *Local Government Act 1993*;
- (e) fire hazard management in accordance with a bushfire hazard management plan endorsed by the Tasmanian Fire Service, Forestry Tasmania or the Parks and Wildlife Service;
- (f) to provide clearance of up to 1m for the maintenance, repair and protection of lawfully constructed buildings or infrastructure including roads, tracks, footpaths, cycle paths, drains, sewers, power lines, pipelines and telecommunications facilities;
- (g) for soil conservation or rehabilitation works including Landcare activities and the like and, provided that ground cover is maintained and erosion is managed, the removal or destruction of weeds declared under the *Weed Management Act 1999*;
- (h) the implementation of a vegetation management agreement or a natural resource, catchment, coastal, reserve or property management plan provided the agreement or plan has been endorsed or approved by the relevant agency;
- (i) safety reasons where the work is required for the removal of dead wood, or treatment of disease, or required to remove an unacceptable risk to public or private safety, or where the vegetation is causing or threatening to cause damage to a substantial structure or building;
- (j) within 1m of a title boundary for the purpose of erecting or maintaining a boundary fence.

6.4 Fences

6.4.1 A permit under this planning scheme is not required for a use or development described in subclause 6.4.2 unless there is:

- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
- (b) the removal of any threatened vegetation; or
- (c) land located within 30m of a wetland or watercourse.

6.4.2 The construction or demolition of:

- (a) side and rear boundary fences not adjoining a road or public reserve or not within 4.5m of the site's primary frontage and not more than a total height of 2.1m above natural ground level;
- (b) boundary fences adjoining a road or public reserve or within 4.5m of the site's primary frontage and not more than a total height of 1.2m above natural ground level;
- (c) retaining walls, set back more than 1.5m from a boundary, and which retain a difference in ground level of less than 1m;
- (d) fencing of agricultural land or for protection of wetlands and watercourses;
- (e) fencing for security purposes, no higher than 2.8m, that is within the Port and Marine Zone;
- (f) fencing for security purposes, no higher than 2.8m, at an airport; and
- (g) temporary fencing associated with occasional sporting, social and cultural events, construction works and for public safety.

6.5 Buildings and Works in the Rural Resource Zone or Significant Agricultural Zone

6.5.1 A permit under this planning scheme is not required for a use or development described in subclauses 6.5.2 and 6.5.3 unless there is:

- (a) a code in this planning scheme which lists a heritage place or precinct and requires a permit for the use or development that is to be undertaken;
- (b) a code in this planning scheme which expressly regulates impacts on scenic or landscape values and requires a permit for the use or development that is to be undertaken;
- (c) a code in this planning scheme which expressly regulates impacts on biodiversity values and requires a permit for the use or development that is to be undertaken;
- (d) disturbance of more than 1m² of land that has been affected by a potentially contaminating activity;
- (e) excavation or fill of more than 0.5m depth in a salinity hazard area or landslip hazard area shown in the planning scheme; or
- (f) the removal of any threatened vegetation.

6.5.2 The construction of buildings or works, other than a dwelling, in the Rural Resource Zone or the Significant Agricultural Zone, that are directly associated with, and a subservient part of, an agricultural use if:

- (a) individual buildings do not exceed 100m² in gross floor area;
- (b) the setback from all property boundaries is not less than 30m;
- (c) no part of the building or works are located within 30m of a wetland or watercourse;
- (d) no part of the building or works encroach within any service easement or within 1m of any underground service; and
- (e) the building or works are not located on prime agricultural land.

6.5.3 The laying or installation in the Rural Resource Zone or the Significant Agricultural Zone, of irrigation pipes, that are directly associated with, and a subservient part of, an agricultural use, provided no pipes are located within a wetland.

Planning authorities can add to this list in accordance with the Planning Directive.

7 Planning Scheme Operation

7.1 Special Provisions

- 7.1.1 Part C sets out provisions, for certain types of use or development, that are not specific to any zone, specific area plan, or area to which a code applies.
- 7.1.2 Where there is a conflict between a provision in a zone, specific area plan or code and a special provision in Part C, the special provision in Part C prevails.

7.2 Operation of Zones

- 7.2.1 The planning scheme area is divided into zones in respect of which the primary controls for the use or development of land are set out.
- 7.2.2 The planning scheme maps show how land is zoned.
- 7.2.3 Part D sets out the zones and the use and development standards applying to each zone.

7.3 Operation of Codes

- 7.3.1 Part E specifies codes that identify areas or planning issues which require compliance with additional provisions set out in the codes.
- 7.3.2 Overlays on the maps may be used to indicate the areas where codes apply.
- 7.3.3 Codes set out provisions for:
 - (a) particular types of use or development that may apply to more than one zone; and
 - (b) matters that affect land that cannot be described by zone boundaries.
- 7.3.4 Where there is a conflict between a provision in a code and a provision in a zone, the code provision prevails.

7.4 Operation of Specific Area Plans

- 7.4.1 Part F sets out specific area plans, which plans identify areas either within a single zone or covered by a number of zones, and set out more detailed planning provisions for use or development in those areas.
- 7.4.2 Where there is a conflict between a provision in a specific area plan and a provision in a zone or a code, the specific area plan provision prevails.

7.5 Compliance with Applicable Standards

- 7.5.1 A use or development must comply with each applicable standard in a zone, specific area plan or code.
- 7.5.2 A standard in a zone, specific area plan or code is an applicable standard if:
- (a) the proposed use or development will be on a site within a zone or the area to which a specific plan relates, or is a use or development to which the code applies; and
 - (b) the standard deals with a matter that could affect, or could be affected by, the proposed use or development.
- 7.5.3 Compliance for the purposes of subclause 7.5.1 consists of complying with the acceptable solution or the performance criterion for that standard.
- 7.5.4 The planning authority may consider the relevant objective in an applicable standard to help determine whether a use or development complies with the performance criterion for that standard.

8 Assessment of an Application for Use or Development

8.1 Application Requirements

- 8.1.1 An application must be made for any use or development for which a permit is required under this planning scheme.
- 8.1.2 An application must include:
- (a) details of the location of the proposed use or development;
 - (b) a copy of the current certificate of title for the site to which the permit sought is to relate, including the title plan and any schedule of easements;
 - (c) a full description of the proposed use or development; and
 - (d) a description of the manner in which the proposed use or development will operate.
- 8.1.3 In addition to the information that is required by clause 8.1.2 to be included in an application, a planning authority may, in order to enable it to consider an application, request such further or additional information as the planning authority considers necessary or desirable to satisfy it that the proposed use or development will comply with any relevant standards and purpose statements in the zone, codes or specific area plan, applicable to the use or development including:
- (a) a site analysis and site plan at an acceptable scale showing:
 - (i) the existing and proposed use(s) on the site;
 - (ii) the boundaries and dimensions of the site;
 - (iii) topography including contours showing AHD levels and major site features;
 - (iv) natural drainage lines, watercourses and wetlands on or adjacent to the site;
 - (v) soil type;
 - (vi) vegetation types and distribution, and trees and vegetation to be removed;
 - (vii) the location and capacity of any existing services or easements on the site or connected to the site;

- (viii) existing pedestrian and vehicle access to the site;
 - (ix) the location of existing and proposed buildings on the site;
 - (x) the location of existing adjoining properties, adjacent buildings and their uses;
 - (xi) any natural hazards that may affect use or development on the site;
 - (xii) proposed roads, driveways, car parking areas and footpaths within the site;
 - (xiii) any proposed open space, communal space, or facilities on the site;
 - (xiv) main utility service connection points and easements;
 - (xv) proposed subdivision lot boundaries, where applicable.
- (b) where it is proposed to erect buildings, a detailed layout plan of the proposed buildings with dimensions at a scale of 1:100 or 1:200 showing:
- (i) the internal layout of each building on the site;
 - (ii) the private open space for each dwelling;
 - (iii) external storage spaces;
 - (iv) car parking space location and layout;
 - (v) major elevations of every building to be erected;
 - (vi) the relationship of the elevations to natural ground level, showing any proposed cut or fill;
 - (vii) shadow diagrams of the proposed buildings and adjacent structures demonstrating the extent of shading of adjacent private open spaces and external windows of buildings on adjacent sites;
 - (viii) materials and colours to be used on roofs and external walls.
- (c) where it is proposed to erect buildings, a plan of the proposed landscaping:
- (i) planting concept;
 - (ii) paving materials and drainage treatments and lighting for vehicle areas and footpaths; and
 - (iii) plantings proposed for screening from adjacent sites or public places.

8.2 Categorising Use or Development

8.2.1 Each proposed use or development must be categorised into one of the use classes in Table 8.2.

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

8.2.3 If a use or development fits a description of more than one use class, the use class most specifically describing the use applies.

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

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

Table 8.2 Use Classes

Use Class	Description
Bulky goods sales	use of land for the sale of heavy or bulky goods which require a large area for handling, storage and display. Examples include garden and landscape suppliers, rural suppliers, timber yards, trade suppliers, showrooms for furniture, electrical goods and floor coverings, and motor vehicle, boat or caravan sales.
Business and professional services	use of land for administration, clerical, technical, professional or similar activities. Examples include a bank, call centre, consulting room, funeral parlour, medical centre, office, post office, real estate agency, travel agency and veterinary centre.
Community meeting & entertainment	use of land for social, religious and cultural activities, entertainment and meetings. Examples include an art and craft centre, church, cinema, civic centre, function centre, library, museum, public art gallery, public hall and theatre.
Custodial facility	use of land, other than psychiatric facilities, for detaining or reforming persons committed by the courts or during judicial proceedings. Examples include a prison, remand centre and any other type of detention facility.
Crematoria and cemeteries	use of land for the burial or cremation of human or animal remains, and if land is so used, the use includes a funeral chapel.
Domestic animal breeding, boarding or training	use of land for breeding, boarding or training domestic animals. Examples include an animal pound, cattery and kennel.
Educational and occasional care	use of land for educational or short-term care purposes. Examples include a childcare centre, day respite facility, employment training centre, kindergarten, primary school, secondary school and tertiary institution.

Use Class	Description
Emergency services	use of land for police, fire, ambulance and other emergency services including storage and deployment of emergency vehicles and equipment. Examples include ambulance station, fire station and police station.
Equipment and machinery sales and hire	use of land for displaying, selling, hiring or leasing plant, equipment or machinery, associated with, but not limited to, cargo-handling, construction, earth-moving, farming, industry and mining.
Extractive industry	use of land for extracting or removing material from the ground, other than Resource development, and includes the treatment or processing of those materials by crushing, grinding, milling or screening on, or adjoining the land from which it is extracted. Examples include mining, quarrying, and sand mining.
Food services	use of land for preparing or selling food or drink for consumption on or off the premises. Examples include a cafe, restaurant and take-away food premises.
General retail and hire	use of land for selling goods or services, or hiring goods. Examples include an adult sex product shop, amusement parlour, beauty salon, betting agency, commercial art gallery, department store, hairdresser, market, primary produce sales, shop, shop front dry cleaner, supermarket and video shop
Hospital services	use of land to provide health care (including preventative care, diagnosis, medical and surgical treatment, rehabilitation, psychiatric care and counselling) to persons admitted as inpatients. If the land is so used, the use includes the care or treatment of outpatients.
Hotel industry	use of land to sell liquor for consumption on or off the premises. If the land is so used, the use may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines and gambling. Examples include a hotel, bar, bottle shop, nightclub and tavern.

Use Class	Description
Manufacturing and processing	use of land for manufacturing, assembling or processing products other than Resource processing. Examples include boat building, brick making, cement works, furniture making, glass manufacturing, metal and wood fabrication, mineral processing and textile manufacturing.
Motor racing facility	use of land (other than public roads) to race, rally, scramble or test vehicles, including go-karts, motor boats, and motorcycles, and includes other competitive motor sports.
Natural and cultural values management	use of land to protect, conserve or manage ecological systems, habitat, species, cultural sites or landscapes.
Passive recreation	use of land for informal leisure and recreation activities principally conducted in the open. Examples include public parks, gardens and playgrounds, and foreshore and riparian reserves.
Pleasure boat facility	use of land to provide facilities for boats operated primarily for pleasure or recreation, including boats operated commercially for pleasure or recreation. An example is a marina.
Port and shipping	use of land for: (a) berthing, navigation, servicing and maintenance of marine vessels which may include loading, unloading and storage of cargo or other goods, and transition of passengers and crew; or (b) maintenance dredging. Examples include berthing and shipping corridors, shipping container storage, hardstand loading and unloading areas, passenger terminals, roll-on roll-off facilities and associated platforms, stevedore and receipt offices, and a wharf.
Recycling and waste disposal	use of land to collect, dismantle, store, dispose of, recycle or sell used or scrap material. Examples include a recycling depot, refuse disposal site, scrap yard, vehicle wrecking yard and waste transfer station.

Use Class	Description
Research and development	use of land for electronic technology, biotechnology, or any other research and development purposes, other than as part of an educational use.
Residential	use of land for self contained or shared living accommodation. Examples include an ancillary dwelling, boarding house, communal residence, home-based business, hostel, residential aged care home, residential college, respite centre, retirement village and single or multiple dwellings.
Resource development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.
Resource processing	use of land for treating, processing or packing plant or animal resources. Examples include an abattoir, animal saleyard, cheese factory, fish processing, milk processing, winery and sawmilling.
Service industry	use of land for cleaning, washing, servicing or repairing articles, machinery, household appliances or vehicles. Examples include a car wash, commercial laundry, electrical repairs, motor repairs and panel beating.
Sports and recreation	use of land for organised or competitive recreation or sporting purposes including associated clubrooms. Examples include a bowling alley, fitness centre, firing range, golf course or driving range, gymnasium, outdoor recreation facility, public swimming pool, race course and sports ground.
Storage	use of land for storage or wholesale of goods, and may incorporate distribution. Examples include boat and caravan storage, contractors yard, freezing and cool storage, liquid fuel depot, solid fuel depot, vehicle storage, warehouse and wood yard.

Use Class	Description
Tourist operation	use of land specifically to attract tourists, other than for accommodation. Examples include a theme park, visitors centre, wildlife park and zoo.
Transport depot and distribution	use of land for distributing goods or passengers, or to park or garage vehicles associated with those activities, other than Port and shipping. Examples include an airport, bus terminal, council depot, heliport, mail centre, railway station, road or rail freight terminal and taxi depot.
Utilities	<p>use of land for utilities and infrastructure including:</p> <ul style="list-style-type: none"> (a) telecommunications; (b) electricity generation; (c) transmitting or distributing gas, oil, or power; (d) transport networks; (e) collecting, treating, transmitting, storing or distributing water; or (f) collecting, treating, or disposing of storm or floodwater, sewage, or sullage. <p>Examples include an electrical sub-station or powerline, gas, water or sewerage main, optic fibre main or distribution hub, pumping station, railway line, retarding basin, road, sewage treatment plant, storm or flood water drain, water storage dam and weir.</p>
Vehicle fuel sales and service	<p>use of land primarily for the sale of motor vehicle fuel and lubricants, and if the land is so used, the use may include the routine maintenance of vehicles.</p> <p>An example is a service station.</p>
Vehicle parking	<p>use of land for the parking of motor vehicles.</p> <p>Examples include single and multi-storey car parks.</p>
Visitor accommodation	use of land for providing short or medium term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.

Planning authorities can add to the uses listed in column 3 in accordance with the Planning Directive.

8.3 Qualification of Use

8.3.1 A use class may be subject to qualification in a Use Table which provides for conditions or limitations on the use class.

8.4 Requirement for a Permit

8.4.1 Except as provided in subclauses 8.5 and 8.6, 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.

8.4.2 A change from an individual use to another individual use whether within the same use class or not requires a permit unless the planning scheme specifies otherwise.

8.5 Exempt Use or Development

8.5.1 A permit is not required to commence or carry out a use or development if it is exempt from requiring a permit under clauses 5.0 or 6.0.

8.6 No Permit Required

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

- (a) the use is within a use class specified in the applicable Use Table as being a use for which no permit is required;
- (b) the use or development does not rely on a performance criterion to comply with an applicable standard;
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme; and
- (d) a permit for such use and development is not required by a Code.

8.7 Permitted Use or Development

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

- (a) the use is within a use class specified in the applicable Use Table as being a use which is permitted;
- (b) the use or development complies with each applicable standard and does not rely on a performance criterion to do so; and
- (c) the use or development is not discretionary or prohibited under any other provision of the planning scheme.

8.8 Discretionary Use or Development

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

- (a) the use is within a use class specified in the applicable Use Table as being a use which is discretionary;
- (b) the use or development complies with each applicable standard but relies upon a performance criterion to do so; or
- (c) it is discretionary under any other provision of the planning scheme,
- (d) and the use or development is not prohibited under any other provision of the planning scheme.

8.9 Prohibited Use or Development

8.9.1 A use or development must not be granted a permit if:

- (a) the use is within a use class specified in the applicable Use Table as being a use which is prohibited;
- (b) the use or development does not comply with an acceptable solution for an applicable standard and there is no corresponding performance criterion; or
- (c) it is prohibited under any other provision of the planning scheme.

8.10 Determining Applications

8.10.1 In determining an application for any permit the planning authority must, in addition to the matters required by ss51(2) of the Act, take into consideration:

- (a) all applicable standards and requirements in this planning scheme; and
- (b) any representations received pursuant to and in conformity with ss57(5) of the Act,

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

8.10.2 In determining an application for a permit for a discretionary use the planning authority must, in addition to the matters referred to in subclause 8.10.1, have regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement for the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan,

but only insofar as each such purpose, local area objective or desired future character statement is relevant to the particular discretion being exercised.

8.10.3 In determining an application for any permit the planning authority must not take into consideration matters referred to in clauses 2.0 and 3.0 of the planning scheme.

8.11 Conditions and Restrictions on a Permit

8.11.1 When deciding whether to attach conditions to a permit, the planning authority may consider the matters contained in subclauses 8.10.1 and 8.10.2.

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

- (a) requirements that specific things be done to the satisfaction of the planning authority;
- (b) staging of a use or development, including timetables for commencing and completing stages;
- (c) the order in which parts of the use or development can be commenced;
- (d) limitations on the life of the permit; and
- (e) requirements to modify the development in accordance with predetermined triggers, criteria or events.

Part C

Special Provisions

9 Special Provisions

9.1 Changes to an Existing Non-conforming Use

9.1.1 Notwithstanding any other provision of this planning scheme, whether specific or general, the planning authority may at its discretion, approve an application:

- (a) to bring an existing use of land that does not conform to the scheme into conformity, or greater conformity, with the scheme; or
- (b) to extend or transfer a non-conforming use and any associated development, from one part of the site to another part of that site; or
- (c) for a minor development to a non-conforming use,

where there is –

- (a) no detrimental impact on adjoining uses; or
- (b) the amenity of the locality; and
- (c) no substantial intensification of the use of any land, building or work,

In exercising its discretion, the planning authority may have regard to the purpose and provisions of the zone and any applicable codes.

9.2 Development for Existing Discretionary Uses

9.2.1 Notwithstanding clause 8.8.1, proposals for development (excluding subdivision), associated with a use class specified in an applicable Use Table, as a discretionary use, must be considered as if that use class had permitted status in that Use Table, where the proposal for development does not establish a new use, or substantially intensify the use.

9.3 Adjustment of a Boundary

9.3.1 An application for a boundary adjustment is permitted and a permit must be granted if:

- (a) no additional lots are created;
- (b) there is only minor change to the relative size, shape and orientation of the existing lots;
- (c) no setback from an existing building will be reduced below the applicable minimum setback requirement;
- (d) no frontage is reduced below the applicable minimum frontage requirement; and
- (e) no lot boundary that aligns with a zone boundary will be changed.

9.4 Demolition

9.4.1 Unless approved as part of another development or prohibited by another provision, an application for demolition may be approved at the discretion of the planning authority having regard to:

- (a) the purpose of the applicable zone;
- (b) any relevant local area objective or desired future character statement of the applicable zone;
- (c) the purpose of any applicable code; and
- (d) the purpose of any applicable specific area plan.

Part D

Zones

Planning authorities may include in a planning scheme all or some of the zones specified in Part D. Where a zone is not used, a page with the zone heading is to be included in the planning scheme in the same numeric order as the Template with the following words:

This zone was not used in this planning scheme

10 General Residential Zone

10.1 Zone Purpose

10.1.1 Zone Purpose Statements

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

10.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

10.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

10.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

10.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

10.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications

Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

10.3 Use Standards

10.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

10.3.2 Insert Title of Provision

10.4 Development Standards

10.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

10.4.2 Insert Title of Provision

11 Inner Residential Zone

11.1 Zone Purpose

11.1.1 Zone Purpose Statements

11.1.1.1 To provide for a variety of residential uses and dwelling types close to services and facilities in inner urban and historically established areas, which uses and types respect the existing variation and pattern in lot sizes, set back, and height.

11.1.1.2 To provide for compatible non-residential uses that primarily serve the local community.

11.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

11.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

11.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

11.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications

Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

11.3 Use Standards

11.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

11.3.2 Insert Title of Provision

11.4 Development Standards

11.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

11.4.2 Insert Title of Provision

12 Low Density Residential Zone

12.1 Zone Purpose

12.1.1 Zone Purpose Statements

12.1.1.1 To provide for residential use or development on larger lots in residential areas where there are infrastructure or environmental constraints that limit development.

12.1.1.2 To provide for non-residential uses that are compatible with residential amenity.

12.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

12.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

12.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

12.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

12.3 Use Standards

12.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

12.3.2 Insert Title of Provision

12.4 Development Standards

12.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

12.4.2 Insert Title of Provision

13 Rural Living Zone

13.1 Zone Purpose

13.1.1 Zone Purpose Statements

13.1.1.1 To provide for residential use or development on large lots in a rural setting where services are limited.

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

13.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

13.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

13.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number

13.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

13.3 Use Standards

13.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

13.3.2 Insert Title of Provision

13.4 Development Standards

13.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

13.4.2 Insert Title of Provision

14 Environmental Living Zone

14.1 Zone Purpose

14.1.1 Zone Purpose Statements

14.1.1.1 To provide for residential use or development in areas where existing natural and landscape values are to be retained. This may include areas not suitable or needed for resource development or agriculture and characterised by native vegetation cover, and where services are limited and residential amenity may be impacted on by nearby or adjacent rural activities.

14.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

14.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

14.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

14.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

14.3 Use Standards

14.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

14.3.2 Insert Title of Provision

14.4 Development Standards

14.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

14.4.2 Insert Title of Provision

15 Urban Mixed Use Zone

15.1 Zone Purpose

15.1.1 Zone Purpose Statements

15.1.1.1 To provide for integration of residential, retail, community services and commercial activities in urban locations.

15.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

15.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

15.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

15.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	
Use Class	Qualification

Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

15.3 Use Standards

15.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

15.3.2 Insert Title of Provision

15.4 Development Standards

15.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

15.4.2 Insert Title of Provision

16 Village Zone

16.1 Zone Purpose

16.1.1 Zone Purpose Statements

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

16.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

16.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

16.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

16.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

16.3 Use Standards

16.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

16.3.2 Insert Title of Provision

16.4 Development Standards

16.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

16.4.2 Insert Title of Provision

17 Community Purpose Zone

17.1 Zone Purpose

17.1.1 Zone Purpose Statements

17.1.1.1 To provide for key community facilities and services where those facilities and services are not appropriate for inclusion as an associated activity within another zone.

17.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

17.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

17.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

17.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

17.3 Use Standards

17.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

17.3.2 Insert Title of Provision

17.4 Development Standards

17.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

17.4.2 Insert Title of Provision

18 Recreation Zone

18.1 Zone Purpose

18.1.1 Zone Purpose Statements

18.1.1.1 To provide for a range of active and organised recreational use or development and complementary uses that do not impact adversely on the recreational use of the land.

18.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

18.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

18.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

18.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

18.3 Use Standards

18.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

18.3.2 Insert Title of Provision

18.4 Development Standards

18.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

18.4.2 Insert Title of Provision

19 Open Space Zone

19.1 Zone Purpose

19.1.1 Zone Purpose Statements

19.1.1.1 To provide land for open space purposes including for passive recreation and natural or landscape amenity.

19.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

19.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

19.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

19.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications

Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

19.3 Use Standards

19.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

19.3.2 Insert Title of Provision.....

19.4 Development Standards

19.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

19.4.2 Insert Title of Provision.....

20 Local Business Zone

20.1 Zone Purpose

20.1.1 Zone Purpose Statements

20.1.1.1 To provide for business, professional and retail services which meet the convenience needs of a local area.

20.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

20.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

20.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

20.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications

Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

20.3 Use Standards

20.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

20.3.2 Insert Title of Provision

20.4 Development Standards

20.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

20.4.2 Insert Title of Provision

21 General Business Zone

21.1 Zone Purpose

21.1.1 Zone Purpose Statements

21.1.1.1 To provide for business, community, food, professional and retail facilities serving a town or group of suburbs.

21.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

21.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

21.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

21.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications

Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

21.3 Use Standards

21.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

21.3.2 Insert Title of Provision

21.4 Development Standards

21.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

21.4.2 Insert Title of Provision

22 Central Business Zone

22.1 Zone Purpose

22.1.1 Zone Purpose Statements

22.1.1.1 To provide for business, civic and cultural, community, food, hotel, professional, retail and tourist functions within a major centre serving the region or sub-region.

22.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

22.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

22.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

22.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

22.3 Use Standards

22.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

22.3.2 Insert Title of Provision

22.4 Development Standards

22.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

22.4.2 Insert Title of Provision

23 Commercial Zone

23.1 Zone Purpose

23.1.1 Zone Purpose Statements

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

23.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

23.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

23.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

23.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	
Use Class	Qualification

Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

23.3 Use Standards

23.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

23.3.2 Insert Title of Provision

23.4 Development Standards

23.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

23.4.2 Insert Title of Provision

24 Light Industrial Zone

24.1 Zone Purpose

24.1.1 Zone Purpose Statements

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

24.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

24.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

24.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

24.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications

Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

24.3 Use Standards

24.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

24.3.2 Insert Title of Provision

24.4 Development Standards

24.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

24.4.2 Insert Title of Provision

25 General Industrial Zone

25.1 Zone Purpose

25.1.1 Zone Purpose Statements

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

25.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

25.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

25.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

25.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

25.3 Use Standards

25.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

25.3.2 Insert Title of Provision

25.4 Development Standards

25.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

25.4.2 Insert Title of Provision

26 Rural Resource Zone

26.1 Zone Purpose

26.1.1 Zone Purpose Statements

26.1.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries, including opportunities for resource processing.

26.1.1.2 To provide for other use or development that does not constrain or conflict with resource development uses.

26.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

26.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

26.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

26.2 Use Table

No Permit Required	
Use Class	Qualification

Insert use class	Insert any qualifications
Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

26.3 Use Standards

26.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

26.3.2 Insert Title of Provision

26.4 Development Standards

26.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

26.4.2 Insert Title of Provision

27 Significant Agricultural Zone

27.1 Zone Purpose

27.1.1 Zone Purpose Statements

27.1.1.1 To provide for the use or development of land for higher productivity value agriculture dependent on soil as a growth medium.

27.1.1.2 To protect the most productive agricultural land and ensure that non-agricultural use or development does not adversely affect the use or development of that land for agriculture.

27.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

27.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

27.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

27.2 Use Table

No Permit Required	
Use Class	Qualification

Insert use class	Insert any qualifications
Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

27.3 Use Standards

27.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

27.3.2 Insert Title of Provision

27.4 Development Standards

27.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

27.4.2 Insert Title of Provision

28 Utilities Zone

28.1 Zone Purpose

28.1.1 Zone Purpose Statements

28.1.1.1 To provide land for major utilities installations and corridors.

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

28.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

28.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

28.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

28.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	
Use Class	Qualification

Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

28.3 Use Standards

28.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

28.3.2 Insert Title of Provision

28.4 Development Standards

28.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

28.4.2 Insert Title of Provision

29 Environmental Management Zone

29.1 Zone Purpose

29.1.1 Zone Purpose Statements

29.1.1.1 To provide for the protection, conservation and management of areas with significant ecological, scientific, cultural or aesthetic value, or with a significant likelihood of risk from a natural hazard.

29.1.1.2 To only allow for complementary use or development where consistent with any strategies for protection and management.

29.1.1.3 Planning Authorities to include any additional statements of purpose relevant to its area

29.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

29.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

29.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

29.3 Use Standards

29.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

29.3.2 Insert Title of Provision

29.4 Development Standards

29.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

29.4.2 Insert Title of Provision

30 Major Tourism Zone

30.1 Zone Purpose

30.1.1 Zone Purpose Statements

30.1.1.1 To provide for major tourist sites, including those located outside activity centres.

30.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

30.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

30.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

30.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	
Use Class	Qualification

Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

30.3 Use Standards

30.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

30.3.2 Insert Title of Provision

30.4 Development Standards

30.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

30.4.2 Insert Title of Provision

31 Port and Marine Zone

31.1 Zone Purpose

31.1.1 Zone Purpose Statements

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

31.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

31.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

31.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

31.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications

Permitted	
Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

31.3 Use Standards

31.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

31.3.2 Insert Title of Provision

31.4 Development Standards

31.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

31.4.2 Insert Title of Provision

32 Particular Purpose Zone add description as required

32.1 Zone Purpose

32.1.1 Zone Purpose Statements

32.1.1.1 To provide ... add description as required

32.1.1.2 Planning Authorities to include any additional statements of purpose relevant to its area

32.1.2* Local Area Objectives

Insert name of area or precinct etc

Local Area Objectives	Implementation strategy Briefly detail how the objectives will be implemented
-----------------------	----------------------------------------------------------------------------------

32.1.3* Desired Future Character Statements

Desired Future Character Statements	Implementation strategy Briefly detail how the statements will be implemented
-------------------------------------	----------------------------------------------------------------------------------

These clauses provide for specific objectives, outcomes or desired character statements for individual localities having regard to strategic plans, local area plans, master plans, structure plans, development plans and the like.

*Planning authorities to include relevant subclause number.

32.2 Use Table

No Permit Required	
Use Class	Qualification
Insert use class	Insert any qualifications
Permitted	

Use Class	Qualification
Insert use class	Insert any qualifications
Discretionary	
Use Class	Qualification
Insert use class	Insert any qualifications
Prohibited	
All other uses	

32.3 Use Standards

32.3.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

32.3.2 Insert Title of Provision

32.4 Development Standards

32.4.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

32.4.2 Insert Title of Provision

Part E

Codes

E1 Insert name of Code

E1.1 Purpose of the insert name Code

E1.1.1 The purpose of this provision is to:

Insert a description of the purpose of the provision

E1.2 Application of this Code

E1.2.1 Describe the types of use or development to which the code applies, and when, where, in what circumstances and how the code applies.

E1.3 Definition of Terms

Insert any definitions specific to this code, if any

E1.4 Use or Development exempt from this Code

Insert any use or development that is not subject to the code, if any

E1.5 Use Standards

E1.5.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

E1.5.2 Insert Title of Provision

E1.6 Development Standards

E1.6.1 Insert Title of Provision

Objective:	
Acceptable Solutions	Performance Criteria

E1.6.2 Insert Title of Provision

Part F

Specific Area Plans

F1 insert name of Specific Area Plan

F1.1 Purpose of Specific Area Plan

F1.1.1 The purpose of this specific area plan is to:

Insert a description of the purpose of the specific area plan

F1.2 Application of Specific Area Plan

F1.2.1 The specific area plan applies to the area of land designated as Insert name of Specific Area Plan on the Planning Scheme maps.

Appendices

Appendix 1 – Referenced and Incorporated Documents

Incorporated Documents		
Document Title	Description	Date
insert document title	insert description	insert date

Referenced Documents		
Document Title	Description	Date
insert document title	insert description	insert date

Appendix 2 – Planning Scheme Amendments

Number	Description	Effective Date
insert number	insert description	insert date